

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 4 July 2012 at 10.00 a.m.

PRESENT: Councillor Robert Turner – Chairman

Councillors:	David Bard	Val Barrett
	Brian Burling	Lynda Harford
	Tumi Hawkins	Sebastian Kindersley
	Raymond Matthews (substitute)	David McCraith
	Charles Nightingale	Deborah Roberts
	Hazel Smith	Nick Wright

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Development Control Manager), Gary Duthie (Senior Lawyer), John Koch (Planning Team Leader (West)), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)) and Kate Wood (Planning Team Leader (East))

Councillor Neil Davies was in attendance, by invitation.

Apologies for absence were received from Councillor Mervyn Loynes.

### **10. 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, in items 10 and 11 on the agenda because the Parish of Gamlingay fell within his County Council Electoral Division of the same name.

In connection with Planning application S/0571/12/FL (Police Station site, High Street, Melbourn), the Senior Lawyer explained that Melbourn Parish Council had been involved in the detail of the proposal and would be a beneficiary of it, if approved, in terms of the community facilities made available. He said that both local Members (Councillor Val Barrett and Councillor Jose Hales) had interests that would have amounted previously to personal and prejudicial. The law had now changed, introducing with effect from 1 July 2012 a new Code of Conduct and the concept of Disclosable Pecuniary Interests. Under the previous system, where members of the public had a right to speak (as in the case of Planning Committee), then Councillors with a personal and prejudicial interest would be allowed to make a statement before withdrawing from the meeting room and taking no part in either the debate or the vote. That provision had now been removed, and South Cambridgeshire District Council had not had time to introduce a new Code of Conduct. At its meeting on 26 July 2012, Full Council would be invited to consider a new Code, which would replicate the speaking rights previously enjoyed by those with personal and prejudicial interests. Without such a provision, anyone speaking who had a Disclosable Pecuniary Interest would potentially be breaking the law and exposing the Local Planning Authority to the risk of having its decision challenged.

### **11. VICE-CHAIRMAN FOR THE MEETING**

Councillor Charles Nightingale nominated Councillor Dr David Bard as Vice-Chairman of the Planning Committee for the meeting. This nomination was seconded by Councillor Val Barrett.

Councillor Deborah Roberts nominated Councillor Sebastian Kindersley as Vice-Chairman of the Planning Committee for the meeting. Councillor Kindersley declined the nomination.

There being no further nominations, it was **resolved** that Councillor Dr David Bard be appointed Vice-Chairman of the meeting.

**12. HEAD OF PLANNING AND ECONOMIC DEVELOPMENT**

The Chairman welcomed and introduced Sarah Stevens as the Council's new Head of Planning and Economic development.

**13. MINUTES OF PREVIOUS MEETING**

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 6 June 2012.

**14. S/0809/12/FL - IMPINGTON (SAICA PREMISES, VILLA ROAD)**

Karen Beech (applicant's agent), Brian Ing (Histon & Impington Parish Council) and Councillor Neil Davies (a local Member) addressed the meeting.

The Committee gave officers **delegated power to approve** the application, subject to the Conditions set out in the report from the Planning and New Communities Director, the provision of a Public Art contribution, and an additional condition requiring a contractors' management scheme. Officers undertook to include local Members and Histon & Impington Parish Council in the continuing negotiations associated with the Conditions.

**15. S/0507/12/DC - PAPWORTH EVERARD (LAND WEST OF THE ERMINE STREET SOUTH)**

Paul Hicks (Papworth Everard Parish Council) addressed the meeting.

The Committee refused the application contrary to the recommendation in the report from the Planning and New Communities Director. Members agreed the reason for refusal as being that the proposed design of the development was not considered to be special, as required by condition 23 in Planning Permission S/1101/10.

Councillor Nick Wright reminded the Committee that he was a member of Papworth Everard Parish Council.

**16. S/0820/12/FL - PAPWORTH EVERARD (MACFARLANE GRIEVE HOUSE, CHURCH LANE)**

Jan Blake (applicant) and Paul Hicks (Papworth Everard Parish Council) addressed the meeting.

