

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 1 August 2007 at 10.00 a.m.

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

Councillors:	RE Barrett	Mrs PM Bear
	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), Catriona Dunnett (Principal Solicitor), Saffron Garner (Senior Planning Assistant), Brian Heffernan (Environmental Protection Team Leader), Gareth Jones (Corporate Manager (Planning & Sustainable Communities)), Tony Marks (Enforcement Officer - Development Control), Ray McMurray (Area Planning Officer), Melissa Reynolds (Area Two Planning Officer), Bob Morgan (Majors Champion), Rob Mungovan (Ecology Officer), Ian Senior (Democratic Services Officer), Stacey Weiser-Jones (Historic Buildings Officer) and Kate Wood (New Village / Special Projects Officer (Cambourne))

Councillors NCF Bolitho, SM Edwards, Mrs A Elsby, Dr SA Harangozo, Mrs EM Heazell, AG Orgee, JH Stewart and TJ Wotherspoon were in attendance, by invitation.

Apologies for absence were received from Councillors BR Burling and TD Bygott and from David Rush (Development Control Quality Manager) and Paul Sexton (Area Planning Officer).

### **43. GENERAL DECLARATIONS OF INTEREST**

Councillor SGM Kindersley declared a personal interest as a Cambridgeshire County Councillor, with particular reference to Minute numbers 46 (Orwell), 61 (Gamlingay), 62 (Little Gransden), 65 (Barrington) and 70 (Haslingfield).

### **44. MINUTES OF PREVIOUS MEETING**

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 4 July 2007.

### **45. S/0948/07/F – SHEPRETH (SHEPRETH WILDLIFE PARK, STATION 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.

### **46. S/1149/07/F – ORWELL (ERECTION OF HOUSE AND GARAGE AT LAND ADJACENT 7 HIGH STREET ORWELL)**

Prior to considering this application, Members attended a site visit on 30 July 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 over development of the site, scale and bulk, and adverse

impact on the amenity of neighbours and character of the Conservation Area.

Councillor SGM Kindersley declared a personal interest as Cambridgeshire County Councillor for the Gamlingay Electoral Division, which includes the parish of Orwell.

**47. S/0919/07/F - PAPWORTH EVERARD (PLOT 10, STIRLING WAY, PAPWORTH BUSINESS PARK)**

The Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to deletion of the wind turbine and its replacement by a Condition requiring that 10% of the energy used on site to be processed by other renewable means, and subject also to the Conditions referred to in the report.

**48. S/0093/07/RM - PAPWORTH EVERARD (LAND SOUTH OF CHURCH LANE AND WEST OF ERMINE STREET SOUTH)**

Lee Melin, Agent for the applicant, and Paul Hicks, Chairman of the Planning Committee of Papworth Everard Parish Council, addressed the meeting.

The Committee **DEFERRED** consideration of this application pending further investigation of the issues involved.

**49. S/1084/07/F - SAWSTON (98 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 the Conditions referred to therein.

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

Wendy Crowdy, Objector to the application, Jane Chater, Chairman of Hinxtton Parish Council, and Councillor A Orgee, the local Member, addressed the meeting.

Members attended site visits on 5 March 2007 and 2 July 2007. The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, as amended by drawing numbers 04/161/04B date stamped 16 April 2007, 04/161/05E date stamped 17 July 2007 and 04/161/06G date stamped 30 July 2007, for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to no new material objections being received, to Conditions referred to in paragraph 10 of the report dated 1 August 2007 from the Corporate Manager (Planning and Sustainable Communities), and to the Conditions referred to in the report to the Planning Committee on 7 March 2007.

**51. S/0956/07/F - GREAT SHELFORD (120 CAMBRIDGE ROAD)**

Mr D Rayner, Applicant, addressed the meeting.

The Committee **DEFERRED** consideration of this application so that officers could clarify the plans and seek justification for the proposed increase in floor area.

Councillor CR Nightingale declared a personal and prejudicial interest by virtue of being employed by the Applicant. He withdrew from the Chamber, took no part in the debate and did not vote.

**52. S/0624/07/F - FEN DITTON (VEHICLE PARK, R/O NORTH WORKS, NEWMARKET 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.

Councillor Mrs CA Hunt declared a personal interest as South Cambridgeshire District Council's representative on the Cambridge Airport Consultative Committee.

Councillor R Turner declared a personal interest as Chairman of the Cambridge Airport Consultative Committee.

