

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 3 April 2013 at 1.40 p.m.

PRESENT: Councillor Robert Turner – Chairman
Councillor David Bard – Vice-Chairman

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

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Development Control Manager), Paul Derry (Senior Planning Assistant), Gary Duthie (Senior Lawyer), Matthew Hare (Senior Planning Officer), John Koch (Planning Team Leader (West)), Ray McMurray (Principal Planning Officer (East)), Karen Pell-Coggins (Senior Planning Assistant), Stephen Reid (Senior Planning Lawyer), Melissa Reynolds (Team Leader (Planning)), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)), Sarah Stevens (Head of Planning and Economic Development), Charles Swain (Enforcement Officer), Andrew Winter (Senior Planning Officer) and Kate Wood (Planning Team Leader (East))

Councillors Simon Edwards, Clayton Hudson, Mervyn Loynes and Mick Martin were in attendance, by invitation.

Apologies for absence were received from Councillor David McCraith

178. DECLARATIONS OF INTEREST

Councillor Val Barrett	Non-pecuniary interest as an attendee at Heydon Parish Council meetings but now considering application S/092/13/FL afresh (Minute 182 refers)
Councillor Brian Burling	Non-pecuniary interest as a member of Over Parish Council, now considering application S/0231/13/FL afresh (Minute 187 refers)
Councillor Sebastian Kindersley	Non-pecuniary interest as a member of Cambridgeshire County Council, a statutory consultee for each application on the agenda.
Councillor Hazel Smith	Non-pecuniary interest as having been present at the meeting of Milton Parish Council's Planning Committee where applications S/0664/11/FL, S/2150/11/FL and S/2589/11/FL had been discussed (Minute nos. 183, 184 and 185 refer) and quoted in the Media. Councillor Smith was considering each application afresh.

179. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the

180. S/0534/12/VC - CAMBOURNE (MORRISONS, BROAD STREET)

Duncan Mason (objector), Roger Hume (Cambourne Parish Council) and Councillors Clayton Hudson and Mervyn Loynes (local Members) addressed the meeting.

The Committee **deferred** this item to allow further discussions to take place between the applicants, the Company seeking to bring new retail businesses to Cambourne, South Cambridgeshire District Council and its consultants Carter Jonas, and Cambourne Parish Council. Members also indicated that consultation should take place to determine how those living in Cambourne felt about Morrisons' planning application.

181. S/1808/12/FL - GRANTCHESTER (GRANTCHESTER ROAD)

Lucy Metchsingha (objector) and Guy Kaddish (applicant's agent) addressed the meeting.

Members attended a site visit on 2 April 2013. The Committee noted concerns about impact on the Green Belt, surface water drainage, size of the development, site access and highway safety, but gave officers **delegated power to approve** the application, subject to there being no material objections, the prior completion of a Section 106 Legal Agreement requiring a financial contribution towards the Western Corridor Area Transport Plan, and the Conditions referred to in the report from the Planning and New Communities Director.

182. S/0092/13/FL - HEYDON (HEYDON GRANGE, FOWLMERE ROAD)

James Fenwick (applicant) and Peter Smith (Heydon Parish Council) addressed the meeting.

Members attended a site visit on 2 April 2013. The Committee noted concern about the increase in traffic, but gave officer **delegated powers to approve** the application subject to the prior completion of a Unilateral Undertaking binding any site operator to using the A505 or internal farm tracks for deliveries, and the Conditions set out in the report from the Planning and New Communities Director. Members also sought to protect the historic Bran Ditch by asking officers to negotiate an alternative route for connecting the proposal to the National Grid.

183. S/0664/11/FL - MILTON (WEST VIEW PARK, CHESTERTON FEN ROAD)

The Committee **approved** permanent consent for the application subject to Conditions, including those referred to in the report from the Planning and New Communities Director.

184. S/2150/11/FL - MILTON (THE OLD COAL YARD, CHESTERTON FEN ROAD)

The Committee **approved** the application contrary to the recommendation in the report from the Planning and New Communities Director. Members agreed the reason for approval as being that the need for additional pitches outweighed any planning harm caused by inappropriate development in the Green Belt. Accordingly, they did not consider there to be any overriding conflict with policies in the South Cambridgeshire Local Development Framework 2007. Members did not impose a requirement for a financial contribution towards outdoor play space or community infrastructure on this occasion.

185. S/2589/11/FL - MILTON (SANDY PARK, CHESTERTON FEN ROAD)

The Committee gave officers **delegated powers to approve** the application subject to there being no adverse material comments from consultees and to Conditions referred to in the report and written update from the Planning and New Communities Director and additional Conditions requiring a contaminated land survey, on-site turning provision for

vehicles and details of landscaping and fencing. Members did not impose a requirement for a financial contribution towards outdoor play space on this occasion.

186. S/0114/13/FL - GREAT ABINGTON (32A SOUTH ROAD)

The Committee **approved** the application subject to the Condition set out in the report from the Planning and New Communities Director.

187. S/0231/13/FL - OVER (16 WILLINGHAM ROAD)

Mr Willars (applicant) addressed the meeting.

Members attended a site visit on 2 April 2013. The Committee **approved** the application, as amended by plans 16WRD1-PP-03C, 16WRD1-PP-05C and 16WRD1-PP-07, subject to any further comments received on the amended plans, and the Conditions and Informative referred to in the report from the Planning and New Communities Director.

188. S/2600/12/OL - COTTENHAM (15 IVATT STREET)

Andrew Campbell (applicant's agent) and Councillor Simon Edwards (a local Member) 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 the unsustainable nature of the proposal and the harm caused by it to the character of the area.

189. S/0167/13/FL- ICKLETON (LAND ADJ. 20 CHURCH STREET)

Lynn Parsons (objector), Paul Belton (applicant's agent) and Terry Sadler (Ickleton 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 the design of the dwelling and its detrimental impact on the two Listed Buildings at 20 Church Street and 1 Frogge Street, the Conservation Area as a whole, and the design and layout of the dwelling and its detrimental impact upon the amenities of neighbours at Nos. 20 and 28 Church Street and No. 10 Butchers Hill.

190. ENFORCEMENT ACTION UPDATE

The Committee **received and noted** an Update on enforcement action.

191. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

The Meeting ended at 1.40 p.m.
