

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 2 April 2008 at 2.00 p.m.

PRESENT: Councillor CR Nightingale – Chairman
Councillor Mrs JM Guest – Vice-Chairman

Councillors:	BR Burling	Mrs SA Hatton
	Mrs CA Hunt	SGM Kindersley
	AG Orgee	Mrs DP Roberts
	Mrs HM Smith	RJ Turner
	JF Williams	TJ Wotherspoon

Officers in attendance for all or part of the meeting:

Gary Duthie (Senior Lawyer), David Grech (Principal Conservation Officer), Gareth Jones (Corporate Manager, Planning & Sustainable Communities), Tony Marks (Enforcement Officer - Development Control), Ray McMurray (Area Planning Officer), Melissa Reynolds (Area Planning Officer), David Rush (Development Control Manager), Ian Senior (Democratic Services Officer), Paul Sexton (Area Planning Officer), Pamela Thornton (Senior Planning Officer) and Kate Wood (Principal Planning Officer (Major Developments))

Councillors Mrs JE Lockwood, MJ Mason, NJ Scarr and NIC Wright were in attendance, by invitation.

Apologies for absence were received from Councillors Mrs PS Corney, RE Barrett, Mrs PM Bear and TD Bygott (Councillor TJ Wotherspoon acting as substitute).

179. GENERAL DECLARATIONS OF INTEREST

Councillor SGM Kindersley declared a personal interest as a Cambridgeshire County Councillor, especially in relation to minute numbers 173 (Gamlingay) and 177 (Barrington), which were both parishes within his Electoral Division of Gamlingay, and 178 (Appeals).

Councillor AG Orgee declared a personal interest as a Cambridgeshire County Councillor, especially in relation to minute numbers 182 (Harston), 185 (Great Shelford) and 189 (Stapleford).

Councillor RJ Turner declared a personal interest as a Cambridgeshire County Councillor, especially in relation to minute number 181 (Fulbourn)

180. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 5 March 2008.

181. S/0132/08/F – FULBOURN (NEW ACCESS ROAD AT QUEENS FARM, WILBRAHAM ROAD)

Will Lusty (applicant's agent) and Councillor Neil Scarr (a local Member) addressed the meeting.

The Committee **REFUSED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities). The Committee

RESOLVED that appropriate enforcement action be taken and that an appropriate compliance period be determined in conjunction with local Members to secure improvements to the existing access road and junction.

Councillor NJ Scarr declared a personal interest as a member of Fulbourn Parish Council. He had not been present at the meeting at which the Parish Council had discussed the application.

182. S/0089/08/F – HARSTON (LAND R/O 44 & 46 LONDON ROAD)

Peter Clark (applicant's agent), and Councillor Janet Lockwood (local Member) addressed the meeting.

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, subject to no new material planning representations about the amended drawings being received within the consultation period.

183. S/0229/08/F – HISTON (1 AINGERS ROAD)

Don Proctor for RPS (applicant's agent), and Councillor Mike Mason (a local Member) addressed the meeting.

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, as amended by letter and plans date stamped 14 March 2008, subject to clarification from the applicant of its control of the land on which the visibility splays for the pedestrian access are located, and to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

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

184. S/0146/08/F - IMPINGTON (LAND NORTH OF IMPINGTON LANE)

Councillor Mike Mason (a local Member) addressed the meeting.

The Committee gave officers **DELEGATED POWERS TO REFUSE** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the further detailed comments awaited and the Highway Agency's holding objection.

185. S/1597/07/F– GREAT SHELFORD (40 CHURCH STREET)

Sheila Smith (objector) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 2 April 2008. The Committee **APPROVED** the application, as amended by letter dated 4th February 2008 and drawings date stamped 12th February 2008, subject to the deletion of Condition 1 referred to in the report from the Corporate Manager (Planning and Sustainable Communities) (requiring the flue to be painted black within three months of issue of the Decision Notice) and addition of a Condition requiring that the flue be removed if no longer needed.

Councillor CR Nightingale declared a personal interest as a member of Great Shelford Parish Council but stated that he took no part in the meeting at which this application had been considered and that he was considering the matter afresh.

186. S/0184/08/F AND S/0185/08/F – CASTLE CAMPS (LOWER CAMPS HALL FARM)

David Spencer (applicant) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 2 April 2008. The Committee gave officers **DELEGATED POWERS TO APPROVE** both applications subject to the receipt of amended site plans showing the footprint of the buildings and access to the site as being on land within the applicant's ownership, and to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

The Committee also resolved that enforcement action be taken to require the cessation of use of part of the existing building as a dwelling house with a compliance period of six months.

187. S/2287/07/F – FOWLMERE (WELDING ALLOYS LTD, THE WAY)

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 proposal's adverse impact on residential properties due to noise, and its conflict with policies DP/3, ET/5 and NE/15 of the South Cambridgeshire Local Development Framework 2007.

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

188. S/0260/08/O – GAMLINGAY (30 CINQUES ROAD)

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 absence of any affordable housing provision as required by Policy HG/3 of the South Cambridgeshire Local Development Framework 2007.

Councillor Mrs DP Roberts did not vote because she was not present in the Chamber during the first part of the debate.

189. B/1/45/85 – STAPLEFORD (LAND ADJACENT TO HILL TREES, BABRAHAM ROAD)

Prior to considering this application, the Committee attended a site visit on 2 April 2008. The Committee **RESOLVED** that direct action be taken to remove the unauthorised mobile home / caravan and motor vehicle from the land.

190. S/0125/08/F – LANDBEACH (LAND BETWEEN 60 & 70 HIGH ST)

It was reported that the applicant was the Ely Diocese Board of Finance.

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, subject to the receipt of the Local Highways Authority's response to consultation, the applicant agreeing to pay a commuted sum in respect of public open space, and the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

191. S/6103/00/F – CAMBOURNE (PLOT 3000, SOUTH SIDE, CAMBOURNE BUSINESS PARK)

The Committee **APPROVED** the application for the use and proposed bollards and signage until 31st March 2009 for the reason set out in the report from the Corporate Manager (Planning and Sustainable Communities) and subject to

1. the submission of details of the proposed bollards and signage for approval prior to their first use;
2. the bollards and signage being removed on or before 31st March 2009; and
3. the Council
 - updating and actively implementing its Travel for Work Plan
 - promoting improved public bus services and their use by staff and visitors
 - making more efficient use of the existing car parks by reserving only essential requirements such as disabled spaces, leading Members and key staff (not meeting attendees)
 - increasing the on-site car parking provision by about 30 additional car parking spaces, to the west and north of the building, of which 10 would be for overflow parking on an occasional basis utilising part of the existing amenity area at the rear of the building
 - taking a one year lease of the application site temporary car park so that it could be used for pre-programmed events such as full Council meetings, training or conferences which were attended by members of the public

192. S/0012/08/RM – CAMBOURNE (LAND PARCEL UC09, UPPER CAMBOURNE)

The Committee **APPROVED** the Reserved Matters of layout, scale, appearance, access and principles of landscaping as amended by plans date stamped 7th March 2008 for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities) and subject to the Conditions referred to therein.

193. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

194. ENFORCEMENT ACTION

The Committee **NOTED** a report on enforcement action ongoing as at 9 January 2008.

The Meeting ended at 5.40 p.m.
