

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 2 June 2010 at 2.00 p.m.

PRESENT: Councillor Pippa Corney – Chairman
Councillor Robert Turner – Vice-Chairman

Councillors:	Val Barrett	John Batchelor (substitute)
	Trisha Bear	Sally Hatton
	Sebastian Kindersley	Mervyn Loynes
	Charles Nightingale	Deborah Roberts
	Hazel Smith	Peter Topping
	John F Williams	Nick Wright

Officers in attendance for all or part of the meeting:

David Bevan (Conservation Manager), Nigel Blazeby (Team Leader (West)), Paul Derry (Senior Planning Assistant), Edward Durrant (Planning Assistant), Gary Duthie (Senior Lawyer), Gareth Jones (Head of Planning), John Koch (Appeals Manager - Special Projects), Ray McMurray (Principal Planning Officer (East)), Andrew Phillips (Planning Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer) and Andrew Winter (Planning Assistant)

Councillor Cicely Murfitt was in attendance, by invitation.

Apologies for absence were received from Councillors Brian Burling and Lynda Harford.

4. GENERAL DECLARATIONS OF INTEREST

Councillor John Batchelor declared a personal interest as a Cambridgeshire County Councillor.

Councillor Sebastian Kindersley declared a personal interest as a Cambridgeshire County Councillor, especially in relation to Minute no. 8 (S/0452/10/F and S/0453/10/F) in Barrington, a village covered by his Electoral Division of Gamlingay.

5. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 12 May 2010.

6. S/0507/10/RM - CAMBOURNE (LAND TO THE NORTH-WEST OF YOUTH CENTRE, BACK LANE)

The Committee gave officers **delegated powers to approve** the application, in accordance with the amended plans demonstrating an increase in the cycle parking provision being provided at the front of the building, and to conditions, including those referred to in the report from the Corporate Manager (Planning and New Communities).

7. S/0438/10/F - LONGSTANTON (FORMER OAKINGTON BARRACKS, RAMPTON ROAD.)

Jessica Wheeler (objector) and Susie Wilson (applicant's agent) addressed the meeting.

The Senior Lawyer reminded Members that their duty was to consider the application

purely on material planning grounds. He referred to the discussion from paragraph 30 of the report where such grounds were set out, and advised that, if the Committee based its decision on non-material considerations, then this was likely to be adjudged unreasonable conduct, with the resulting possibility of a costs Order being made against the Local Planning Authority should an appeal by the applicant be upheld.

Councillor Trisha Bear proposed that planning consent, if granted, should be for a temporary period of 18 months only (and not up to 30 June 2013 as in the report). This was seconded by Councillor Hazel Smith and, upon a vote being taken, was defeated by eight votes to six.

The Committee gave officers **delegated powers to approve** the application for a temporary period up to 30 June 2013 subject to the Conditions referred to in the report from the Corporate Manager (Planning and New Communities).

Councillors Sally Hatton, Sebastian Kindersley, Deborah Roberts, Hazel Smith and John F Williams voted to refuse the application.

8. S/0452/10/F AND S/0453/10/F - BARRINGTON (LAND TO THE NORTHWEST OF, CEDARWOOD HOUSE (WEST GREEN), ACCESSED OFF ORWELL ROAD)

Councillor Sebastian Kindersley declared a personal interest as Cambridgeshire County Councillor the Electoral Division of Gamlingay, which includes the village of Barrington.

Aiden van de Weyer (Barrington Parish Council) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 2 June 2010. The Committee gave officers **delegated powers to approve** both applications, subject to further consideration being given to the Conditions referred to in the report from the Corporate Manager (Planning and New Communities) and, specifically, which of those Conditions applies to which planning application. Members also added Conditions relating to waste disposal, access being allowed from Orwell Road only, and suitable landscaping along the western boundary of the site.

9. S/0107/10/F AND S/0108/10/LB - STEEPLE MORDEN (67 HAY STREET)

Mr Fison (applicant) and Councillor Cicely Murfitt (local Member) addressed the meeting.

The Committee **approved** the application, contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Members were satisfied that the extension would not increase the bulk and massing of the existing extension such as to detract from the appearance of the building and its historic plan form. The proposal does not therefore conflict with Policies CH/3 (Listed Buildings) or CH/5 (Conservation Areas) of the South Cambridgeshire Local Development Framework.

