

PLANNING COMMITTEE

WEDNESDAY, 7 SEPTEMBER 2011

DECISIONS

Set out below is a summary of the decisions taken at the meeting of the Planning Committee held on Wednesday, 7 September 2011. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

If you have any queries about any matters referred to in this decision sheet please contact Ian Senior, 03450 450 500.

- 1. CAMBOURNE DRAINAGE UPDATE**
The Committee gave officers delegated powers to approve Application **S/6438/07/O** in consultation with the Chairman and / or Vice-Chairman of the Planning Committee, and the Leader of the Council.
- 2. S/6438/O - UPPER CAMBOURNE (DESIGN GUIDANCE DOCUMENT)**
The Committee approved the Design Guidance document forming part of Application **S/6438/07/O** subject to the Condition set out in the report from the Corporate Manager (Planning and New Communities).
- 3. S/0983/11 - MILTON (EDF DEPOT, ELY ROAD)**
The Committee gave officers delegated powers to approve the application subject to the Conditions set out in the report and update report from the Corporate Manager (Planning and New Communities), and to it being referred to the Secretary of State as a departure from the Development Plan and not called in for determination by him.
- 4. S/1260/11 - MILTON (363 THE ROWANS)**
The Committee approved the application subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities), and an additional Condition removing Permitted Development rights for hard standing unless otherwise authorised in writing by the Local Planning Authority.
- 5. S/1319/11 - CARLTON (LAND ADJ TO 1 HALL COTTAGES)**
The Committee approved the application, as amended, subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities).
- 6. S/1142/11 - BASSINGBOURN (104 NORTH END)**
The Committee refused the application for the reasons set out in the report from the Corporate Manager (Planning and New Communities).
- 7. S/1350/11 & S/1351/11 - ELTISLEY (70 CAXTON END)**
The Committee approved both applications 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 would not harm the special character and appearance of the early 19th century timber framed and thatched cottage, notwithstanding the increased bulk and massing of the existing extension, would not be detrimental to the listed building and would not detract from the character of the dwelling and the historic plan form.

- 8. S/1080/11 - COMBERTON (12 SWAYNES LANE)**
The Committee approved the application subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities) and an Informative relating to the routing of construction traffic.
- 9. S/1223/11 - FOWLMERE, (LAND WEST OF THE WAY)**
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) (Condition 10 being adjusted to reflect the finished floor levels recommended by the Environment Agency).
- 10. S/1226/11 - FOWLMERE (THE NURSERIES, THE WAY)**
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 the adverse impact on neighbour amenity, especially with regard to the occupiers of the Poplars.
- 11. S/1297/11- SAWSTON (82 MILL LANE)**
The Committee approved the application subject to the Conditions and Informatives set out in the report from the Corporate Manager (Planning and New Communities).
- 12. S/1458/11 - SAWSTON (15 HAYFIELD AVENUE)**
The Committee approved the application subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities).
- 13. S/1107/11 - FULBOURN (TESCOS STORE LTD, YARROW ROAD)**
The Committee noted that this application had been withdrawn from the agenda.
- 14. S/1227/11 - GIRTON (25 HICKS LANE)**
Upon the Chairman's casting vote, the Committee gave officers delegated powers to approve the application as amended, subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities).
- 15. S/1027/11 - HARSTON (44 HIGH STREET)**
The Committee approved the application subject to the conditions set out in the reports from the Corporate Manager (Planning and New Communities) dated 3 August 2011 (Condition 2 being amended to refer to revised plan H/TB/10/1C instead of H/TB/10/1B) and 7 September 2011.
- 16. S/1339/11 - HISTON (14 COTTENHAM ROAD)**
The Committee approved the application subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities) and an extra Condition relating to the routing of construction traffic.
- 17. S/1526/11 - SWAVESEY (LAND BETWEEN LAIRSTALL DROVE AND COW FEN, LAIRSTALL DROVE)**
The Committee approved the application subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities) and an Informative concerning the application of the Swavesey Bylaws.
- 18. S/1364/11 - STOW CUM QUY (ALVESCOTE STABLES, NEWMARKET ROAD)**
The Committee refused the application contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Reason for refusal: The proposed use of the building as offices and the associated use of the surrounding land

including increased vehicle movements and parking of additional vehicles would result in the creation of a separate planning unit and intensification of use of the site above that of the existing domestic stables associated with the dwelling Alvescote. This would lead to a materially greater detrimental impact upon the rural character and openness of the Green Belt, contrary to the paragraph 3.8 of Planning Policy Guidance Note 2 'Green Belts' and to Policies GB/1 and ET/7 of the South Cambridgeshire Local Development Framework, Development Control Policies, DPD, 2007, which state that planning permission will only be permitted where buildings are capable of re-use without materially changing their character or impact upon the surrounding countryside. No Very Special Circumstances have been demonstrated to overcome the harm to the Green Belt such as to justify this inappropriate development.

19. S/1341/11 - LITTLE WILBRAHAM (STATION FARM, LONDON ROAD, SIX MILE BOTTOM)

The Committee approved the application, subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities), and to it being referred to the Secretary of state as a departure from the Development Plan and not being called in by him for determination.