

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 6 April 2011 at 2.00 p.m.

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

Councillors:	Val Barrett	David Bard (substitute)
	Trisha Bear	Brian Burling
	Lynda Harford	Sally Hatton
	Sebastian Kindersley	Charles Nightingale
	Deborah Roberts	Ben Shelton (substitute)
	Hazel Smith	John F Williams
	Nick Wright	

Officers in attendance for all or part of the meeting:

David Bevan (Conservation Manager), Paul Derry (Senior Planning Assistant), Edward Durrant (Senior Planning Officer), Gary Duthie (Senior Lawyer), Saffron Garner (Senior Planning Assistant), Matthew Hare (Senior Planning Officer), Gareth Jones (Head of Planning), Michael Jones (Senior Planning Officer), John Koch (Team Leader), Jo Mills (Corporate Manager, Planning and New Communities), Corrie Newell (Principal Conservation Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)) and Kate Wood (Planning Team Leader (East))

Councillors Tom Bygott, Jose Hales, Liz Heazell, Clayton Hudson and Surinder Soond were in attendance, by invitation.

Apologies for absence were received from Councillors Mervyn Loynes and David McCraith.

184. HEAD OF PLANNING - GARETH JONES

Gareth Jones, Head of Planning, had announced that he would be retiring from South Cambridgeshire District Council on 6 May 2011. Accordingly, the current Planning Committee meeting would be his last.

Councillor Nick Wright, Planning Portfolio Holder and a Planning Committee member, paid tribute to Mr Jones, who had worked for the Council for 23 years, for his immense charm and skill as a team player. Councillor Wright said that Mr Jones was popular with, and trusted by, officers and elected Members alike, and planning agents would miss his sense of fairness. In response, Gareth Jones commented that, during his career with the Council, he had attended over 250 Planning Committee meetings, and was full of admiration for Members' commitment to what was a very difficult regulatory responsibility. He had immense respect for each of the Committee Chairmen he had worked with.

Councillor Deborah Roberts said that, even where there was disagreement over particular issues, Mr Jones had always acted in a pleasant manner. He was an excellent communicator with a happy personality – a perfect gentleman. Councillor Roberts said that he would be missed.

Councillor Sebastian Kindersley said that Mr Jones had always been highly supportive of all decisions made by the Planning Committee. He said that Mr Jones was highly regarded by Councillors, officer colleagues and members of the public. Mr Jones had played a significant part in making sure that South Cambridgeshire always performed well

in comparative surveys of similar local authorities. Commitment to his job had been demonstrated frequently by his willingness to address issues of concern outside normal working hours.

Councillor Charles Nightingale conveyed his, and the Committee's, very best wishes for a happy retirement.

185. 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 and, in particular, with reference to Minute 193 (S/0154/11) because Haslingfield is situated within his Electoral Division of Gamlingay.

186. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 2 March 2011.

187. CAMBOURNE DRAINAGE UPDATE

The Committee **received and noted** a report updating Members about measures being adopted in Cambourne to address flooding concerns in Cambourne.

Representatives from Anglian Water and Bovis Homes addressed the Committee.

Reassurances were given that resolution of outstanding issues were proceeding well. Additional remediation measures had been put in place. Importantly, Quality Control was at the forefront of such measures.

188. S/0133/11- GREAT SHELFORD (THE RAILWAY TAVERN, STATION ROAD) - DEFERRED

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

189. S/1392/10 - WILLINGHAM (37A RAMPTON ROAD) - DEFERRED

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

190. S/2129/10 - CAMBOURNE (UC09)

Councillor Clayton Hudson (a local Member) addressed the meeting.

The Committee **approved** the Reserved Matters of siting, design and external appearance of all buildings, access and landscaping, as amended by plans received on 21 and 31 January, 23 February and 23 March 2011, and required by Condition 1 of outline planning permission S/1371/92/O dated 20 April 1994, subject to the additional Conditions set out in the report from the Corporate Manager (Planning and New Communities).

191. S/0454/11 - OAKINGTON (9 STATION ROAD)

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

192. S/0045/11 - FOXTON (7 MORTIMERS LANE)

Mr Grindley (Foxton Parish Council) addressed the meeting.

Upon the Chairman's casting vote, the Committee **approved** the application subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities).

193. S/2155/10 - GIRTON (11 MAYFIELD ROAD)

Linda Miller (objector), Richard Owers (applicant's agent) and Councillor Tom Bygott (a local Member) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 6 April 2011. The Committee **approved** the application, as amended by plans referenced 2462-04-Rev A and 2462-05-Rev A date stamped 26 January 2010, subject to the prior completion of a Section 106 Legal Agreement in line with the Heads of Terms contained in paragraph 58 of the report from the Corporate Manager (Planning and New Communities) with an escalator provision to protect the Local Planning Authority's interests and those of the community should viability of the scheme improve prior to completion of the development, and subject also to the Conditions set out in that report.

