

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 4 July 2007 at 10.00 a.m.

PRESENT: Councillor Mrs PS Corney – Chairman  
Councillor CR Nightingale – Vice-Chairman

Councillors:	RE Barrett	Mrs PM Bear
	BR Burling	TD Bygott
	Mrs JM Guest	Mrs SA Hatton
	Mrs CA Hunt	SGM Kindersley
	Mrs DP Roberts	Mrs HM Smith
	RJ Turner	JF Williams

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Area Planning Officer), Peter Burns (Solicitor), David Grech (Conservation Area and Design Officer), Gareth Jones (Corporate Manager (Planning & Sustainable Communities)), Ray McMurray (Area Planning Officer), Bob Morgan (Majors Champion), Rob Mungovan (Ecology Officer), Melissa Reynolds (Area Two Planning Officer), David Rush (Development Control Quality Manager) and Ian Senior (Democratic Services Officer)

Councillors Mrs SM Ellington, Mrs JE Lockwood, AG Orgee, A Riley and NIC Wright (Portfolio Holder for Planning Services) were in attendance, by invitation.

Apologies for absence were received from Paul Sexton (Area Planning Officer).

### **19. GENERAL DECLARATIONS OF INTEREST**

Councillor SGM Kindersley declared a personal interest as a Cambridgeshire County Councillor.

### **20. MINUTES OF PREVIOUS MEETING**

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 6 June 2007.

### **21. S/0804/07/F – FULBOURN (QUEENS FARM, WILBRAHAM ROAD)**

The Committee gave officers **DELEGATED POWERS TO APPROVE OR REFUSE** the application, subject to the receipt of comments on the Traffic Assessment from the Local Highways Authority. Approval would be for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities) and subject to the Conditions referred to therein and arising from the evaluation of the Traffic Assessment.

Councillor NIC Wright declared a personal interest because, as immediate past Chairman of the Planning Committee, he had twice met with the applicant on site but had at no time given him an opinion on the application.

### **22. S/0980/07/F - COTTENHAM (74 & 76 RAMPTON ROAD)**

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application for the reason set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to no new material objections arising from outstanding

consultations, the completion of a Section 106 Legal Agreement requiring an education contribution, the Conditions referred to in the report, and extra Conditions relating to visibility splays, hours of construction using power tools, the provision of bird boxes and, if necessary, a scheme for the provision of educational infrastructure.

**23. S/0981/07/F – HISTON (RED LION PUBLIC HOUSE, 27 HIGH STREET)**

The Committee **APPROVED** the application, for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to no representations being received that raise new material planning issues, and the Conditions referred to in the report.

**24. S/0548/07/RM – LONGSTANTON (PHASE 2, HOME FARM)**

The Committee **REFUSED** this Reserved Matters application, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reasons for refusal as being concern at the inadequacy of foul water drainage and the risk of flooding to the proposed dwellings by reason of the lack of compliance with recommended finished floor levels.

**25. S/0988/07/F – MELDRETH (LAND R/O 79 HIGH STREET)**

Prior to considering this application, Members attended a site visit on 2 July 2007. The Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to safeguarding Conditions relating, among other things, to the use of a bound gravel surface to the access and to no digging or construction in the vicinity of a tree alongside that access.

**26. S/0974/07/F – MILTON (TESCO STORES, CAMBRIDGE ROAD)**

The Committee **APPROVED** the application for the reason set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Condition referred to therein and an Informative requesting the applicant to put in place measures designed to minimise the incidence of anti-social or unlawful parking.

Councillor Mrs HM Smith declared a personal interest as a member of Milton Parish Council. She had been present when this item was discussed by the Parish Council, but was now considering the matter afresh. Councillor Mrs Smith stated that she had recently met the Manager of Tesco's Milton store.

**27. S/0764/07/F – BARRINGTON (BARRINGTON HALL, HASLINGFIELD ROAD, BARRINGTON)**

Prior to considering this application, Members attended a site visit on 2 July 2007. The Committee **DEFERRED** the application so that officers could identify appropriate Conditions relating to noise (including from fireworks) and frequency of events, and determine, in discussion with the Environmental Health Officer, the operating conditions, which should be properly controlled under the licensing legislation as opposed to on any planning permission.

Councillor SGM Kindersley declared a personal interest as Cambridgeshire County Councillor for the Gamlingay Electoral Division which includes the parish of Barrington. He also declared a personal interest as a Governor of Barrington Church School.

**28. S/0633/07/RM - PAPWORTH EVERARD (PLOTS 7 AND 9, PAPWORTH BUSINESS**

**PARK)**

The Committee **APPROVED** this Reserved Matters application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein and to additional Conditions requiring a scheme of night-time noise mitigation and, following the deletion from the application of a proposed wind turbine, a scheme for incorporation within the site of appropriate renewable energy measures. Members asked officers to explore with the applicant the potential for an element of grey water recycling and additional landscaping on the east boundary of the site.

Councillor NIC Wright declared a personal and prejudicial interest because he had supplied corporate entertainment for the applicant, withdrew from the Chamber and did not contribute to the debate. Not being a member of the Committee, Councillor Wright did not have a vote.

**29. S/0601/07/F – SWAVESEY (PLOTS 1-8 JUNCTION WITH ROSE & CROWN ROAD & SCOTLAND DROVE)**

The Committee **APPROVED** this retrospective application for temporary permission for three years subject to Conditions including a requirement to provide safe access, and proper landscaping and drainage. An amendment proposing that permanent approval be granted was defeated.

Councillor SGM Kindersley declared a personal interest by virtue of having met, when Leader of the Council, relatives of the applicant.

