

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 6 February 2008 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), John Pym (New Village Senior 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 Mrs A Elsby, RMA Manning, MJ Mason and NIC Wright were in attendance, by invitation.

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

155. GENERAL DECLARATIONS OF INTEREST

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

156. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 9 January 2008, subject to the following additional text (shown in italics) to the proposed amendment of the Minutes of the meeting held on 5 December 2007, not accepted by Members:

“In connection with Minute 139 (S/1767/07/O – Impington (Land adjacent St Georges Court off Milton Road)), Councillor JF Williams proposed that the distance between the proposed site and village facilities be incorporated into the decision notice as an additional reason for refusal, *as this had been Members’ main motive in refusing the application...*”.

157. S/2147/07/F – GAMLINGAY (LAND OFF STATION ROAD)

Councillor Mrs Ann Elsby (a local Member) addressed the meeting.

The Committee **APPROVED** the application subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities) (landscaping scheme to be agreed in consultation with local Members), an additional Condition requiring sampling of water quality in the Millbridge Brook and informative relating to pollution control.

158. S/2148/07/F – GAMLINGAY (LAND OFF STATION ROAD)

Councillor Mrs Ann Elsby (a local Member) had addressed the meeting in connection with application S/2147/07/F.

The Committee **APPROVED** the application subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities) (landscaping scheme to be agreed in consultation with local Members), an additional Condition requiring sampling of water quality in the Millbridge Brook and informative relating to pollution control.

159. C/6/9/1A – HISTON (PARK LANE)

Bob Menzies and Stuart Kingscott (Cambridgeshire Guided Bus Team), Dr Lacey (Girton Parish Council) and Councillor Mike Mason (a local Member) addressed the meeting.

The Committee **RESOLVED** that Condition 3 (a) (iii) be discharged in view of the amended design (drawing no. GB-HJY-JNGIR-D-I-001F) of the Park Lane, Histon junction, subject to Cambridgeshire County Council agreeing (through its Signals Team) to detailed signals design.

Councillor MJ Mason declared a personal interest as a member of Histon Parish Council.

160. S/2101/07/RM- IMPINGTON (LAND PARCEL B1, ARBURY CAMP, KINGS HEDGES ROAD)

Tim Slater (on behalf of the applicant company) and Councillor Mike Mason (a local Member) addressed the meeting.

It was noted that the applicant was Persimmon Homes (East Midlands) Ltd.

Prior to considering this application, the Committee attended a site visit on 6 February 2008. The Committee **APPROVED** the application, subject to the satisfactory resolution of the issues referred to in paragraph 14 of and to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

161. S/1332/07/F – MILTON (SANDY PARK, CHESTERTON FEN ROAD)

The Committee was **MINDED TO DELEGATE APPROVAL** of the application for a three-year temporary consent, as amended by letter dated 13 November 2007, subject to it being referred to the Secretary of State as a departure from the Development Plan and not being called in by her for determination, and to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

Councillor Hazel Smith declared a personal interest as a member of Milton Parish Council present at the meeting at which this application was discussed. She had met the applicant on a number of occasions and had received from him a guided tour around the site in question. Councillor Smith announced that she was considering the matter afresh with the information now available.

Councillor Deborah Roberts was not present in the Chamber during any part of the debate and did not vote.

162. S/1857/07/F - PAPWORTH EVERARD (ST FRANCIS OF ASSIS ROMAN CATHOLIC CHURCH ERMINE STREET)

Paul Hicks (Papworth Everard Parish Council) and Councillor Nick Wright (a local Member) addressed the meeting.

It was noted that the applicant was the Roman Catholic Diocese of East Anglia.

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 conflict with Policy SP/8 of the Submission Draft of the Site Specific Policies of the Local Development Framework in terms of cumulative effect, and density being inadequate in the context of the Cambridgeshire and Peterborough Structure Plan 2003 and South Cambridgeshire Local Development Framework 2007.

Councillor Mrs DP Roberts declared a personal interest as a Roman Catholic but stated that she had never been a member of St. Francis of Assisi Roman Catholic Church in Papworth Everard.

Councillor NIC Wright declared a personal interest as having attended mass at St. Francis of Assisi Roman Catholic Church for many years before an alternative church building in Papworth was found.

163. S/2125/07/F – WILLINGHAM (LAND OFF ROCKMILL END/SPONG DROVE)

Councillor Ray Manning (a local Member) addressed the meeting.

It was noted that the applicant was the Flagship Housing Group.

Prior to considering this application, the Committee attended a site visit on 6 February 2008. The Committee **APPROVED** the application, subject to no material planning objections being received in relation to consultation over the revised plans, completion of a Section 106 Legal Agreement securing affordable housing provision, outdoor sport facilities and highway alterations, and to the Conditions referred to in the report (including a sustainable urban drainage system).