194. S/0154/11 - HASLINGFIELD (WEST OF CANTELUPE ROAD, CANTELUPE FARM)

Peter Walker (applicant's agent), John Wheelhouse (Haslingfield Parish Council) and Councillor Liz Heazell (local Member) addressed the meeting.

The Committee gave officers **delegated powers to approve** the application, subject to the Local Planning Authority being satisfied with the routing of construction traffic, the Conditions set out in the report from the Corporate Manager (Planning and New Communities), and comments awaited from, and relevant Conditions proposed by, the Acting Corporate Manager (Health and Environmental Services).

Councillor Sebastian Kindersley declared a personal interest because Haslingfield is situated within his Cambridgeshire County Council Electoral Division of Gamlingay.

195. S/1792/10 - LONGSTANTON (THE GRANGE, ST MICHAELS)

Jeremy Clark (applicant's agent) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 6 April 2011. The Committee **approved** the application contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Having visited the site, Members agreed the reason for approval as being that the proposal would not harm the historic fabric of the Listed Building, and would maintain its special character and appearance.

196. S/1793/10 - LONGSTANTON (THE GRANGE, ST MICHAELS)

Jeremy Clark (applicant's agent) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 6 April 2011. The Committee **refused** the application as amended by drawings 200F and 205F for the reason set out in the report from the Corporate Manager (Planning and New

Communities).

197. S/2267/10 - HEYDON (HILL FARM HOUSE, 20 CHISHILL ROAD)

Rollo Barnes (objector), Paul Sutton (applicant's agent) and Councillor Jose Hales (a local Member) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 6 April 2011. The Committee **approved** the application as amended by revised site plan date stamped 15 February 2011, subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities) (Condition 8 being amended to refer to 'window' instead of 'windows') and an extra Condition relation to design of the carport.

198. S/1728/10 - MELDRETH (FIELDGATE NURSERIES, STATION ROAD)

The Committee viewed the site on 6 April 2011.

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

199. S/0393/11 - SHEPRETH (12 STATION ROAD)

Simon Ward (applicant's agent) and Councillor Dr. Surinder Soond (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 agreed the reason for approval as being that the modest extension would improve the appearance of the dwelling and not have an overbearing impact on the living area of the adjacent property.

200. PUBLIC SPEAKING PROTOCOL - REVIEW OF ARRANGEMENTS AT PLANNING COMMITTEE MEETINGS

The Committee considered a report reviewing the public speaking protocol in the context of experience gained during the previous two years.

Clarification was given that one of the proposals was to allow more than one supporter and objector to speak in relation to an application, whether they lived in the parish affected or an adjoining parish. While the usual rule would continue to be one speaker in each category, the Chairman would have sole discretion to make an exception. In effect, making this clear in the protocol would simply formalise what had occasionally happened in practice during the last couple of years. There was suggestion that the Committee as a whole should be allowed to vote to allow additional speakers. The Chairman reminded members that, in the interests of good committee and time management, speakers had to register by noon on the Monday before the meeting (with allowance being made where that Monday was a Bank Holiday), and that process should continue: allowing people to apply to speak once the meeting had started was therefore not possible, and the idea was not pursued.

Another proposal was to allow Parish Council Clerks to address the Planning Committee. This prompted discussion but Members concluded that the present arrangement should be retained whereby only elected and co-opted Parish Councillors should be allowed to address the meeting.

The Committee **endorsed** amendments to the Protocol for public speaking at meetings of

the Planning Committee to reflect the following points:

- To give the Chairman formal and sole authority to allow more than one public speaker for or against an application.
- At the sole discretion of the Committee Chairman, to allow up to one objector, one supporter, the Parish Council and local District Councillor(s) from adjacent parishes to the parish containing the relevant application site may be granted speaking rights.
- The Committee Chairman may allow a local District Councillor from a single-councillor ward and unable to attend in person to appoint another South Cambridgeshire District Councillor, with appropriate knowledge of the site and other issues, to speak on his or her behalf.
- To emphasise the need for natural justice.

The Committee rejected a proposal that would have allowed Parish Council clerks duly authorised by their Council to address the Committee. Instead, Members reaffirmed the current practice of allowing only elected and co-opted members (with the authority of their parish councils) to address the Committee.

201. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee **received and noted** a report on Appeals against planning decisions and enforcement action. The report contained summaries of Appeal decisions relating to land to the rear of 18-28 Highfields, Highfields Road, Caldecote and land to the south of Brickhills, Willingham.

202. ENFORCEMENT ACTION - CURRENT CASES

The Committee **received and noted** a summary of current enforcement cases.

The Meeting ended at 6.25 p.m.
