

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on  
Wednesday, 1 June 2011 at 2.00 p.m.

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

|              |                         |                      |
|--------------|-------------------------|----------------------|
| Councillors: | David Bard (substitute) | Val Barrett          |
|              | Lynda Harford           | Sally Hatton         |
|              | Tumi Hawkins            | Sebastian Kindersley |
|              | Mervyn Loynes           | David McCraith       |
|              | Charles Nightingale     | Deborah Roberts      |
|              | Hazel Smith             |                      |

Officers in attendance for all or part of the meeting:

David Bevan (Conservation Manager), Nigel Blazeby (Development Control Manager), Chris Collison (Interim Head of Planning), Paul Derry (Senior Planning Assistant), Gary Duthie (Senior Lawyer), Saffron Garner (Senior Planning Assistant), Michael Jones (Senior Planning Officer), John Koch (Team Leader), Ray McMurray (Principal Planning Officer (East)), 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 Peter Johnson were in attendance, by invitation.

Apologies for absence were received from Councillor Brian Burling.

Councillor Caroline Hunt, a member of the Planning Committee subject to receiving planning training, was in attendance at this meeting.

#### 4. 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.

#### 5. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 11 May 2011, subject to the following amendments:

##### **Minute 205 - S/0816/10/F and S/0817/10/LB - Kingston (The Old Rectory, Rectory Lane)**

Councillor Lynda Harford declared a personal and prejudicial interest rather than a personal one. The minute should read as follows: "Councillor Lynda Harford declared a personal and prejudicial interest because the applicant is her employer. Councillor Harford withdrew from the Chamber, took no part in the debate, and did not vote."

##### **Minute 206 - S/1689/10 - Great Shelford (36-38 Woollards Lane)**

Hilda Wynne was not a member of the Shelford Tesco Action Group and the Minute should begin as follows: "Richard Farndale of the Shelford Tesco Action Group, and Hilda Wynne and Peter Williams (objectors), John Mumby (applicant's agent), Bridget Hodge (Parish Council) and Councillor Ben Shelton (a local member) addressed the meeting...."

**6. S/0700/11 - CHITTERING (PARISH OF WATERBEACH) (LAND TO THE REAR OF THE TRAVELLERS REST PUBLIC HOUSE)**

Councillor Peter Johnson (a local Member) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 1 June 2011. The Committee **approved** the application subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities), as amended to include, among other things, a requirement for suitable boundary treatment.

**7. S/0589/11 - WATERBEACH (RUSHILL FARM, LONG DROVE)**

Judith Brear (applicant's agent) and Councillor Peter Johnson (a local Member) addressed the meeting.

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), the suitability of the time period being agreed with the applicant at Condition 8 to allow for appropriate and desirable times of use whilst ensuring the operation of the floodlights minimises the effects of light pollution.

**8. S/0545/11 - IMPINGTON (LAND BETWEEN 51 AND 67 IMPINGTON LANE)**

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

**9. S/0428/11 & S/0429/11(LBC) - GREAT & LITTLE CHISHILL (17 HALL LANE)**

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

**10. S/1981/10 - MELBOURN (LAND ADJACENT TO 25 STATION ROAD)**

Prior to considering this application, the Committee viewed the site on 1 June 2011. The Committee **approved** the application subject to Conditions set out in the report from the Corporate Manager (Planning and New Communities).

Councillor Val Barrett declared a personal and prejudicial interest because she lives in close proximity to the application site. Councillor Barrett withdrew from the Chamber, took no part in the debate and did not vote.

Councillor Sebastian Kindersley declared a personal interest because of his acquaintance with the applicant.

**11. S/1983/10 AND S/1984/10 - MELBOURN (THE PINK GERANIUM, 25, STATION ROAD)**

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

**12. S/0587/11 - SAWSTON (SPRING CLOSE, CHURCH LANE)**

The Committee gave officers delegated powers to approve the application subject to the suitability of the revised site plan and to the Conditions set out in the report from the Corporate Manager (Planning and New Communities).

**13. S/0733/11 - WILLINGHAM (57 BRICKHILLS)**

Don Proctor (applicant's agent) and Ian Barrett (Willingham Parish Council) addressed the meeting.

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 poor quality design, **and the** adverse impact by reason of bulk (particularly from Plots 12 – 15) on the amenity of neighbouring properties along Brickhills.

**14. S/0504/11 - OVER (LAND TO THE REAR OF 14 FEN END)**

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

Prior to considering this application, the Committee viewed the site on 1 June 2011. 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 dwelling would not adversely affect the character of the area or setting of the adjacent Listed Building. Safeguarding Conditions would be attached to the consent, including a Condition that no openings be allowed above ground floor level in the elevation of the proposed dwelling facing towards no. 16 Fen End.

**15. S/0707/11 - OAKINGTON (8 MANOR CLOSE)**

Prior to considering this application, the Committee viewed the site on 1 June 2011. The Committee **approved** the application subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities).

**16. CAMBOURNE DRAINAGE UPDATE**

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

The Planning Lawyer referred to a limited amount of relatively heavy rainfall in Cambourne the previous week-end and said that, at the Planning Committee meeting in July, Anglian Water would be able to reveal whether or not such rainfall had been sufficient for them to feel confident enough to determine that the remediation works had resolved the drainage problem. If Anglian Water were confident that the remediation works had been successful, the Committee might be asked to lift the embargo on market housing so that the planning Consent for Cambourne 950 could be issued (on signing of the Section 106 Agreement and resolution also of Uttons Drove matters).

