

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 6 August 2008 at 2.00 p.m.

PRESENT: Councillor Mrs PS Corney – Chairman
Councillor RJ Turner – Vice-Chairman

Councillors:	Mrs PM Bear	BR Burling
	TD Bygott	Mrs JM Guest
	Mrs SA Hatton	Mrs CA Hunt
	MB Loynes	RB Martlew (substitute)
	CR Nightingale	Mrs DP Roberts
	Mrs HM Smith	JF Williams

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Team Leader (West)), Gary Duthie (Senior Lawyer), Gareth Jones (Corporate Manager, Planning & Sustainable Communities), Rob Mungovan (Ecology Officer), Melissa Reynolds (Team Leader (East)), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)) and Pamela Thornton (Senior Planning Officer)

Councillors NCF Bolitho, NN Cathcart, JA Hockney, PT Johnson and NIC Wright were in attendance, by invitation.

Apologies for absence were received from Councillor SGM Kindersley.

30. GENERAL DECLARATIONS OF INTEREST

There were no general declarations of interest.

31. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 2 July 2008.

32. S/6448/07/O - CAMBOURNE (JEAVONS WOOD AND ADJACENT LAND, EASTGATE)

Dominic Plunkett (objector) 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 the reason as being the adverse impact on an area of established trees seen as important to the character of the area. Members instructed the Corporate Manager (Planning and Sustainable Communities) to organise a tour of Cambourne so that they could find out how well the community, and such detail as landscaping, was developing.

33. S/0935/08/O – MILTON (THE FORMER EDF DEPOT AND TRAINING CENTRE, ELY ROAD, MILTON)

The Committee noted that this application had been **WITHDRAWN** from the agenda. The site visit scheduled for 6 August 2008 was postponed.

34. S/0805/08/F – WIMPOLE (72A THE COTTAGES, WIMPOLE WOODYARD, CAMBRIDGE ROAD)

Prior to considering this application, the Committee attended a site visit on 6 August 2008. The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, subject to the Housing and Development Manager supporting the scheme, the resolution of issues relating to access, parking, drainage, ecology and landscaping, safeguarding Conditions, and to the developer agreeing to provide more garden land for each dwelling. If agreement could not be reached on the provision of additional garden land, the application would be referred back to the Planning Committee for determination.

35. S/0836/08/F AND S/0690/08/LB – CONINGTON (MARSHALLS FARM, ELSWORTH ROAD)

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, subject to further consideration of the comments from the Conservation Manager and the Environment Agency and to the Conditions set out in the report from the Corporate Manager (Planning and Sustainable Communities) (including those requested by the Conservation Manager, Ecology Officer, Local Highways Authority, Environment Agency and the Environmental Protection Team Leader as appropriate for the planning and listed building applications.

Councillor NIC Wright declared a personal and prejudicial interest as the applicant, withdrew from the Chamber and took no part in the debate. Not being a member of the Planning Committee, Councillor Wright did not have a vote.

36. S/0654/08/O – WATERBEACH (LAND R/O 10A ROSEMARY ROAD & ST ANDREWS HILL)

Councillors JA Hockney and P Johnson (local members) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 6 August 2008. 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 inappropriate nature of the development due to its adverse impact on the Listed Building, adjacent Conservation Area and amenities of neighbours.

37. S/0883/08/F – BASSINGBOURN (THE CEDARS AND THE ORCHARD, 26 SOUTH END)

Lynn Webb (objector), David Ames (applicant's agent), and Councillor NN Cathcart (a local member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 6 August 2008. The Committee **REFUSED** the application on the grounds that the scheme did not fully comply with the criteria set out in Policy HG/5 of the South Cambridgeshire Local Development Framework 2007, neither preserved nor enhanced the character of the Conservation Area, would result in the loss of, or prejudice retention of, important trees within the site, would have an unreasonable adverse impact on neighbour amenity and, in addition, for any material reasons identified by the Local Highways Authority, Anglian Water, Building Control and the Ecology Officer.

38. S/0686/08/F – COTTENHAM (LAND NORTH OF ORCHARD CLOSE)

Paul Norris (objector), Rick Bristow (Chairman of Cottenham Parish Council, and Councillors Nigel Bolitho and Simon Edwards (local members) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 6 August 2008. The Committee **REFUSED** the application contrary to recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reasons for refusal as being the adverse impact on existing properties and residents, lack of amenity / play areas, and the proposed Plot 2 being out of character with the area. If supported by independent consultation, additional reasons for refusal would be drainage concerns and highway safety (including the loss of car parking). The Cambridgeshire Fire and Rescue Service would be asked for their views about access for emergency vehicles and their response might form the basis of another reason for refusal.

39. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee noted that a report on Appeals against planning decisions and enforcement action had been published on the Council's website.

40. APPEAL STATISTICS

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

41. PLANNING SUB-COMMITTEE

The Committee received the minutes of the Planning Sub-Committee meetings held on 3 August 2007, 2 November 2007, 1 February 2008, 4 April 2008 and 12 May 2008.

The Meeting ended at 5.05 p.m.

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APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

TOWN AND COUNTRY PLANNING ACT 1990

This item is intended to update Members on appeals against planning decisions and enforcement action. Information is provided on appeals lodged, proposed hearing and inquiry dates, appeal decisions and when appropriate, details of recent cases in interest.

