

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 2 September 2009 at 2.00 p.m.

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

Councillors:	Mrs VM Barrett	JD Batchelor
	Mrs PM Bear	BR Burling
	Mrs JM Guest	Mrs SA Hatton
	SGM Kindersley	MB Loynes
	CR Nightingale	Mrs DP Roberts
	Mrs HM Smith	PW Topping

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Team Leader (West)), Paul Derry (Senior Planning Assistant), Gary Duthie (Senior Lawyer), Gareth Jones (Corporate Manager, Planning & Sustainable Communities), Michael Jones (Senior Planning Assistant), Ray McMurray (Principal Planning Officer (East)), Rob Mungovan (Ecology Officer), Corrie Newell (Principal Conservation Officer), Michael Osbourn (Senior Planning Assistant), Ian Senior (Democratic Services Officer) and Paul Sexton (Principal Planning Officer (West))

Councillors Dr DR Bard, NN Cathcart, Mrs EM Heazell and MJ Mason were in attendance, by invitation.

Apologies for absence were received from Councillor JF Williams.

56. GENERAL DECLARATIONS OF INTEREST

Councillors JD Batchelor and SGM Kindersley declared general personal interests as Cambridgeshire County Councillors.

57. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 5 August 2009.

The Committee authorised the Chairman to sign an amendment to the minutes of the meeting held on 10 June 2009 so that minute no. 14 C/6/9/1A - Histon And Impington (Guided Busway) reads as follows:

(Section 1) From Park Lane (Girton Interchange) along Pease Way, Melvin Way and St Audrey's Close:

- The Committee gave officers delegated power to discharge Condition 3(a)(v) subject to obtaining the information required to demonstrate the barrier will perform to the necessary standard set out by the Inspector; and invitation of the submission on behalf of Cambridgeshire County Council of a revised scheme (if it subsequently proves necessary) and to accept the submitted alternative scheme to be subject to consultation and agreement with the Planning Committee Chairman.
- The Committee gave officers delegated power to discharge Condition 4 subject to the receipt of revisions and detailed planting schemes in accordance with the Landscape Design Officer's comments as contained in the report from the Corporate Manager (Planning and Sustainable Communities).

(Section 2) From Villa Road, Villa Place to Station Road:

- The Committee gave officers delegated power to discharge Condition 3(a)(v) subject to obtaining the information required to demonstrate the barrier will perform to the necessary standard set out by the Inspector; and invitation of the submission on behalf of Cambridgeshire County Council of a revised scheme (if it subsequently proves necessary) and to accept the submitted alternative scheme to be subject to consultation and agreement with the Planning Committee Chairman.
- The Committee gave officers delegated power to discharge Condition 4 subject to the receipt of revisions and detailed planting schemes in accordance with the Landscape Design Officer's comments as contained in the report from the Corporate Manager (Planning and Sustainable Communities).

(Section 3) From Station Road to Pepys Terrace:

- The Committee gave officers delegated powers to discharged Condition 3(a)(v) subject to obtaining the information required to ascertain if the barrier will perform to the necessary standard and if necessary, invite the submission on behalf of Cambridgeshire County Council of (a) a revised scheme or; (b) invite the submission on behalf of Cambridgeshire County Council of this scheme (or a revised scheme) and an alternative scheme (similar to that offered for Melvin Way) to be subject to consultation and agreement with the Planning Committee Chairman.
- The Committee gave officers delegated power to discharge Condition 4 subject to the receipt of revisions and detailed planting schemes in accordance with the Landscape Design Officer's comments as contained in the report from the Corporate Manager (Planning and Sustainable Communities).

58. S/0232/09/F - LINTON (LAND TO THE SOUTH WEST OF LITTLE LINTON FARM)

Bill Thomas, Chairman of the Stop Linton Wind Farm Action Group (objector), Esther Cornell (Chairman of Linton Parish Council) and Councillor Tony Orgee (the local Member for the Abingtons) address the meeting.

Prior to considering this application, the Committee attended a site visit on 2 September 2009. The Committee **resolved** that

1. had South Cambridgeshire District Council been allowed to determine the application registered 4 March 2009; it would have been refused for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities).
2. officers be granted delegated authority to continue discussions with the Developer to clarify the main issues to be considered at a public inquiry.
3. if officers were able to gain supporting evidence from the Local Highways Authority or from an independent highways consultant, an additional reason for refusal, based on highway safety (particularly along the A1307), should be put to the Inspector.

