

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 2 April 2014 at 10.00 a.m.

PRESENT: Councillor Robert Turner – Chairman
Councillor Lynda Harford – Vice-Chairman

Councillors:	David Bard	Val Barrett
	Brian Burling	Tumi Hawkins
	Caroline Hunt	Sebastian Kindersley
	David McCraith	Deborah Roberts
	Ben Shelton	Hazel Smith
	Nick Wright	

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Development Control Manager), Gary Duthie (Senior Lawyer), Jane Green (Head of New Communities), Emily Harvey (Principal Planning Officer), John Koch (Planning Team Leader (West)), Ian Lorman (Trees and Landscape Officer), Karen Pell-Coggins (Senior Planning Assistant), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)) and Charles Swain (Principal Planning Enforcement Officer)

Councillors Neil Davies, Alison Elcox, Sue Ellington, Mervyn Loynes and Mick Martin were in attendance, by invitation.

110. GENERAL DECLARATIONS OF INTEREST

Councillor Brian Burling	In respect of the S/1774/13/FL and S/1776/13/LB in Over (Minute ... refers), a non-pecuniary Interest as a member of Over Parish Council present at meetings at which this matter had been discussed. Councillor Burling was considering the matter afresh.
Councillor Sue Ellington	In relation to application S/0111/14/FL in Swavesey, a Declarable Pecuniary Interest by virtue of being the applicant, Councillor Ellington (not a Committee member) did not address the meeting and withdrew from the Chamber.
Councillor Lynda Harford	In respect of the Tree Preservation Order in Cottenham (Minute 123 refers), a non-pecuniary Interest as having attended Cottenham Parish Council meetings at which this matter had been discussed although she was not party to any decisions. Councillor Harford was acquainted with the property owner.
Councillor Sebastian Kindersley	In relation to S/2725/13/FL in Little Eversden (Minute ... refers) a non-pecuniary interest as having been present, as the local County Councillor, at the meeting at which the proposal had been presented to Cambridgeshire County Council.
Councillor Ben Shelton	In respect of application S/2575/13/FL in Great Shelford, a non-pecuniary interest as a member of Great Shelford Parish Council.

111. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 5 March 2014.

112. S/2725/13/FL - LITTLE EVERS DEN (THE ELMS, 23 HIGH STREET)

Ieuan ap Rees (an Executor of the Estate) addressed the meeting.

In response to a question, the Senior Lawyer explained to Members the legal position underpinning paragraphs 28 to 33 of the report and the resulting recommendation in this instance to apply the higher threshold in the emerging Local Plan for requiring affordable housing rather than the one contained in the Local Development Framework 2007. Therefore, neither affordable housing nor a contribution towards it was required.

The Committee gave officers **delegated authority to approve** the application, subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing contributions towards public open space, community facilities, waste receptacles and monitoring and legal fees, and to the conditions set out in

paragraphs 44 and 46 to 50 of the report from the Planning and New Communities Director.

113. S/1152/13/FL - IMPINGTON (FORMER BISHOPS HARDWARE STORE)

Stephen Temple (objector), Justin Bainton (applicant's agent), Brian Ing (Histon & Impington Parish Council) and Councillor Neil Davies (a local Member) addressed the meeting.

Members attended a site visit on 1 April 2014. The Committee **deferred** the application so that the Design Enabling Panel could examine details of the design and contribute to an updated report, and to give the applicant an opportunity to consult locally.

114. S/2329/13/FL - SWAVESEY (4 SCOTLAND DROVE PARK, ROSE AND CROWN ROAD)

Joe Calladine (applicant) addressed the meeting.

Councillor Deborah Roberts retired to the public gallery for the entirety of this item, took no part in the debate and did not vote.

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

115. S/0111/14/FL - SWAVESEY (19 WALLMANS LANE)

Members attended a site visit on 1 April 2014. The Committee gave officers **delegated authority to approve** the application subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing contributions in respect of public open space, community facilities and waste receptacle, and to the Conditions referred to in the report from the Planning and New Communities Director.