1. Decisions Notified By The Secretary of State

Ref No.	Details	Decision and Date
S/1302/07/A	Tesco Store Yarrow Road Fulbourn Three freestanding signboards, three promotional banner signs, Two post mounted vertical format rigid banner style signs and four post mounted finger direction signs.	Part Dismissed 09/07/08 Chairman's Delegation Part Refuse/Part Approve Refused
S/1778/07/F	Sir M.Oliver Paradise Barns Bucks Lane Little Eversden Restoration and Refurbishment of Storage Barn	Dismissed 14/07/08 Delegated Refusal
S/2180/07/F	Mr A Ashworth 34 Station Road Waterbeach Two Storey Side Extension	Dismissed 18/07/08 Delegated Refusal

2. Appeals received

Ref No	Details	Date
S/2339/07/LB	Mr & Mrs G Lewin-Smith Balls Grove Cottage 9 Mill Way Granchester Internal alterations-blocking of doorway to former hall retaining existing door and removal of wall between hall and kitchen. Reconstruction of stair and rearrangement of partitions to create 2 bedrooms (from 3) with landing and additional door opening into bathroom.	01/07/08
S/0191/08/LB	Mr & Mrs N Bryant 35 High Street Cottenham Alterations-upgrading of fabric of utility room,heightening of eaves and replacement of asbestos roof with zinc. Rebuild conservatory as garden room with new fenestration and zinc roof. Construction new single storey glazed zinc roofed link to new brick and slate roofed studio.	04/07/08

Ref No	Details	Date
S/0148/08/F	Mr & Mrs N Bryant 35 High Street Cottenham Extensions	04/07/08
S/0514/08/F	Mr P Linnitt & Mr C Jackson The Old Exchange 3 Cheyney Street Steeple Morden Extensions & Alterations	07/07/08
S/0508/08/LB	Mr P Linnitt & Mr C Jackson The Old Exchange 3 Cheyney Street Steeple Morden Internal and External Alterations	07/07/08
S/0428/08/F	MRP & CEP Causeway Trusts Heydon Lodge Flint Cross Newmarket Road Melbourn Extension to Office	08/07/08
S/1767/07/O	HR Builders Ltd & Bedford Pilgrims Housing Assoc Land adjacent to St Georges Court Impington Affordable Housing	14/07/08

3. Local Inquiry and Informal Hearing dates scheduled before the next meeting on 6 August 2008

Appeal by:	Amber Developments (St Ives) Ltd 103 Cottenham Road	Hearing Date Confirmed 01/07/08
Appeal by:	Barratt Homes Arbury Camp King Hedges Road	Inquiry Closing Comments 05/08/08

4. Appeals withdrawn or postponed

Appeal by:	RES Developments Wadlow Wind Farm West Wrating	Inquiry Postponed
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**5. Advance notification of future Local Inquiry and Informal Hearing Dates
(subject to postponement or cancellation)**

Appeal by:	Amber Developments (St Ives) Ltd 103 Cottenham Road Histon	Hearing Date Confirmed 01/07/08
Appeal by:	Mr H Price Moor Drove Cottenham Road Histon	Inquiry Date Confirmed 08/07/08
Appeal by:	Mr J Kelsey Thorps Farm Tipplers Lane Swavesey	Hearing Date Confirmed 17/07/08
Appeal by:	Mr & Mrs Merrill 18 Church Street Little Gransden	Hearing Confirmed 12/08/08
Appeal by:	Mr Akhtar North Hall Barley Road Heydon	Hearing Date Confirmed 16/09/08
Appeal by:	L Maddison Lordship Cottage Fardells Lane Elsworth	Inquiry Date Offered 25/11/08

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL PLANNING APPEAL STATISTICS

FROM 1 April to 30 June 2008

Total Number of Appeals Received	22
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Appeals Against Planning Decisions and Non-Determination	Written Representations	15
	Informal Hearings	4
	Local Inquiries	1
Appeals Against Enforcement Notices	Written Representations	-
	Informal Hearings	1
	Local Inquiries	1

Total Number of Decisions Received	27
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Appeals Against Planning Decisions and Non-Determination	Written Representations	9
	Informal Hearings	6
	Local Inquiries	3
Appeals Against Enforcement Notices	Written Representations	2
	Informal Hearings	4
	Local Inquiries	3

Number and % of Decisions Received Dismissed	17	63%
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Appeals Against Planning Decisions and Non-Determination	Written Representations	6	67%
	Informal Hearings	3	50%
	Local Inquiries	3	100%
Appeals Against Enforcement Notices	Written Representations	2	100%
	Informal Hearings	-	-
	Local Inquiries	3	100%

Number and % of Decisions Received Allowed	10	37%
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Appeals Against Planning Decisions and Non-Determination	Written Representations	3	33%
	Informal Hearings	3	50%
	Local Inquiries	-	-
Appeals Against Enforcement Notices	Written Representations	-	-
	Informal Hearings	4	100%
	Local Inquiries	-	-

Number and % of Decisions when assessed against BV 204 (target 36%)*	5	33.3%
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*Number of planning appeal decisions allowed against the authority's decision to refuse on planning applications, as a percentage of the total number of planning appeals against refusals of planning applications.

Total Number of Appeals Withdrawn	4
Total Number of Appeals Out of Time	-

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