The Committee approved the application subject to the Conditions contained in the report from the Planning and New Communities Director, Condition 10 being deleted and replaced with an Informative in similar terms, and Conditions 11 to 19 being renumbered accordingly.

Councillor Nick Wright reminded the Committee that he was a member of Papworth Everard Parish Council.

**17. S/0836/12/FL - FOXTON (LAND ADJ 7 STATION ROAD)**

Colin Brindley (Foxton Parish Council) addressed the Committee.

The Committee **refused** the application contrary to the recommendation in the report from the Planning and New Communities Director. Members agreed the reasons for refusal as being adverse visual impact on the street scene, impact on the amenity of existing neighbours, highway safety and noise disturbance from the adjacent industrial unit.

**18. S/0594/12/FL - FOWLMERE (LAND TO THE REAR OF 80-86 CHAPEL LANE)**

Steve Mulholland (objector), Colin Brown (applicant's agent) and Lawrence Wragg (Fowlmere Parish Council) addressed the meeting.

The Committee **refused** the application contrary to the recommendation in the report from the Planning and New Communities Director. Members agreed the reason for refusal as being adverse impact on the amenity of the occupiers of nos. 82, 84 and 86 Chapel Lane by virtue of the proposal's bulk and location within the site.

Councillor Deborah Roberts reminded the Committee that she was a member of Fowlmere Parish Council.

**19. S/0968/12/FL - CALDECOTE (PLOT 7 THE WILLOWS)**

Kirstine McCulloch (objector), Michael Hendry (applicant's agent) and Mr Levett (Caldecote Parish Council) addressed the meeting.

The Committee refused the application contrary to the recommendation in the report from the Planning and New Communities Director. Members agreed the reasons for refusal as being adverse impact on the amenity of the future occupiers through noise disturbance, detrimental effect on the street scene, and insufficient information as to the effectiveness of drainage measures.

Councillor Tumi Hawkins informed the Committee that she had been present at the Caldecote Parish Council meeting where this application had been discussed.

Councillor Nick Wright declared a Disclosable Pecuniary Interest by virtue of his business association with the applicant. He withdrew from the Chamber, took no part in the debate and did not vote.

**20. S/0380/12/VC - GAMLINGAY (WOODLAND VIEW, MEADOW BANK)**

The Committee **approved** the application to delete Condition 2 attached to planning permission S/1747/09, subject to all of the other Conditions therein and the completion of a Section 106 Legal Agreement requiring a financial contribution towards open space and community facilities.

Councillor Deborah Roberts withdrew to the public gallery, took no part in the debate and did not vote.

**21. S/1733/11 - GAMLINGAY (MEADOW BANKS, POTTON ROAD, MILL HILL)**

The Committee **approved** the application subject to

- (a) Plans showing the exact layout of the site with regard to location of the

- mobile home, amenity land and parking area;
- (b) Completion of a Section 106 Legal Agreement;
- (c) Comments from the Local Highways Authority; and
- (d) The Conditions and Informatives referred to in the report from the Planning and New Communities Director.

Councillor Deborah Roberts withdrew to the public gallery, took no part in the debate and did not vote.

**22. S/0571/12/FL - MELBOURN (POLICE STATION SITE, HIGH STREET)**

The Committee **deferred** this application in order to give the Council the opportunity to finalise its new Code of Conduct following newly issued national regulations and put procedures in place for the granting of dispensations, which may allow the two local Members to address the Committee, notwithstanding their interests.

**23. S/0819/12/RM - CAMBOURNE (LAND PARCEL UC09, UPPER CAMBOURNE)**

The Committee **approved** reserved matters of layout, scale, appearance, and access, as amended by letters and plans date stamped 11 June 2012, subject to the Conditions set out in the report from the Planning and New Communities Director.

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

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

**25. ENFORCEMENT ACTION**

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

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**The Meeting ended at 2.25 p.m.**

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