59. S/0854/09/F & S/0855/09/LB - SAWSTON (90 HIGH STREET)

Andrew Hall (objector), Mr Bloomfield (applicant) and Councillor David Bard (a local Member) addressed the meeting.

The Committee **approved** the application subject to a revised layout plan, the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities) (Condition 8 of S/0854/09/F and Condition 9 of S/085/09/LB being reworded).and an additional Condition requiring boundary treatment.

Councillor David Bard declared a personal interest as a member of Sawston Parish Council.

Councillor Sally Hatton declared a personal interest as Chairman of the Sawston Parish Council Planning Committee, but stated that she never voted on planning applications there, nor expressed an opinion as to whether they should be approved or rejected.

60. S/0756/09/F & S/0758/09/F GREAT SHELFORD (19A HIGH GREEN)

Don Proctor (agent for the objector) and Bridget Hodge (Great Shelford Parish Council) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 2 September 2009. The Committee **refused** both applications, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reasons for refusal as being the proposal's adverse impact on the local area, and on the neighbours at no. 19 High Green, by virtue of its scale and proportion.

The Committee **authorised** officers to issue and serve an Enforcement Notice with a compliance period of six months.

Councillor CR Nightingale declared a personal interest in connection with application S/0758/09/F because the applicant is his doctor.

61. S/0574/09/F - OVER (2 WILLINGHAM ROAD)

The Committee deferred this application for a site visit.

62. S/1567/08/F - BASSINGBOURN-CUM-KNEESWORTH (76 OLD NORTH ROAD)

Councillor NN Cathcart (a local Member) addressed the meeting.

The Committee gave officers **delegated powers to approve** the application subject to negotiations with the Developer and local members seeking to restrict vehicle movements and hours of work.

63. S/0851/09/F - WHADDON (LAND TO THE NORTH-WEST OF ROSE COTTAGE, CHURCH STREET)

The Committee noted that this application had been **withdrawn**.

64. S/0746/09/F - BOURN (BOURN HALL, HIGH STREET)

Nigel Ball (Bourn Parish Council) 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 reasons for refusal as being the lack of justification for additional parking provision and of any evidence that more sustainable solutions had been explored, such as a Green Travel Plan.

65. S/1004/09/F - BOURN (ROCKERY FARM HOUSE, ROCKERY FARM)

Mr Walter (applicant's agent) and Nigel Ball (Bourn Parish Council) addressed the

meeting.

Prior to considering this application, the Committee attended a site visit on 2 September 2009. The Committee **refused** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities).

Councillor Mervyn Loynes declared a personal interest because he had been present at the meeting of Bourn Parish Council at which this application had been discussed, although he took no part in the debate and was now considering the matter afresh.

66. S/0698/09/F - LITTLE GRANSDEN (84 MAIN ROAD)

Adrian Penrose (objector) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 2 September 2009. 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 proposal's adverse impact on the amenities of neighbours, a 'holding objection' relating to flooding and, if supported by independent highways evidence, highway safety.

67. S/0629/08/F - LITTLE EVERS DEN (LAND ADJ 52 HARLTON ROAD)

Clive Dalton (Great and Little Eversden Parish Council) and Councillor Liz Heazell (local Member) addressed the meeting.

The Committee **resolved** that the wording of the Section 106 Legal Agreement be changed so that, if other sites exist and come forward, they can help meet overall unmet need in both Little and Great Eversden.

68. S/1970/08/F - HISTON (PLOT 4, MOOR DROVE)

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

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

Councillor Deborah Roberts declared a personal interest by virtue of her acquaintance with the occupiers of Beck Farm.

69. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee noted a report on Appeals against planning decisions and enforcement action, and a summary of decisions relating to

- Fulbourn LLP – Erection of 5 houses and 4 flats, garages and refuse store for people of retirement age without complying with a condition limiting occupation to certain persons – Hall Farm, School Lane, Fulbourn - Appeal allowed. Appellant's application for costs against the Council dismissed
- Walker Residential Ltd – Change of use of former egg production buildings and alterations/extensions for light industrial and warehouse use without complying with a condition limiting occupation of a nearby bungalow – Mereway Farm, Butt Lane, Impington – Appeal allowed

- Miss E Loveridge – Change of use of land to site mobile home and amenity portacabin – 3 Cadwin fields, Schole Road, Willingham – Appeal allowed. Appellant's application for costs against the Council allowed in part

The Meeting ended at 5.46 p.m.
