

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 4 June 2008 at 2.00 p.m.

Councillors: Mrs PM Bear  
TD Bygott  
Mrs SA Hatton  
SGM Kindersley  
Mrs DP Roberts  
RJ Turner  
TJ Wotherspoon

BR Burling  
Mrs PS Corney  
Mrs CA Hunt  
CR Nightingale  
Mrs HM Smith  
JF Williams

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Team Leader (West)), Gary Duthie (Senior Lawyer), Ray McMurray (Principal Planning Officer (East)), Melissa Reynolds (Team Leader (East)), David Rush (Development Control Manager) and Ian Senior (Democratic Services Officer)

Councillors AN Berent, Mrs VG Ford, Dr SA Harangozo, JA Hockney, PT Johnson, A Riley, JH Stewart and NIC Wright were in attendance, by invitation.

Apologies for absence were received from Councillors Mrs JM Guest and MB Loynes.

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**Councillor JH Stewart  
(Chairman of the Council) in  
the Chair**

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### **1. ELECTION OF CHAIRMAN**

Councillor CR Nightingale nominated Councillor Mrs PS Corney as Chairman of the Planning Committee. Councillor B Burling seconded this.

Councillor Mrs DP Roberts nominated Councillor SGM Kindersley as Chairman of the Planning Committee. Councillor Mrs P Bear seconded this.

Councillors Mrs PS Corney and SGM Kindersley both consented to the nominations.

A secret ballot took place and the result was as follows:

Councillor Mrs PS Corney - 6 votes  
Councillor SGM Kindersley - 6 votes

with one spoilt ballot paper received.

Councillor J Stewart observed that the convention at South Cambridgeshire District Council was that the immediate past Chairman of the Committee should be allowed to serve for a second year if that person wished to do so. Accordingly, he cast his vote as Chairman in favour of Councillor Mrs PS Corney and it was

**RESOLVED** that Councillor Mrs PS Corney be elected Chairman of the Planning Committee for 2008-09.

Councillor SGM Kindersley congratulated Councillor Mrs Ccorney on her re-election.

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**Councillor Mrs PS Corney  
took the Chair**

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**2. APPOINTMENT OF VICE-CHAIRMAN**

Councillor Mrs PS Corney nominated Councillor RJ Turner as Vice-Chairman of the Planning Committee. Councillor B Burling seconded this.

Councillor RJ Turner consented to the nomination.

There being no other nominations, it was

**RESOLVED** that Councillor RJ Turner be appointed Vice-Chairman of the Planning Committee for 2008-09.

**3. RE-APPOINTMENT OF THE PLANNING SUB-COMMITTEE**

The Committee **RESOLVED** that seven Planning Committee members be appointed to serve on the Planning Sub-Committee, namely

**Conservative Group members**

Four members of the Planning Committee.

**Liberal Democrat Group members**

Councillors SGM Kindersley and Mrs HM Smith

**Independent Group member**

Councillor Mrs SA Hatton

**4. GENERAL DECLARATIONS OF INTEREST**

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

Councillor RJ Turner declared a personal interest as a Cambridgeshire County Councillor, especially in connection with Minute no. 15 – Cambridgeshire Guided Busway) and Minute no. 16 (Teversham) by virtue of him representing the Electoral Division of Fulbourn, which includes the parish of Teversham.

**5. MINUTES OF PREVIOUS MEETING**

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 7 May 2008.

**6. TEMPORARY STOP NOTICE AS A PLANNING ENFORCEMENT TOOL - AMENDMENT TO THE CONSTITUTION**

The Committee considered a report seeking an amendment to the Council's Constitution that would then allow authority to issue a temporary stop notice to be delegated to appropriate officers where it was considered there had been a breach of planning control

and it was necessary to safeguard the amenity of the area matter of urgency.

A member referred to paragraph 12 (2) of the report, expressing concern that the term “relevant caravan” might be discriminatory. The Senior Lawyer assured the Committee that this was not the case, and that the word “relevant” was an essential element of the amendment required.