Councillor Mrs DP Roberts said that officers in the Council's Legal Service had advised her that, in principle and following her re-election to the Authority in May 2007, she now had a new mandate to speak and vote on Traveller issues. Councillor Mrs Roberts announced however that she had decided to exempt herself voluntarily from the consideration of such issues for the duration of the municipal year 2007-08. She withdrew from the Chamber, took no part in the debate, and did not vote.

**30. S/2338/06/F – HINXTON (THE RED LION PUBLIC HOUSE, 32 HIGH STREET)**

Members attended a site visit on 2 July 2007. The Committee noted that this application had been **WITHDRAWN** from the agenda.

**31. S/1902/06/F – HINXTON (LORDSHIP FARM, MILL LANE)**

The Committee **APPROVED** the application, as amended by drawings date stamped 15 March 2007 and 21 June 2007, and other minor variations to Units, for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities) to Committee on 6 December 2006, and subject to Conditions requiring windows in the northern elevation of Bedrooms 4 and 5 of Unit 2 to be permanently sealed and fully glazed with obscure glass, and the escape window in the western elevation of bedroom 4 to be fully glazed with obscure glass and hinged from the northern-most edge of the frame to minimise the overlooking of neighbouring properties.

**32. S/0520/07/F – STAPLEFORD (HILL FARM, GOG MAGOG WAY)**

Prior to considering this application, Members attended a site visit on 2 July 2007. The Committee **APPROVED the application**, for the reason set out in the report from the Corporate Manager (Planning and Sustainable Communities), as amended by drawings

date stamped 16 May 2007, subject to the Conditions referred to therein and extra Conditions requiring the provision of fire hydrants and bird boxes (including for swallows). Members asked officers to explore the potential for renewable energy on site.

**33. S/0596/07/F - GREAT SHELFORD (R/O 66 CAMBRIDGE ROAD)**

The Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the prior completion of a Section 106 Legal Agreement relating to the planting of new orchard trees on adjacent land, and extra Conditions requiring bird boxes and tree protection.

**34. S/0692/07/F - GREAT SHELFORD (SCOTSDALE GARDEN CENTRE, CAMBRIDGE ROAD)**

The Committee **REFUSED** the application, contrary to the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reason for refusal as being the lack of any special circumstances that overrides the presumption against inappropriate development in the Green Belt.

Councillor CR Nightingale declared a personal and prejudicial interest by virtue of his involvement in the fund raising activities, withdrew from the Chamber, took no part in the debate and did not vote.

**35. S/0862/07/F - WEST WRATTING (LAND ADJ 2 HAYTER CLOSE)**

The Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein.

**36. S/0805/07/O – HIGHFIELDS CALDECOTE (LAND REAR OF 99 HIGHFIELDS ROAD)**

The Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein.

**37. S/2276/06/F – COMBERTON (LAND ADJ. 47 WEST STREET)**

Members visited the site on 5 February 2007 prior to consideration of the application at the meeting on 7 February 2007. The Committee **REFUSED** the application contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reasons for refusal as being that the proposed development was too big on this site and would be detrimental to the contribution the pond makes within the Conservation Area.

Dr. Howard Roscoe from Comberton Parish Council addressed the meeting.

**38. S/0909/07/RM – COMBERTON (1 THE HAWTREYS)**

The Committee **REFUSED** the application contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reasons for refusal as being that the layout was unacceptable because the passageway could encourage anti-social behaviour and would intrude on the privacy of those living in the ground floor flats.

Dr. Howard Roscoe from Comberton Parish Council addressed the meeting.

**39. S/0635/07/F – HARSTON (1 HURRELL'S ROW)**

The Committee **DEFERRED** this application for a site visit.

**40. DELEGATION PROCEDURES**

The Committee considered a report reviewing officer delegation procedures for determining planning and other applications.

The Development Control Quality Manager highlighted paragraph 5.1 of the report, and explained that increased delegation was needed in order to facilitate the introduction of public speaking with effect from 1 August 2007. The proposals in the report were supported by the Committee Chairman and by the Portfolio Holder for Planning Services. The frequency of Chairman's Delegation meetings might have to increase, and Member involvement in the planning process would not diminish.

The Portfolio Holder for Planning Services commended the proposals to the Committee and said that the aim, eventually, would be to sift applications so that the Committee agenda could be reduced in length, thus making it realistically possible to hold site visits and the meeting on the same day. This would streamline the process and address one of the concerns highlighted during last year's external audit of the planning service. There were significant efficiency savings to be made, and greater effectiveness could be beneficial in terms of securing Planning Delivery Grant.

However, some Members raised concerns with the proposals. These included

- The perceived removal of Member input into those applications in neighbouring parish likely to have implications beyond those parishes' boundaries
- The perceived erosion of democracy
- Implications for considering exception sites
- The cost for applicants
- The concentration of "too much power with too few Members"
- Perceived restrictions on local Members' right to refer applications on to Planning Committee

Councillor SGM Kindersley proposed that the question of increased officer delegation be put to Full Council. This was seconded by Councillor Mrs DP Roberts and, upon an electronic vote being taken, the result was as follows:

Send to Full Council	- 7 votes
Do not send to Full Council	- 7 votes

Upon the casting vote of the Chairman, it was

**RESOLVED** that the question of increased officer delegation should not be determined by Full Council.

Following further debate, it was

**RESOLVED** that the issue of increased officer delegation be deferred for one month to enable further consideration of the proposed changes and to seek the comments of all Members of the Council.

**41. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION**

The Committee noted a report on Appeals against planning decisions and enforcement action.

**42. ENFORCEMENT ACTION**

The Committee noted a report on enforcement action ongoing as at 4 July 2007.

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**The Meeting ended at 3.05 p.m.**

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