116. S/2312/13/FL - SWAVESEY (LAND NORTH OF FEN DRAYTON ROAD)

Simon Butler – Finbow (applicant's agent) addressed the meeting.

Members attended a site visit on 1 April 2014. The Committee gave officers **delegated authority to approve** the application, subject to

1. completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990
 - a. securing contributions towards public open space, community facilities, waste receptacles, monitoring and legal fees and provision of the houses as affordable dwellings
 - b. including a provision for priority to be given to those with a direct link to Swavesey but that if such persons are not available to take a vacant unit within 8 to 10 weeks of a relevant dwelling becoming available (as opposed to four weeks as proposed by the applicant) then there should be a cascade approach such that priority is then given to those with a direct link within an agreed radius of the village
 - c. including a Mortgagee in Possession clause requiring the dwellings to be affordable in perpetuity if officers determined financial appraisal of the scheme meant delivery could not be achieved without this
2. the Conditions set out in paragraphs 54 to 65 in the report from the Planning and New Communities Director, the words "adopted sewage system" in paragraph 59 being replaced by the words "adopted piped services" (or similar); and

3. the application being advertised as a Departure from the adopted Development Plan and not being called in for determination by the Secretary of State.

117. S/2575/13/FL- GREAT SHELFORD (PLOTS 1 AND 2, TRINITY LANE)

Members received comments as to the perceived inappropriate nature of the proposal and the absence of affordable housing and financial contributions.

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

118. S/1774/13/FL - OVER (IVY HOUSE, 12 FEN END)

Melanie Pankhurst (objector) addressed the meeting.

The Committee **deferred** the application for a site visit.

119. S/1776/13/LB - OVER (IVY HOUSE, 12 FEN END))

The Committee **deferred** the application for a site visit.

120. S/1504/13/FL - CAXTON (ERMINE STREET)

Kirsty Human [a South Cambridgeshire District Council officer and member of Caxton Parish Council] addressed the meeting, objecting in a private capacity as a neighbour of the proposed site. Kevin Sherwood (applicant's agent, Keith Howard (Caxton Parish Council) and Councillors Alison Elcox and Mervyn Loynes (local Members) also addressed the meeting.

Members attended a site visit on 1 April 2014.

Councillor Alison Elcox referred to the site being ridge and furrow landscape.

The Committee **deferred** the application to enable a further survey to be carried out to identify the current demand for affordable homes in Caxton.

121. S/2752/13/FL - DUXFORD (6 GREEN STREET)

Alan Baker (applicant's agent), Norman Foster (Duxford Parish Council) and Councillor Mick Martin (local Member) addressed the meeting.

Members heard concerns about traffic and the cramped nature of the proposal.

The Committee gave officers **delegated authority to approve** the application subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing contributions towards open space, community facilities, waste receptacles and monitoring and legal fees, the Conditions set out in paragraphs 38 to 46 in the report from the Planning and New Communities Director, and an Informative relating to the impact on users of the highway during the construction period.

122. C/11/17/47/01 11/13/SC - HAUXTON (THE MILL)

The Committee **confirmed** the revised Tree Preservation Order (TPO) as shown in Appendix 7 attached to the report from the Head of New Communities. Members agreed the reasons for confirmation as being:

- The trees need to contribute in an holistic way to the current sense of enclosure around the Old Mill at Hauxton
- The TPO will not as stated conflict with the provisions of the EMP
- The stated provisions will become the rolling management programme of the TPO.

123. C/11/17/20/10 09/13/SC - COTTENHAM (HIGH STREET)

The Committee **agreed not to confirm** the provisional Tree Preservation Order (TPO) and instead to allow it to lapse for the following reasons:

- The trees do contribute in an holistic way to the current character of the Conservation Area. However the TPO will conflict with the landowner's ability to repair his garden wall, which is listed.
- The TPO has also been served on trees owned and managed by another Authority

124. ENFORCEMENT REPORT

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

125. 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 2.39 p.m.