In response to concern expressed by another member about the payment of compensation, the Senior Lawyer said that so long as the Council used the proposed tool correctly, then the issue of compensation would not arise.

The Committee **RESOLVED** that the Constitution be amended as follows:

- (1) That, in respect of Table 3 of Part 3 of the Constitution, paragraph 3(5), there be added the following clause, after paragraph 3(5)(b):

*“3(5)(C) Ibid S.171E: Whether there appears to be a breach of planning control and whether it is expedient that the relevant activity should cease immediately – Temporary Stop Notice”*

- (2) That in respect of Additional Delegated Powers, there be an amendment where highlighted in *bold* as follows:

“1. The Principal Solicitor and Corporate Manager for Planning and Sustainable Communities are individually authorised to issue and serve Enforcement Notices, Stop Notices **and Temporary Stop Notices** in connection with material changes of use of land and operational development associated with **relevant** caravan use in breach of planning control.”

#### 7. **S/0505/08/F - GREAT SHELFORD (2 MINGLE LANE)**

Dr Michael Dawes (objector), Colin Brown (applicant’s agent), and Councillor A Berent (a local member) addressed the meeting.

The Committee **REFUSED** the application in accordance with the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reasons for refusal as being not only the reason set out in the report, but also noise emanating from vehicles using the proposed access close to no. 4 Mingle Lane, a failure to address the concerns expressed by the Inspector at the Appeal Hearing on 21 September 2006, adverse impact upon the trees on site (subject to confirmation by The Tees and Landscape Officer), overbearing nature and the proposal being out of keeping with the street scene.

Councillor CR Nightingale declared a personal and prejudicial interest as the applicant, withdrew from the Chamber, took no part in the debate and did not vote.

#### 8. **S/0198/08/F – WATERBEACH (WATERBEACH RECREATION GROUND, CAMBRIDGE ROAD)**

Janet Cornwell (Waterbeach Parish Council) and Councillors JA Hockney and P Johnson (local members) addressed the meeting.

The Committee was **MINDED TO APPROVE** the application as amended by letter dated 3<sup>rd</sup> April 2008 and drawings KK/0802/1 Revision A, KK/0802/2 Revision A and KK/0802/4 Revision A, subject to the Conditions referred to in the report from the Corporate Manager

(Planning and Sustainable Communities), receipt of a detailed car parking plan and comments from the Local Highways Authority, Landscape Design Officer and Sport England, and referral to the Secretary of State in accordance with the Town and Country Planning (Green Belt) Directive 2005 and to the application not being called in by her for determination.

**9. S/2048/06/F – WILLINGHAM (2 THE WILLOW, R/O GREEN ACRE, MEADOW ROAD)**

The Committee **RESOLVED** that temporary permission be granted for three years subject to Conditions requiring, among other things, the provision of appropriate landscaping and drainage.

Councillor Mrs DP Roberts was not in the Chamber during any part of the debate or vote.

**10. S/2183//06/F – WILLINGHAM (7 BELSARS FIELD, SCHOLE ROAD WILLINGHAM)**

The Committee **RESOLVED** that temporary permission be granted for three years subject to Conditions requiring, among other things, the provision of safe access and appropriate landscaping and drainage.

Councillor Mrs DP Roberts was not in the Chamber during any part of the debate or vote.

**11. S/0458/08/F – WESTON COLVILLE (LAND EAST OF COMMON ROAD, WESTON WOOD FARM, WESTON WOODS)**

Ian Fleming (applicant) addressed the meeting.

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, in accordance with the Officer's revised recommendation, subject to the prior completion of a Section 106 Legal Agreement relating to routeing of HGV traffic, contributions towards the road signage, appropriate kerb reinforcement on the HGV route, and other necessary items and further consultation with local parish councils about the revised plans for HGV movements.

**12. S/0558/08/F – COMBERTON (LAND AT THE VALLEY)**

Simon Drummond-Hay (for the applicant), Dr Howard Roscoe (Comberton Parish Council), and Councillor Dr SA Harangozo (local member) addressed the meeting. A written statement of objections raised by local residents had previously been circulated to members of the Committee.

