

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 2 March 2011 at 2.00 p.m.

PRESENT: Councillor Pippa Corney – Chairman

Councillors:	Richard Barrett (substitute)	Trisha Bear
	Brian Burling	Lynda Harford
	Sally Hatton	Sebastian Kindersley
	Mervyn Loynes	Raymond Matthews (substitute)
	David McCraith	Charles Nightingale
	Deborah Roberts	Hazel Smith
	John F Williams	Nick Wright

Officers in attendance for all or part of the meeting:

David Bevan (Conservation Manager), Nigel Blazeby (Development Control Manager), Edward Durrant (Senior Planning Officer), Gary Duthie (Senior Lawyer), Emily Ip (Planning Officer), Gareth Jones (Head of Planning), Michael Jones (Senior Planning Officer), John Koch (Team Leader), Ray McMurray (Principal Planning Officer (East)), Corrie Newell (Principal Conservation Officer), Michael Osbourn (Senior Planning Assistant), Andrew Phillips (Planning Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)), Dan Smith (Planning Officer), Andrew Winter (Planning Officer) and Kate Wood (Planning Team Leader (East))

Councillors Frances Amrani, David Bird, Tom Bygott, Tumi Hawkins, Clayton Hudson, Mike Mason, Cicely Murfitt, Alex Riley and Neil Scarr were in attendance, by invitation.

Apologies for absence were received from Councillors Robert Turner and Val Barrett.

**Councillor Mervyn Loynes
was appointed Vice-Chairman
of the meeting.**

157. GENERAL DECLARATIONS OF INTEREST

Councillor Sebastian Kindersley declared a personal interest as an elected Member of Cambridgeshire County Council, a statutory consultee for all planning applications on the agenda.

158. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meetings held on 2 February 2011, subject to the following amendments:

- At Minute 147 (S/1463/10 – Longstanton), deletion of the text “The Committee deferred the application for a site visit.” And substitution by the text “The Committee deferred the application to enable officers to have further discussions with the applicant regarding the appropriate commuted sum to be paid, and to allow for local representation to be present at the meeting.”
- At Minute 155 (Cambourne Drainage Update), the representative from Anglian Water was Peter Long, and all references to “Tinkering” should be to “Tankering”.

159. 1689/10 - GREAT SHELFORD, 36-38 WOOLLARDS LANE

Jon Finney (Local Highways Authority, Cambridgeshire County Council) was in attendance, and addressed the meeting.

The Committee **deferred** the application and instructed officers, as a matter of urgency, to seek advice from independent consultants relating to highway safety by virtue of traffic intensification; and the impact on residential amenity of potential noise and disturbance, all resulting directly from the proposed plant and machinery;

Councillor Charles Nightingale declared a personal interest as he attends meetings of Great Shelford Parish Council.

160. 2300/10 - GREAT SHELFORD, 50-52 CAMBRIDGE ROAD

Prior to considering this application, the Committee viewed the site on 2 March 2011.

The Committee **approved** the application subject to the Conditions referred to in the report from the Corporate Manager (Planning and New Communities).

Councillor Sebastian Kindersley declared a personal interest because of his acquaintance with the member of the public addressing the meeting as an objector, who is an employee of Cambridgeshire County Council, of which Councillor Kindersley is an elected Member.

Councillor Nick Wright declared a personal interest because he knows the applicant.

Councillor Charles Nightingale declared a personal interest as he attends meetings of Great Shelford Parish Council.

161. 2198/10 - CHITTERING, LAND AT RADICAL FARM, CHITTERING DROVE

The Committee gave officers **delegated powers to approve** the application subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities) and a further Condition that the structure be removed when no longer needed and the land reinstated to its former use.

162. 2129/10 - CAMBOURNE, PARCEL UC09 UPPER CAMBOURNE

The Committee **deferred** the application to allow officers to continue discussions with the applicant, and seek further engagement with Cambourne Parish Council, particularly in relation to design matters.

163. 2205/10 - BOURN, LAND TO THE EAST OF BROADWAY, SOUTH OF GRANGE FARM PARK

Prior to considering this application, the Committee viewed the site on 2 March 2011. The Committee **refused** the application, contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Members agreed that the proposal, due to its scale and appearance, would result in unacceptable harm to the visual quality of the surrounding countryside and, due to an overbearing impact, have an adverse impact on the amenities of occupiers of neighbouring dwellings.

Councillor Nick Wright declared a personal interest because he knows the applicant.

164. 2276/10 - IMPINGTON, 2 PEPYS TERRACE

Prior to considering this application, the Committee viewed the site on 2 March 2011. The Committee **approved** the application, subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities).

165. 2191/10 - WESTON COLVILLE, MINES FARM, WESTON GREEN

The Committee **approved** the application, subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities).

Councillor Sebastian Kindersley declared a personal and prejudicial interest as a relative of the applicant. He withdrew from the Chamber, took no part in the debate and did not vote.

166. 2058/10 - WESTON COLVILLE, SPRINGHILL LODGE

Prior to considering this application, the Committee viewed the site on 2 March 2011. The Committee **refused** the application, contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Members agreed the reason for refusal as being that, having visited the site, they considered that the proposal, due to its bulk and scale, would be overbearing and result in unacceptable harm to the occupiers of Springwood and Springhill Lodge.

167. 0116/11 - OAKINGTON, 9 STATION RD,

The Committee **refused** the application for the reasons set out in the report from the Corporate Manager (Planning and New Communities), Reason no. 2 having been alleviated by the submission of revised plans.

Councillor Lynda Harford declared a personal interest as having been present when Oakington Parish Council discussed this application. However, she took no part in the debate.

