

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 5 December 2007 at 2.00 p.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), Peter Burns (Solicitor), David Grech (Principal Conservation Officer), Gareth Jones (Corporate Manager, Planning & Sustainable Communities), Ray McMurray (Area Planning Officer), Melissa Reynolds (Area Planning Officer), David Rush (Development Control Quality Manager), Ian Senior (Democratic Services Officer) and Paul Sexton (Area Planning Officer)

Councillors NS Davies, SM Edwards, JA Hockney, PT Johnson, MJ Mason, A Riley and NIC Wright were in attendance, by invitation.

Apologies for absence were received from Councillors BR Burling and TD Bygott.

131. GENERAL DECLARATIONS OF INTEREST

Councillor SGM Kindersley declared a personal interest as a Cambridgeshire County Councillor, particularly in relation to Minute 140 (Cambridgeshire Guided Busway).

132. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 7 November 2007.

133. S/1737/07/RM – WATERBEACH (BANNOLD ROAD)

Councillors JA Hockney and PT Johnson (local Members) addressed the meeting.

Prior to considering this application, Members attended a site visit on 5 December 2007. The Committee gave officers **DELEGATED POWERS TO APPROVE** Reserved Matters of the siting, design and external appearance for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to

- the additional Conditions referred to therein
- the Conditions attached to the outline planning permission reference S/1551/04/O
- further Conditions removing Permitted Development Rights from the smaller affordable units and identifying the affordable dwellings
- the nature of responses from consultees upon the amended plans date stamped 9 November 2007.

134. S/1807/07/F – BASSINGBOURN-CUM-KNEESWORTH (104 NORTH END)

Dr Jane Wood (objector) and Councillor David McCraith (applicant) addressed the meeting.

Prior to considering this application, Members attended a site visit on 5 December 2007. The Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities) to the Committee on 7 November 2007, subject to the conditions referred to therein and an extra condition requiring the use of obscure window glass at first floor level where there might otherwise be an issue of overlooking the neighbouring property.

Councillor McCraith declared a personal and prejudicial interest as applicant. Under paragraph 12(2) of the Members' Code of Conduct, he was present while the objector spoke, addressed the meeting, and then withdrew from the Chamber.

135. S/1218/07/F – BOURN (BOURN AIRFIELD)

The Committee **APPROVED** the application (as amended) subject to conditions requiring that

- the use be restricted to no more than 56 days in any one year;
- access be from the former A428 and Caldecote roundabout only;
- no lighting be installed without prior consent; and
- a signing schedule be agreed in conjunction with the Local Highways Authority for use on roads around the site during operation of the market.

Councillor NIC Wright declared a personal interest by virtue of his acquaintance with the farmer applicant.

136. S/1639/07/F – COTTENHAM (78 HIGH STREET)

Councillor SM Edwards (a local Member) addressed the meeting.

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, as amended by plans no. 1B, 12B, 5B and 8B received on 27th September 2007, for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to no material objections being received as a result of consultation and to the Conditions referred to in the report.

137. S/0945/07/F – RAMPTON (BLACK HORSE PUBLIC HOUSE, HIGH STREET)

Mrs Chris Boyland (Chairman of Rampton Parish Council) and Councillor SM Edwards (a local Member) addressed the meeting.

Prior to considering this application, Members attended a site visit on 5 December 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:

- the reduction in on site car parking provision;
- reduced potential for future expansion of public house business;
- need to cater for families and have a garden available for children;
- amenity of the occupiers of the proposed dwelling;
- effect on character of the village and Conservation Area; and

- the danger of setting a precedent in regard to the possible development of land to the east of the public house.

138. S/1903/07/RM – HARSTON (LAND AT 18 HIGH STREET [ACCESSED FROM ORCHARD CLOSE])

The Committee **APPROVED** the reserved matters of layout, scale, appearance and access for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), as amended by layout plan received 26 November 2007 and location plan received 5 December 2007 and to no new material objections being raised by outstanding consultees, and subject also to the conditions of the outline planning permission S/1740/04/O, the conditions referred to in the current report dated 5 December 2007, and to extra conditions including the requirement for bird and bat boxes, details of the maintenance of the wild flower area, and provision of a cover over the bin areas associated with the affordable dwellings.

139. S/1767/07/O – IMPINGTON (LAND ADJACENT ST GEORGES COURT OFF MILTON ROAD)

Moira Callaghan (objector), David Keeley for Bedfordshire Pilgrims Housing Association (applicant), Mark Cope (representing Impington Parish Council) and Councillors Neil Davies and Mike Mason (local Members) addressed the meeting. Comments from Councillor Jonathan Chatfield (local Member) were read out at the meeting and had previously been circulated to members of the Committee.

Prior to considering this application, Members attended a site visit on 5 December 2007. The Committee gave officers, in consultation with the local Members for Impington, **DELEGATED POWERS TO REFUSE** 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 the occupiers of nos. 6 and 7 St. George's Court by virtue of increased noise and disturbance from the use of the proposed access. Members also instructed officers to commission an independent highways assessment and, should that identify the proposed vehicular access as being dangerous, cite that as an additional reason for refusal.

140. C/6/9/1A - CAMBRIDGESHIRE GUIDED BUSWAY

Mrs Kides (objector) and Councillor A Riley (local Member) addressed the meeting in respect of Condition 3(a)(vi). Councillor MJ Mason (local Member) addressed the meeting in respect of Condition 3(a)(iii).

The Committee **DEFERRED** making decisions in respect of Condition 3(a)(iii) – Park Lane junction, Histon pending the receipt of assurances about provision of a controlled crossing for the crossing of the guideway by the footway/cycleway; and Condition 3(a)(vi) – Design and external appearance of Longstanton Park and Ride site pending the receipt of further details about the design and layout of the junction on Station Road, the approach road on the site, balancing ponds and landscaping, mitigation proposals to reduce impact on neighbouring properties and the need for such high and large numbers of lamp posts. The Committee **DEFERRED** a decision on whether or not to discharge Condition 3(a)(iii) – Design and external appearance of Station Road, Histon junction in order to relocate some of the road markings and introduce double yellow lines as appropriate.

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

141. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

The Meeting ended at 5.50 p.m.