10. S/0329/10/F - GULDEN MORDEN (1 LITTLE GREEN COTTAGES, LITTLE GREEN)

Ross Nuten (applicant) and Councillor Cicely Murfitt (local Member) addressed the meeting.

The Committee **approved** the application, contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Members were satisfied that while the proposed extension would be in conflict with Local Development Framework Policy HG/6 (extensions to dwellings in the countryside) which seeks to ensure extensions do not lead to a 50% increase or more in the floorspace of the original dwelling, the

extended dwelling would still constitute a small dwelling and improve living standards consistent with the overall objectives of the policy.

11. S/0330/10/F - GREAT SHELFORD (66 CAMBRIDGE ROAD)

Councillor Charles Nightingale declared a personal interest as a member of Great Shelford Parish Council.

The Committee **deferred** the application for a site visit.

12. S/0014/10/F - WILLINGHAM (LAND TO THE SOUTH OF BRICKHILLS)

Don Proctor (applicant's agent) addressed the meeting.

The Committee **refused** the application in line with the revised officer recommendation, based on comments received from the Conservation Manager, and because of loss of neighbour amenity and the under-provision of affordable housing

13. S/0410/10/F - OVER (LAND TO THE WEST OF HANSONS NEEDINGWORTH QUARRY, LONG LANE HOLME DROVE, OVER PIT)

The Committee **approved** the application for a temporary period of five years, subject to the Conditions referred to in the report from the Corporate Manager (Planning and New Communities), and to the structure being removed after that time.

14. 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.

For the past four years, this report had been published on the Council's website and in the Weekly Bulletin only, as a means of saving paper and cost. Decisions of particular note to the Planning Committee as a whole had nevertheless been attached to the paper agenda, and Members had been invited to contact officers in advance if they wanted detailed verbal summaries of other decisions presented at meetings.

Councillor Deborah Roberts proposed that, in future, reports on Appeals against planning decisions and enforcement action should be attached to paper copies of the agenda, and not simply published online. This proposal was seconded and, by seven votes to six, it was **resolved** that, with immediate effect, reports on appeals against planning decisions and enforcement action should appear in paper form attached to the agenda as well as on the Council's website and in the Weekly Bulletin.

15. CAMBOURNE - DRAINAGE UPDATE

Concern about drainage issues in Cambourne had been raised at the meeting of Full Council on 22 April 2010 in the form of a number of questions from local residents.

The Committee received a report summarising the drainage situation as at 21 May 2010. It was the first of a series of updates that would be presented to the Committee until a permanent solution to the drainage issues at Cambourne could be identified and acted upon.

The Meeting ended at 4.12 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/0758/09/F	Dr S Rann 19 High Green Great Shelford Single Bay Car Lodge and Store	Allowed 16/04/10
S/0756/09/F	Prof A Green 19a High Green Great Shelford Erection of dwelling	Allowed 16/04/10
S/1816/09/F	Mr L Jenkins 39 The Lanes Over Freestanding single garage	Dismissed 20/04/10
S/0779/09/O	Mrs E Dayus & Mrs R Porter 28 – 32 Cambridge Road Sawston Demolish redundant building and erect 5 dwellings with revised access for vehicles and pedestrians.	Dismissed 30/04/10
S/0780/09/O	Mrs E Dayus & Mrs R Porter 28 Cambridge Road Sawston Demolish redundant building and erect one dwellings with revised access for vehicles and pedestrians.	Dismissed 30/04/10
S/1787/09/F	Mr & Mrs Jenkinson 4 Meadow Lane Over First floor extension	Dismissed 05/05/10
S/1455/09/F	Mr C Taylor 36 High Street Barrington Erection of ecological dwelling with carport and store, including new access driveway and turning area	Dismissed 06/05/10

S/1607/09/F	Mr B Pycock 49 Cambridge Road Girton First floor extension	Allowed 20/05/10
PLAENF.3270&3271	Mr B Moore Land south of east of Fen Road Chesterton Milton Change of Use of land from agriculture to the storage of building materials	The appeal succeeds in part 21/05/10