Alan Squirrel, Adoptions Manager representing Taylor Wimpey, addressed the meeting and summarised the action taken to date.

**17. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION**

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

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**The Meeting ended at 3.55 p.m.**

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**CAMBOURNE – TAYLOR WIMPEY EAST ANGLIA****PLANNING COMMITTEE REPORT****1 June 2011****FOUL WATER INFILTRATION INVESTIGATION**

1. An MCA Action Plan was agreed in Sept '10 to carry out a detailed survey of all sewers (main consortium sewers and all land parcels) and continued until Dec '10.

These survey reports identified areas of further investigation and were passed to the Developers for action.

2. Taylor Wimpey (TW) strategy was:-
  - a) Investigate and trace the infiltration to its source. This involved the use of CCTV equipment and where necessary the cleaning of drainage runs to ensure no defect was overlooked.
  - b) Running parallel to the investigation, repair teams were carrying out remedial works as necessary to rectify the defects.
  - c) Follow up inspections of the remedial works were also undertaken to ensure the repairs remained sound and no further infiltration had occurred.

Taylor Wimpey completed all investigations and rectified the defects (apart from one-below) by March 2011.

3. Follow up inspections were also being carried out on all S104 sewers during the following months and up until March '11 following heavy rainfalls.
  - Jan – Identified some minor leaks within manhole chambers and high flows in channels. All leaks were sealed and high flows were monitored over a three-four week period. Further CCTV works were carried out and the flows were deemed consistent for that of a foul water sewer and for the number of units discharging into the sewer.
  - Feb – Only one defect identified – cracked lateral pipe in GC02 (Alder Drive). TW were originally provided with a quote for repairing this defect, however, this would entail excavating the Highway etc which would have caused major disruption to the residents. TW decided to forward the defect to various pipe lining companies in order to eliminate the need for excavating the highway, and an order has been placed with an approved contractor and works are due to commence on the 1<sup>st</sup> June 2011. This particular order has taken longer than anticipated to put in place due to the fact that we needed to find a company that would

guarantee the lining works in order to eventually transfer the sewers to Anglian Water Authority.

TW have advised all their outstanding defects will be rectified by week ending the 10<sup>th</sup> June 2011 due to the above.

4. Defects Statistics - TW – of all the 146 No. possible defects reported as a result of the MCA Action Plan surveys (and own surveys) 51% were contributed to infiltration, including 5no cross connections , and the remaining percentage of other defects were not contributing to infiltration (e.g. condensation in chambers etc).

The infiltration defects fell within three categories;

- a. Cross connections (private drainage network) = 5no
  - b. Manhole leaks = 40no (approx)
  - c. Broken pipe = 1no
5. TW currently have 22no “closed sites” (10no previously built by Bryant Homes, 12no previously built by George Wimpey) in Cambourne plus UC01/UC03 which are currently under construction by Taylor Wimpey East Anglia, 2no have been issued with their Provisional Certificates and the majority of the remaining sites have received inspections from AWA or are awaiting inspections with AWA. Where inspections have taken place by AWA and remedials have been identified, contractors have started on site to rectify asap in order to progress towards adoption.

6. Costs

|                             |                     |
|-----------------------------|---------------------|
| Bovis – Pre MCA Action Plan | =£ 34,975           |
| Post MCA Action Plan        | <u>=£ 87,845</u>    |
| Total                       | £122,820            |
| <br>                        |                     |
| TW – Pre MCA Action Plan    | =£ 10,937.50        |
| Post MCA Action Plan        | <u>=£ 66,907.00</u> |
| Total                       | =£ 77,844.50        |

As you will see from the costs above, TWEA’s cost to complete the defects is a lot less than Bovis Homes and this is down to two reasons:

1. Where defects were identified within parcels at Cambourne we have initially made contact with the original Roads & Sewers Contractor (where possible) and requested that they correct the faults at their own cost rather than TW, as the works they carried out were not constructed to the specification as set out in their original Subcontract works. It is

understood that Bovis Homes were not able to use their original R& S Contractors to the same extent as Taylor Wimpey East Anglia.

2. The Contractor that we have used for correcting any defects are already “set-up” on one of our “live” sites within the Cambourne development, therefore we are able to utilise plant/equipment/workforce from close by which reduces the cost of instructing a new contractor to carry out the works required.

### Preventative Measures

Currently there are three control mechanisms in place to ensure drainage, be it adopted or private, are constructed in accordance with the requirements set by the adopting water authority and Building Regulations.

1. AW carry out their own inspection of the sewers to be offered for adoption under a Section 104 Agreement during the construction process and then again on completion (following 51% occupations) at which time the Provisional Certificate is issued and the sewers are placed onto “Maintenance” for a period of 12 months (defects liability period). A further inspection is then held on completion of the Maintenance Period and if found satisfactory a Final Adoption Certificate issued and then the sewers are adopted as part of the public sewer network. The final inspection will also include CCTV undertaken by AW of the sewer runs.
2. NHBC currently inspect all private drainage before trenches are backfilled and, if satisfied, signs this off in the site NHBC Inspection Book (part of their warranty).
3. TW have in place a Best Practice procedure to ensure the Site Manager is satisfied with the Groundworks Contractor works on a plot by plot basis prior to payment. This also includes a CCTV undertaken by the Groundworks Contractors as part of their contractual obligations.

In addition both TW & BH have now produced Quality Control sheets for both the adoptable sewers and private drainage system to be used on all current build and future sites and are now in use. These Quality Control Sheets act as an aide memoire requiring stages of work to be ‘inspected’ and signed off by the Site Manager, Groundworks Contractor and, either – AW or NHBC.

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