Prior to considering this application, the Committee attended a site visit on 4 June 2008. **The Committee REFUSED the application, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities), on the grounds of size, location, means of access to the site, and the impact of additional traffic on the Valley, all of which outweighed the need for affordable housing.**

Councillor NIC Wright declared a personal and prejudicial interest by virtue of his brother-in-law having part ownership of the land involved, withdrew from the Chamber and took no part in the debate. As Planning Portfolio Holder and, therefore, not a Committee member, he could not have voted in any event.

**13. S/0468/08/F – GIRTON (11 MAYFIELD ROAD)**

Keith Thomas (objector), Richard Owers (applicant's agent), and Councillor Dr DR de

Lacey (a local member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 4 June 2008. The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, subject to the receipt of amended layout plans showing the existence of both an adequate access to the rear communal area and an adequate turning circle, acceptance by the Local Highways Authority of that turning circle, and the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

**14. S/0597/08/F – HARDWICK (7 WORCESTER AVENUE)**

Councillor JH Stewart (local Member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 4 June 2008. The Committee **APPROVED** the application, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities), on the grounds that the development would not significantly harm the openness of the estate.

**15. C/6/9/1A - CAMBRIDGESHIRE GUIDED BUSWAY (STATION ROAD, LONGSTANTON)**

Tim Tucker (Parish Council Chairman) and Councillor Alex Riley (local member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 4 June 2008. The Committee gave Officers delegated powers to **DISCHARGE** Condition 3(a)(vi) relating to the design and external appearance of the Longstanton Park and Ride site in accordance with the amended drawings submitted by letters dated 8<sup>th</sup> November 2007 and 20<sup>th</sup> March 2008, subject to agreement being reached on a timescale for completion of the dedicated bus, foot and cycle way connection to Northstowe, the use of full cut off luminaries in accordance with the recommendations of the Institute of Lighting Engineers, revisions to planting proposals between the balancing pond and the B1050 carriageway to include an appropriate replacement of the hedge, suitable measures to protect the access and parking on it at "Southwell" and the provision of a footway / cycleway between Longstanton and the Park and Ride site. The Committee **DISCHARGED** Condition 3(a)(iii) relating to the design and external appearance of the junction of the Longstanton B1050 carriageway with the Guideway in accordance with the letter dated 18<sup>th</sup> January 2008 and drawing no. CGBHJY- JNLON-D-1-001B, subject to agreement about the extent and siting of signage and on the detailed signals design by Cambridgeshire County Council 's Signals Team.

During the consideration of this item, the Committee **RESOLVED** to continue the business of the meeting in accordance with paragraph 9 of the Council's Standing Orders (Duration of meeting).

**16. S/0490/08/RM – TEVERSHAM (LAND OFF HIGH STREET)**

Nigel Duff (objector) and Simon Martin (Parish Council Chairman) addressed the meeting.

The Committee gave officers **DELEGATED POWERS TO APPROVE** the Reserved Matters application, subject to comments from the Highway Authority and Police Architectural Liaison Officer, in accordance with outline planning permission S/1121/05/O dated 2<sup>nd</sup> September 2005 and the Conditions attached thereto, and to an additional Condition requiring a traffic management scheme for large scale events being held on site.

Councillor Mrs CA Hunt declared a personal and prejudicial interest as the instigator of the

Teversham Hall project. She had been closely involved with the project for over three years and, as a member of Teversham Parish Council, had also been chairman of the committee that had submitted the outline planning application. Councillor Mrs Hunt withdrew from the Chamber, took no part in the debate and did not vote, so as to avoid any perception of bias or allegation of pre-determination

Councillor RJ Turner declared a personal interest by virtue of him representing the Electoral Division of Fulbourn (includes the parish of Teversham) on Cambridgeshire County Council.