164. S/2048/06/F – WILLINGHAM (2 THE WILLOW REAR OF GREEN ACRE, MEADOW ROAD)

Councillor Ray Manning (a local Member) addressed the meeting.

The Committee **REFUSED** the application contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities).. Members agreed that, subject to officers establishing evidence to support it, the reason for refusal would be the inability of local service providers to cope with additional pressure. Should there be no such evidence, the application would be referred back to Committee.

Councillor Deborah Roberts was not present in the Chamber during any part of the debate and did not vote.

165. 1APP - THE VALIDATION OF PLANNING APPLICATIONS

The Committee considered a report reviewing consultation responses and seeking adoption of a local list of information requirements for the validation of planning

applications.

Recognising the concern expressed by some Parish Councils about electronic applications, officers had decided to issue one paper copy to each relevant Parish Council, regardless of whether the original planning application had been submitted electronically or in paper format.

The Committee **RESOLVED**

- (1) to adopt the Local List and the documents drawn from the Local List for each application type;
- (2) to grant to the Corporate Manager (Planning and Sustainable Communities) delegated powers to make any corrections, minor amendments or minor points of clarification before the commencement date of 6th April 2008;
- (3) to review the Local List in three years' time, in accordance with Government guidance: contained in *The Validation of Planning Applications (December 2007)*, but that any amendments in the meantime (other than minor amendments) should be the subject of reconsultation and adoption of new lists; and
- (4) to exempt Parish Councils from the obligation to receive application consultations electronically.

166. OFFICER DELEGATION PROCEDURES

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

The Planning Services Portfolio Holder welcomed the successful introduction of public speaking at Planning Committee meetings, and supported paragraph 11 sub-paragraphs (a), (b) and (c) of the report from the Development Control Quality Manager. He stated however that the legal advice quoted in paragraph 11, sub-paragraph (d) was unequivocal, and that, where local Members were unable to attend Chairman's Delegation meetings, they should appoint substitutes from within the elected membership of the District Council rather than from the relevant Parish Council. The Portfolio Holder congratulated the Development Control service over its achievement in relation to its performance indicators.

The Committee **RESOLVED**

- (1) to transfer, at the appropriate time, the existing powers delegated to Area and Senior Planning Officers to the new Team Leaders, Assistant Team Leaders and Senior Planning Officers respectively to be appointed in view of Senior Management Team's decision to re-organise the four area development control teams into two teams;
- (2) to delegate to the Principal Conservation Officer powers identical to those powers already delegated to the Conservation and Design Manager, a post which was currently vacant;
- (3) to amend the powers of the Chairman's Delegation Meeting, referred to at paragraph A2 in Appendix 1, to include the matters in A1 (iii) (Member written requests for 'other' developments to be referred to Committee) and A1 (iv) (a recommendation of approval upon a 'major' development contrary to written

representations from owners or occupiers of property), both of which had been agreed by Committee in August 2007 and incorporated into the approved delegation procedure;

- (4) to instruct officers
- (a) to publish agendas for Chairman's Delegation Meetings four clear working days in advance of the relevant meeting;
 - (b) to send to each relevant Parish Council Clerk a copy of the agenda;
 - (c) to publish each agenda on the Council's intranet; and
 - (d) to restrict attendance at Chairman's Delegation meetings to the Chairman and Vice Chairman of the Planning Committee and the local District Councillor or Councillors, as at present, provided that, in the absence of the local District Councillor (particularly in a single-Member ward) the onus should be on that Councillor or the Parish Council to inform officers about a substitute District Councillor to attend in the place of that local Member.

167. FEN DRAYTON: FORMER LAND SETTLEMENT ASSOCIATION AGREEMENT (1937)

The Committee considered a report seeking termination of an Agreement entered into on 30th March 1937 between the Land Settlement Association Limited and the Chesterton Rural District Council, a predecessor authority to South Cambridgeshire District Council.

The Committee **RESOLVED** that the Land Settlement Association Agreement be terminated as having been superseded by Policy Fen Drayton 1 of the South Cambridgeshire Local Plan 2004, and relevant policies contained in the South Cambridgeshire Local Development Framework 2007.

168. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee received a report on Appeals against planning decisions and enforcement action, and received decision summaries relating to

- Whitfield Group – Installation of extract fan sound attenuators and acoustic enclosure and amendment of condition preventing the use of machinery between the hours of 6 p.m. and 8 a.m. on weekdays and at any time on Sundays and Bank Holidays – Unit J, Broad Lane Lane, Cottenham – Appeal dismissed.
- A Rrahmani – Use of land as hand car wash – 2 Cambridge Road, Foxton – Appeals against refusal of planning permission and issue of enforcement notice allowed

The Meeting ended at 5.06 p.m.