Councillor Nick Wright declared a personal interest because he knows the applicant.

168. 1692 & 1913/10 - FULBOURN, 2 HOME END

The Committee **approved** the application contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Members agreed the reason for approval as being that the proposal, as modified, would not compromise the character and appearance of the Grade II Listed Building, or cause unacceptable harm to the Conservation Area.

169. 2155/10 - GIRTON, 11 MAYFIELD ROAD - WITHDRAWN FROM THIS AGENDA

The Committee noted that this application had been **withdrawn** from the agenda.

170. 2189/10 - HISTON, PREMIER FOODS, CHIVERS WAY

The Committee **approved** the application subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities). Members instructed officers to send a copy of the Decision Notice to the Environment Agency.

171. 1463/10 - LONGSTANTON, LAND TO NORTH OF NELSON CRESCENT, HIGH STREET

The Committee gave officers **delegated powers to approve** the application subject to safeguarding Conditions, including those set out in the report from the Corporate Manager (Planning and New Communities).

172. 2079/10 - LONGSTANTON, GARAGES AT 18/19 HADDOWS CLOSE.

The Committee **deferred** the application to allow further discussions to take place, particularly with a view to removing from the proposal the two properties that would be most at risk of flooding.

173. 2267/10 - HEYDON, HILL FARMHOUSE, 20 CHISHILL ROAD - WITHDRAWN FROM THIS AGENDA

The Committee noted that this application had been **withdrawn** from the agenda.

174. 2139/10 - MILTON, BLACKWELL TRAVELLERS' SITE, KINGS HEDGES ROAD

Prior to considering this application, the Committee viewed the site on 2 March 2011. The Committee gave officers **delegated powers to approve** the application, subject to the receipt of comments from Milton Parish Council following its meeting on 7 March 2011, and to the Conditions set out in the report from the Corporate Manager (Planning and New Communities).

As one of the local Members, Councillor Hazel Smith welcomed the upgrade, but emphasised that she had not previously commented on this application.

Councillor Deborah Roberts was not present in the Chamber during any part of the debate or vote.

175. 2217/10 - MILTON, LAND REAR OF THE BARN, CHESTERTON FEN ROAD

The Committee **approved** the application, subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities) and additional Conditions requiring the submission, prior to the commencement of development, of schemes of surface water drainage and hard and soft landscaping.

Councillor Hazel Smith declared a personal interest as a member of Milton Parish Council. She had been present when the Parish Council discussed this application, but had declared a personal interest as a member of South Cambridgeshire District Council's Planning Committee and took no part in the debate on that occasion.

176. 1669/05 - TEVERSHAM, THE REDWING, NEWMARKET ROAD

The Committee gave officers **delegated powers to approve** the application if an approach to three Registered Providers of affordable housing to take the block of six affordable flats only, at any affordable tenure, did not result in firm interest.

177. 1985/10 - LANDBEACH, DICKERSON'S YARD, (WATERBEACH DEPOT)

The Committee **approved** the application subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities).

Councillor Richard Barrett declared a personal interest as a South Cambridgeshire District Council representative on the DLO (Direct Labour Organisation) Board. As such, he attends meetings at the Waterbeach Depot. As the new building will be used by the Direct Service Organisation, not the DLO, he did not consider the interest to be prejudicial.

Councillor Hazel Smith declared a personal interest as a South Cambridgeshire District Council representative on the DLO (Direct Labour Organisation) Board. As such, she attends meetings at the Waterbeach Depot. As the new building will be used by the Direct Service Organisation, not the DLO, she did not consider the interest to be prejudicial.

178. 2171/10 - ORWELL, 25 LOTFIELD STREET

Prior to considering this application, the Committee viewed the site on 2 March 2011. The Committee **refused** the application for the reasons set out in the report from the Corporate Manager (Planning and New Communities).

Councillor Sebastian Kindersley declared a personal interest as Cambridgeshire County Councillor for the Electoral Division of Gamlingay, which includes the parish of Orwell.

179. 1997/10 - BARRINGTON, BARRINGTON C OF E VC PRIMARY SCHOOL), HASLINGFIELD ROAD

Prior to considering this application, the Committee viewed the site on 2 March 2011. The Committee **approved** the application contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities) and subject to a Condition that consent be for a temporary period of 15 years. Members agreed the reason for approval as being that the proposal would not compromise the character and appearance of the Grade II Listed Building, or cause unacceptable harm to the Conservation Area.

Councillor Sebastian Kindersley declared a personal interest as Cambridgeshire County Councillor for the Electoral Division of Gamlingay, which includes the parish of Barrington, and a personal and prejudicial interest as a Governor of Barrington Church of England Primary School. He withdrew from the Chamber, took no part in the debate and did not vote.

180. 2122/10 - TOFT , FIRS FARM, 64 HIGH STREET

Upon the Chairman's casting vote, the Committee **refused** the application for the reasons set out in the report from the Corporate Manager (Planning and New Communities).

Councillor Nick Wright declared a personal interest because he knows the applicant.

181. 2288/10 - PAPWORTH EVERARD , LAND OFF ERMINE STREET SOUTH

The Committee gave officers **delegated powers to approve** the application subject to the prior completion of a Section 106 Legal Agreement reaffirming all the controls contained in the previous legal agreements and subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities).

182. CAMBOURNE DRAINAGE UPDATE

The Planning Lawyer informed the Committee that there was nothing substantive to report this month by way of progress but that short presentations from the Developers and

Anglian Water would be made to Members at the beginning of the Planning Committee meeting on 6 April 2011, detailing the actions taken during February and March.

183. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

The Meeting ended at 7.50 p.m.