**53. S/0880/07/FAND S/0881/07/CAC – OVER (R/O 15 HIGH STREET)**

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

**54. S/1049/07/F - WILLINGHAM (1 HIGH STREET)**

The Committee **APPROVED** Reserved Matters of siting, design and external appearance 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 other safeguarding Conditions, all in accordance with the outline planning permission reference S/0247/06/0 dated 7 July 2006.

**55. S/1034/07/F - COMBERTON (FOXES BRIDGE FARM, ROYSTON LANE)**

Sarah Tebbit, Applicant, and Councillor Dr SA Harangozo, the local Member, addressed the meeting.

Prior to considering this application, Members attended a site visit on 30 July 2007. The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reason for approval as being that the applicant's special circumstances outweighed any harm to the Green Belt. Officers were satisfied that the departure from the Development Plan was not sufficient to require reference to the Secretary of State.

**56. S/0925/07F - CASTLE CAMPS (LAND R/O THE BAYS, HAVERHILL ROAD)**

Mr Wotherspoon, a supporter of the application, addressed the meeting.

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.

**57. S/1082/07/F - CASTLE CAMPS (THE FORGE, FORGE COTTAGE, 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 the Conditions referred to therein and an extra Condition restricting the hours of construction and operation of power tools.

**58. S/1048/07/F – COTTENHAM (UNIT J BROAD LANE INDUSTRIAL ESTATE, BROAD LANE)**

Steve Taylor, an Objector to the application, and Councillors SM Edwards and TJ Wotherspoon, local Members, addressed the meeting.

Prior to considering this application, Members attended a site visit on 30 July 2007. The Committee **REFUSED** the application, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reason for refusal as being the adverse impact on the amenity of neighbours, including their right to the quiet enjoyment of their properties.

The Committee **RESOLVED** that the Council should pursue breach of the extant Enforcement Notice requiring the removal of external extractor fans, flues and air conditioning units, and issue a Breach of Condition Notice in respect of the failure to comply with Condition 6 of planning permission S/1184/74/F regarding hours of operation of machinery at the site.

**59. S/1077/06/F – ICKLETON (RIVER BARNS, 111 FROGGE STREET)**

Mrs London, one of the applicants, addressed the meeting, having previously handed a petition in support of the application to the Chairman.

Prior to considering this application, Members attended a site visit on 30 July 2007. The Committee **REFUSED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities) and authorised officers to take enforcement action against unauthorised development, subject to a compliance period of six months.

Councillor JF Williams declared a personal interest by virtue of his acquaintance with the applicants.

**60. S/1094/07/F – FOWLMERE (CONVERSION OF WALLED GARDEN COURTS TO PROVIDE ADDITIONAL RESIDENTIAL ACCOMMODATION FOR DISABLED USE, MILL FARM, FOWLMERE ROAD, MELBOURN)**

Tim Poulson, one of the applicants, addressed the meeting.

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.

Councillor Mrs J Guest declared a personal and prejudicial interest by virtue of her acquaintance with the applicants through her employment with the Cambridge Housing Society, withdrew from the Chamber, took no part in the debate and did not vote.

Councillor SGM Kindersley declared a personal interest by virtue of his acquaintance with Mr Poulson as a member of the same gym.

Councillor Mrs DP Roberts declared a personal interest as a member of Fowlmere Parish Council, but stated that she was considering the matter afresh.

**61. S/1835/06/RM – GAMLINGAY (DWELLING – LAND TO THE REAR OF 32 MILL STREET)**

Mrs Boocock, an objector to the application, Alan Hibbert, one of the applicants, and Councillor Mrs A Elsby, a local Member, addressed the meeting.

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.

Councillor SGM Kindersley declared a personal interest as Cambridgeshire County Councillor for the Gamlingay Electoral Division, which includes the parish of Gamlingay.

**62. S/1264/07/F – LITTLE GRANSDEN (CHANGE OF USE OF BARN TO HOLIDAY ACCOMMODATION AT LAND OFF CHURCH STREET LITTLE GRANSDEN)**

Councillor Mrs A Elsby, a local Member, addressed the meeting.

Prior to considering this application, Members attended a site visit on 30 July 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 inappropriate access, adverse impact on the amenity of neighbours and conflict with planning policies.

Councillor SGM Kindersley declared a personal interest as Cambridgeshire County Councillor for the Gamlingay Electoral Division, which includes the parish of Little Gransden..

**63. DURATION OF MEETING**

In accordance with Paragraph 9 of the Council's Standing Orders, it was proposed, seconded and **RESOLVED** that the meeting continue for more than four hours.

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

Susan Cole, an Objector to the application, Lucy May-Gillings, one of the applicants, and Mrs E Funnell from Harston Parish Council addressed the meeting.

