

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on  
Wednesday, 7 September 2011 at 1.30 p.m.

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

Councillors:	Val Barrett	Brian Burling
	Lynda Harford	Sally Hatton
	Tumi Hawkins	Caroline Hunt
	Sebastian Kindersley	Mervyn Loynes
	David McCraith	Charles Nightingale
	Deborah Roberts	Hazel Smith

Officers in attendance for all or part of the meeting:

Chris Collison (Interim Head of Planning), Gary Duthie (Senior Lawyer), Trevor Faulkner (Principal Planning Officer, Major Developments), Saffron Garner (Senior Planning Assistant), Matthew Hare (Senior Planning Officer), Michael Jones (Senior Planning Officer), John Koch (Planning Team Leader (West)), Jo Mills (Corporate Manager, Planning and New Communities), Corrie Newell (Principal Conservation Officer), Karen Pell-Coggins (Senior Planning Assistant), Andrew Phillips (Planning Officer), Stephen Reid (Senior Planning Lawyer), Glen Richardson (Head of Joint Urban Design Team), Ian Senior (Democratic Services Officer), Dan Smith (Planning Officer), Andrew Winter (Planning Officer) and Kate Wood (Planning Team Leader (East))

Councillors Richard Barrett, Tom Bygott, Alison Elcox, Steve Harangozo, Clayton Hudson and Mike Mason were in attendance, by invitation.

### 59. CAMBOURNE DRAINAGE UPDATE

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

Bryn Maidman (representing Taylor Wimpey), Charlie Playford (Anglian Water), Graham Verrier (Environment Agency), Keith Wilderspin, Ian Smith (Clerk to Swavesey Internal Drainage Board (IDB)) and James Dodson addressed the meeting.

Mr Maidman, speaking on behalf of MCA, summarised remedial works carried out at the Business Park, Jeavons Lane, Lower Cambourne and Terminal pumping stations, and expressed satisfaction with the resolution of problems previously encountered there.

In reply to a concern raised by Councillor Clayton Hudson (a local Member), Mr Maidman gave an assurance that the newly-adopted inspection protocol in Cambourne would make sure that drainage problems encountered to date would not be repeated with future development within the Settlement.

Mr Playford highlighted what he described as the “dramatic improvement” in the robustness of the Cambourne drainage system. In reply to a question from Councillor Hudson, Mr Playford confirmed that the system would be able to cope with the development of up to 950 new dwellings and a neighbourhood / community building on land at Upper Cambourne.

Councillor Brian Burling argued that the proposed Section 106 Legal Agreement should include Swavesey IDB and define the word 'maintenance'. The Planning Lawyer said that, once completed, the Legal Agreement would be shared with the IDB. Prior to completion, and as part of the process, Swavesey IDB would be consulted. In reply to concern from Councillor Deborah Roberts that Swavesey IDB wanted participation not consultation, the Senior Lawyer explained the mechanics of Section 106 Legal Agreements. Such agreements were entered into by the Local Planning Authority, landowners and others capable of discharging its various obligations. He stated that Swavesey IDB did not have vires and that, accordingly, consultation was the correct way forward, appropriate weight being given to each response. It would be unlawful were Swavesey IDB to be given the right to veto any Agreement. Councillor Sue Ellington Environmental Services Portfolio Holder, Member for Swavesey and a member of Swavesey Internal Drainage Board) assured the Committee that the IDB would be consulted comprehensively.

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, Environmental Services Portfolio Holder and the Leader of the Council.

Councillor Brian Burling declared a personal interest in view of his farming interests alongside Swavesey Drain, and his brother-in-law's farming interests along Uttons Drove. Councillor Burling also declared a personal interest as a member of Swavesey Internal Drainage Board.

#### **60. 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.

#### **61. MINUTES OF PREVIOUS MEETINGSS**

The Committee authorised the Chairman to sign, as correct records, the Minutes of the Special meeting held on 18 July 2011 and scheduled meeting held on 3 August 2011.

#### **62. S/6438/O - UPPER CAMBOURNE (DESIGN GUIDANCE DOCUMENT)**

Peter Rae (objector) and Councillor Hudson (a local member) addressed the meeting.

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).

#### **63. S/0983/11 - MILTON (EDF DEPOT, ELY ROAD)**

Guy Flintoff (applicant's agent) addressed the meeting.

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.

Councillor Hazel Smith declared a personal interest as having been present when this proposal was discussed with Milton Parish Council. However, Councillor Smith was now considering the matter afresh.

**64. S/1260/11 - MILTON (363 THE ROWANS)**

Chris Peters (applicant's agent) addressed the meeting.

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.

Councillor Hazel Smith declared a personal interest as a member of Milton Parish Council but stated that she had not commented on this application when it was considered by that Council's Planning Committee. Councillor Smith was now considering the matter afresh.

**65. S/1319/11 - CARLTON (LAND ADJ TO 1 HALL COTTAGES)**

Stephen Roberts (objector) Malcolm Stennett (Carlton Parish Council) and Councillor Richard Barrett (a local Member) addressed the meeting.