2. Appeals received

S/1473/09/F	Mr R Grant 69 The Granary Lordship Barns, High Street Hinxton Summer House (retrospective application)	08/04/10 Delegated Refusal
S/0136/10/F	Dr K Davies 9 Fowlmere Road Heydon Alterations and extension of existing garage/workshop outbuilding.	09/04/10 Delegated Refusal
S/0745/09/F	CPP (Stortford) Ltd Land to the north of Nelson Crescent High Street Longstanton Erection of convenience store and 3 retail units with 6 flats above, Erection of 4 dwellings with associated stores, garages and parking areas and formation of new access.	16/04/10 Committee Refusal
S/0177/10/F	Mr T Jack 29 Park Street Dry Drayton Extensions and Alterations	21/04/10 Delegated Refusal
PLAENF.3837	Mr F Cooke Land at Hill Trees Babraham Road Stapleford Without planning permission, the change in use of residential accommodation to a mixed use of residential and motor vehicles sale and repair.	20/04/10
S/1497/09/LB	Dr & Mrs Tew 48 West Green Barrington Replace 11 windows with double glazed horizontal bar windows.	26/04/10 Delegated Refusal

S/1332/09/F	AMA Developments Ltd Plot 7 The Willows Highfields Caldecote Dwelling	28/04/10 Delegated Refusal
S/1278/09/LB	Mr & Mrs M Greenstein The Cottage, 53 High Street Guilden Morden Enlarge window for access to proposed conservatory	05/05/10 Delegated Refusal
S/1277/09/F	Mr & Mrs M Greenstein The Cottage, 53 High Street Guilden Morden Conservatory & resiting & replacement of oil tank	05/05/10 Delegated Refusal
PLAENF.3929	Mr M Walker Park Farm, Station Road Stow-cum-Quy The installation of gates	06/05/10
S/0093/10/F	Mr A R Cope 5 Greenacre Duxford Dwelling	11/05/10 Delegated Refusal
S/1400/09/CAC	Mr Christian The Old Bakery Church Street Litlington Total demolition of workshop/office/store (building B)	12/05/10 Delegated Refusal
S/1399/09/F	Mr Christian The Old Bakery Church Street Litlington Erection of dwelling,garageand alterations to outbuilding following demolition of building B	12/05/10 Delegated Refusal
S/0292/10/LB	Mr D Simpson Minstrel Court, North Road Farm Ermine Street Whaddon Alteration to unauthorized conservatory retention of flue & opening in rear wall from kitchen.	19/05/10 Delegated Refusal
S/0127/10/F	Mr & Mrs Frost 87 Broadway Grantchester Extension	19/05/10 Delegated Refusal

S/0291/10/F	Mr D Simpson North Road Farm Ermine Street Whaddon Conservatory (retrospective application)	19/05/10 Delegated Refusal
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S/1546/09/F	Mr & Mrs Binks Land rear of 25 Hollytrees Bar Hill Bungalow	18/05/10 Delegated Refusal
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3. Local Inquiry and Informal Hearing dates scheduled before the next meeting on 02 June 2010

PLAENF. 3270.3271	Mr B Moore	Fen Road Chesterton Fen	Inquiry Confirmed 18/05/10
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4. Appeals withdrawn or postponed

S/1343/09/F	Mr T Austin	Lessana Farm Cantelupe Road Haslingfield	Hearing 05/05/10
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5. Advance notification of future Local Inquiry and Informal Hearing Dates (subject to postponement or cancellation)

S/0758/09/F S/0756/09/F	Dr Rann/ Prof Greene	19/19a High Green GT Shelford	Hearing Comfirmed 07/04/10
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S/1455/09/F	Mr C Taylor	36 High Street Barrington	Hearing Confirmed 13/04/10
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PLAENF. 3270.3271	Mr B Moore	Fen Road Chesterton Fen	Inquiry Confirmed 18/05/10
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PLAENF. 3861	Mr N O'Connor	2 Grange Park Chesterton Fen Rd	Inquiry Confirmed 25/08/10
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S/0232/09/F	Enertrag UK Ltd	Little Linton Farm Linton	Inquiry Offered to resume on 06/09/10
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