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

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

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**The Meeting ended at 7.00 p.m.**

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**TIER1 - LOCATION**

Sites must score 3+ to move on to Tier 2

Issue		Score	Min Score
<b>1. The Site</b>			
1a. Site Location and Size	Schole Road, Willingham, Belsars Field, 23m x 25m. Approx 0.15acres.		
1b. Current Land Use	Vacant plot between two authorized sites.		-
1c. Is the site located in the Green Belt	If "Yes", the site will be removed from consideration If "No", the site will move forward within Tier 1	NO	-
<b>2. Relationship to Settlements</b>			
2a. Site is located within 1000m via a safe walking or cycle route (or where one could be made available) of the following settlements (as defined in the Core Strategy):	Centre in Cambridge or Northstowe Rural Centre <u>Minor Rural Centre</u> Group Village	+2	+1
2b. Site is located within 2000m via a safe walking or cycle route (or where one could be made available) of the following settlements (as defined in the Core Strategy):	Centre in Cambridge or Northstowe Rural Centre Minor Rural Centre Group Village.	N/A	-
<b>3. Environmental Constraints</b>			
3a. Is the site within a valued area? (List if any).		NO	Must be NO at this stage
3b. Is the site in close proximity to a hazardous area?		NO	
3c. Can any of the above be addressed through mitigation or through sensitive design of the site?		N/A	
<b>4. Social Infrastructure.</b>			
4a. Access to 5 local amenities/services is provided.	<b>Within 1000m of the site</b> Primary school, outdoor play space in education, food store, surgery, public house, postal facility, informal children's play space <b>Within 2000m of the site</b> Formal children's play space, informal children's play space	+3	+2
<b>5. Other considerations</b>			
5a. Is the site located within 1000m of other Gypsy/Traveller pitches/sites?		YES	
5b. If yes what is the total number of pitches	24, (16 Authorized, 9 temporary consent).		+2
5c. Would there be any harmful impact to the local physical social infrastructure should additional pitches be permitted?	Given the size of the site the impact on local infrastructure I likely to be minimal	0	+1
<b>TOTAL SCORE</b>		5	

\* Local Amenities include: postal facility, food shop, bank/cash point, post office/box, pharmacy, primary/secondary school, medical centre, leisure centre, community centre, Place of worship, public house, children's play area, outdoor access public area/public park.

## TIER 2 - ACCESS AND INFRASTRUCTURE

Sites must have a Tier 2 score of 3+ to proceed to Tier 3

Issue		Score	Min Score
<b>1 Basic Infrastructure</b>			
1a. What is the maximum capacity of the site in terms of pitches?	Site Area: Maximum number of pitches that could be accommodated on the site:	2 Pitches	
1b. Does the maximum capacity of the site reflect the settlement hierarchy?	Cambridge/Northstowe – 30 new pitches per scheme Rural Centres – 30 new pitches per scheme <b>Minor Rural Centres – 15 new pitches per scheme</b> Group Villages – 8 new pitches per scheme	YES	Must be YES
1c. Is basic infrastructure (water electricity) available on site or within a reasonable distance away from the site to enable a practical connection? Have the capacity to serve the maximum site capacity?		YES	Must be YES-
1d. Does the basic infrastructure have the capacity to serve the maximum site capacity?	If Yes, site will move forward within Tier 2 If No, site will be removed from consideration	YES	
1e. If No, are there measures that can be taken to address this?		N/A	Must be YES
<b>2. Transport Infrastructure</b>			
2a. Where access involves routes through built-up areas is access available by distributor roads without the need to use more local roads within industrial areas, recognized commercial areas or housing areas?	Yes	+1	+1
2b. Can the site be serviced by an independent vehicular access point, which adheres to the Highway Authority's guidance and standards?	Yes Visibility and width OK – consistent with neighbouring authorised sites	+1	+1
2c. Does the site have a safe pedestrian access/route to the nearest local centre (or could one be provided)?	Yes Shared with vehicles at points	+1	+1
2d. Access to a transport node is provided via a safe walking or cycle route:	Within 1000m of the site	+1	
2e. The nearest public transport node provides	<b>Hourly public transport service (Service 15/15/A)</b>		
<b>TOTAL SCORE</b>		<b>5</b>	
<b>MOVES TO TIER 3?</b>		<b>YES</b>	