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

**66. S/1142/11 - BASSINGBOURN (104 NORTH END)**

Prior to considering this application, the Committee viewed the site on 7 September 2011. The Committee **refused** the application for the reasons set out in the report from the Corporate Manager (Planning and New Communities).

Councillor David McCraith declared a personal and prejudicial interest because the applicant is his wife. Councillor McCraith withdrew from the Chamber, took no part in the debate and did not vote.

**67. S/1350/11 & S/1351/11 - ELTISLEY (70 CAXTON END)**

Tony Hyde (applicant's agent) and Councillor Clayton Hudson (a local Member) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 7 September 2011. 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 19<sup>th</sup> 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.

**68. S/1080/11 - COMBERTON (12 SWAYNES LANE)**

Lee Abraham (applicant) and Councillor Stephen Harangozo (local Member) addressed the meeting.

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.

**69. S/1223/11 - FOWLMERE, (LAND WEST OF THE WAY)**

Chris Ramsey (objector), Owen Pike (applicant's agent), and Lawrence Wragg (Fowlmere Parish Council) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 7 September 2011. 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).

**70. S/1226/11 - FOWLMERE (THE NURSERIES, THE WAY)**

Rachel Collins (objector), Owen Pike (applicant's agent), and Lawrence Wragg (Fowlmere Parish Council) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 7 September 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 the adverse impact on neighbour amenity, especially with regard to the loss of privacy of occupiers of the Poplars and the impact upon the amenity of end users of the proposed dwellings by noise and disturbance from the nearby industrial premises.

**71. S/1297/11- SAWSTON (82 MILL LANE)**

Adam Wilkinson (applicant's agent) addressed the meeting.

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

Councillor Sally Hatton declared a personal interest as Chairman of Sawston Parish Council's Planning Committee, but added that she took no part in the debate there about this application, and did not vote.

**72. 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).

**73. S/1107/11 - FULBOURN (TESCOS STORE LTD, YARROW ROAD)**

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

**74. S/1227/11 - GIRTON (25 HICKS LANE)**

Stephen Holmes (objector), Adri de Wet (applicant's agent), and Councillor Douglas de Lacey (a local Member) addressed the meeting. The Planning Team Leader (East) read out a statement from the other local Member, Councillor Tom Bygott.

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).

**75. S/1027/11 - HARSTON (44 HIGH STREET)**

Mike Nathan (objector) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 7 September 2011. 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.

**76. S/1339/11 - HISTON (14 COTTENHAM ROAD)**

Sarah Lucas (applicant), Max Parrish (Histon Parish Council) and Councillor Mike Mason (a local Member) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 7 September 2011. 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.

**77. S/1526/11 - SWAVESEY (LAND BETWEEN LAIRSTALL DROVE AND COW FEN, LAIRSTALL DROVE)**

Chloe Renner (applicant's agent) addressed the meeting.

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.

**78. S/1364/11 - STOW CUM QUY (ALVESCOTE STABLES, NEWMARKET ROAD)**

Mr Blencowe (supporter) and Tim Bonavia (Stow-cum-Quy 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 that 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.

**79. 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.

Councillor Robert Turner declared a personal and prejudicial interest by virtue of his acquaintance with the applicant's wife. Councillor Turner withdrew from the Chamber, took no part in the debate and did not vote.

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

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

**81. DATES AND TIMES OF FUTURE PLANNING COMMITTEE MEETINGS AND SITE VISIT TOURS**

Members noted that, with effect from Wednesday 5 October 2011, Planning Committee meetings would begin at 10.00am. Site visits would take place the day before each meeting: the next site visits taking place on Tuesday 4 October 2011. Members noted that the site visits in June 2012 would take place on Friday 1 June, because 4 June would be Bank Holiday Monday and 5 June a Public Holiday in recognition of HM Queen's Diamond Jubilee.

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**The Meeting ended at 6.40 p.m.**

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**Appendix 1****Key stages in the production of the Upper Cambourne Design Guidance**

Date	Actions
16 December 2010	Outline planning permission granted by Planning Committee with a condition requiring submission of a Design Briefing Document ('Guidance').
January 2011	Start of discussions with applicants on production and procedures for Design Guidance.
15 March 2011	'PlaceCheck' – Design Review Exercise for Upper Cambourne. A half-day workshop with stakeholders, urban designers and council officers to help progress the Design Guidance. Summary of the findings from PlaceCheck exercise collated to help inform the development of Design.
March – April 2011	Internal workshops with Council officers to discuss the contents and approach to Design Guidance.
15 April 2011	Initial drafts of Design Guidance submitted to SCDC for consideration (version draft 1) - Comments from council officers presented to developers.
24 May 2011	Draft version 2 of the Design Guidance submitted for review. Comments from council officers presented to developers.
27 June 2011	Draft version 3 of the Design Guidance submitted for review. Comments from council officers presented to developers.
8 July 2011	Stakeholder Surgery Session Day. Officers from local authorities, stakeholders and developers and consultants meet to discuss topics within Design Guidance.
July 2011	Stakeholder Surgery Event Record issued, providing feedback and review of the Design Guidance.
24 July 2011	Revised draft version 4 of the Design Guidance submitted for review. Comments from council officers presented to developers.
1 August 2011	Formal submission of Design Code (version 5) by developers.

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