Prior to considering this application, Members attended a site visit on 30 July 2007. The Committee **REFUSED** the application, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reason for refusal as being adverse impact on the amenity of neighbours.

**65. S/0764/07/F - BARRINGTON (BARRINGTON HALL, HASLINGFIELD ROAD)**

Mr Day, an Objector to the application, Mr M Sutcliffe, one of the Applicants, and Tony Fletcher, Chairman of Barrington Parish Council, addressed the meeting.

The Committee **APPROVED** the application for a temporary period of 18 months for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein.

Councillor SGM Kindersley declared personal interests as

- Cambridgeshire County Councillor for the Gamlingay Electoral Division, which

- includes the parish of Barrington
- A school governor within the village
- A member of the Cambridgeshire and Peterborough Fire Authority

**66. S/1130/07/F - IMPINGTON (LAND ADJ PHEASANTS GROVE, MILTON 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.

**67. S/0793/07/F – LONGSTANTON (PHASE 3B AT HOME FARM)**

The Committee **DEFERRED** consideration of this application pending further consultation of Longstanton Parish Council.

**68. S/0548/07/F - LONGSTANTON (PHASE 2, HOME FARM)**

The Committee **APPROVED** the application, as amended by plan referenced DWSM2 SL.1 Revision D (repositioning of plots 1, 2 and 3) subject to Conditions requiring the submission of a revised layout plan showing dimensions of carriageways and 1.8 metre wide footways, the minimum finished floor levels of dwellings set at 7.20 metres above the Ordnance Datum Newlyn, and other safeguarding Conditions.

**69. B/1/45/070 – MELBOURN (73 HIGH STREET)**

The Committee **RESOLVED** that no further action be taken.

Councillor Mrs JM Guest declared a personal interest as a member of Melbourn Parish Council where this matter had been discussed on a number of occasions. She was considering it now afresh.

**70. S/1163/07/F & S/1164/07/LB – HASLINGFIELD (5 HIGH STREET)**

Mr Robinson of Haslingfield Parish Council, and Councillor Mrs EM Heazell, the local Member, addressed the meeting.

The Committee **REFUSED** both applications, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reason for refusal as being adverse impact on the Conservation Area as a result of the post box and control panel on the pier.

Councillor SGM Kindersley declared a personal interest as Cambridgeshire County Councillor for the Gamlingay Electoral Division, which includes the parish of Haslingfield.

**71. 02/07/SC - TREE PRESERVATION ORDER IN HISTON (49 STATION ROAD)**

The Committee **CONFIRMED WITHOUT MODIFICATION** Tree Preservation Order number 02/07/SC at 49 Station Road, Histon.

**72. DELEGATION PROCEDURES**

Further to its meeting on 4 July 2007 (Minute 40 refers), the Committee considered a report reviewing the officer delegation procedures for determining planning and other applications.

The Committee **APPROVED**, for immediate implementation, the revised scheme of delegation set out in the report from the Development Control Quality Manager and Appendix 1 thereto, subject to review in six months' time.

**73. UPPER CAMBOURNE - PHASE 7 BRIEFING DOCUMENT**

The Committee considered a report on the Cambourne Phase 7 Upper Cambourne Development Briefing Document.

The Committee gave officers **DELEGATED POWERS TO APPROVE OR REFUSE** the Phase 7 Upper Cambourne Development Briefing Document (Revision D, July 2007), subject to there being no additional or conflicting comments from Cambourne Parish Council that could not be overcome by amendment or clarification.

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

The Committee **NOTED** a report on Appeals against planning decisions and enforcement action and, in particular, summaries of the following decisions:

- Mrs E Smith and Mrs M Hardy – Erection of house – 322 High Street, Cottenham – Appeal allowed.
- C Huggins – Erection of house – 2 Orchard Road, Histon, - Appeal allowed
- Kirby Property Management Ltd/M Proctor – Use of property as Lettings Agency (B1 Office Use) – 49 Broad Street, Cambourne – Planning and Enforcement appeals dismissed
- Mr and Mrs J Chivers – Single storey garage/workshop building – 18 High Street, Little Eversden – Appeal allowed
- The Strategic Land Partnership LLP – 1. Demolition of existing house and 2. The erection of seven residential and two retail units - Land at Bishop's Cycles and 49 Station Road, Histon – Appeals dismissed

**75. APPEAL STATISTICS**

The Committee **NOTED** that an information report on Appeal statistics had been published on the Council's website.

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**The Meeting ended at 4.35 p.m.**

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