

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 6 August 2014 at 10.00 a.m.

Councillors:	Anna Bradnam	Brian Burling
	Pippa Corney	Kevin Cuffley
	Lynda Harford	Tumi Hawkins
	Caroline Hunt	Sebastian Kindersley
	David McCraith	Deborah Roberts
	Tim Scott	Ben Shelton
	Robert Turner	

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Development Control Manager), Lorraine Casey (Senior Planning Assistant), Gary Duthie (Senior Lawyer), Andrew Fillmore (Principal Planning Officer), John Koch (Planning Team Leader (West)), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)), Dan Smith (Planning Officer), Charles Swain (Principal Planning Enforcement Officer) and Andrew Winter (Senior Planning Officer)

Councillor Nigel Cathcart was in attendance, by invitation.

1. ELECTION OF CHAIRMAN

The Development Control Manager opened the meeting by seeking nominations for Committee Chairman.

Councillor Robert Turner nominated Councillor Lynda Harford as Chairman of the Planning Committee. This nomination was seconded by Councillor Brian Burling and, there being no further nominations, the Planning Committee

Resolved that Councillor Lynda Harford be elected Chairman of the Planning Committee for the remainder of 2014-15.

Councillor Lynda Harford took the Chair and paid tribute to her predecessor Councillor Robert Turner, who had recently been appointed to the Cabinet as Planning Portfolio Holder. Councillor Sebastian Kindersley endorsed Councillor Harford's comments and added his appreciation for Councillor Turner's guidance during his term of office. The Committee wished Councillor Turner good luck in his new role.

2. APPOINTMENT OF VICE-CHAIRMAN

Councillor Ben Shelton nominated Councillor Brian Burling as Vice-Chairman of the Planning Committee. This nomination was seconded by Councillor David McCraith and, there being no further nominations, the Planning Committee

Resolved that Councillor Brian Burling be appointed Vice-Chairman of the Planning Committee for the remainder of 2014-15.

3. APOLOGIES

There were no Apologies for Absence.

4. DECLARATIONS OF INTEREST

The following interests were declared:

Councillor Lynda Harford

Non pecuniary interest In respect of Minute 10 (S/2544/13/FL in Cottenham) as having been present at Parish Council meetings where the item had been discussed, and having discussed their concerns with residents. Councillor Harford was considering the matter afresh.

Councillor David McCraith

Non pecuniary interests In respect of Minute 6 (S/1067/14/FL in Shingay-cum-Wendy) and Minute 9 (S/1199/13/OL in Bassingbourn) as having been present at Parish Council meetings where these items had been discussed. Councillor McCraith was considering both matters afresh.

Councillor Ben Shelton

Non pecuniary interest In respect of Minute 14 (S/1023/14/RM in Great Shelford) as having been present at both Great Shelford and Stapleford Parish Council meetings where the item had been discussed. Councillor Shelton was considering the matter afresh.

5. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 2 July 2014.

6. S/1067/14/FL- SHINGAY-CUM-WENDY (VINE FARM, HIGH STREET)

Sarah Lindus (objector), Carl-Niklas Wentnol (applicant's agent), Alice Garnet (Shingay-cum-Wendy Parish meeting) accompanied by Philip Paxman, and Councillor Nigel Cathcart (a local Member) addressed the meeting.

Members visited the site on 1 July 2014. The Committee noted the concerns highlighted in the report and, in particular, those related to surface- and foul water drainage and flood risk. They were informed that the Environment Agency had withdrawn its objection subject to measures being put in place to protect residents' amenity. After receiving advice from the Senior Lawyer concerning the lack of material weight that could be afforded a mitigation agreement concluded between the applicant and the Parish meeting, the Committee gave officers **delegated power to approve** the application, subject to comments from South Cambridgeshire District Council's Landscape Officer, an environmental enhancement Condition, the Conditions set out in the report from the Planning and New Communities Director, and subject to any call-in by the Secretary of State.

7. S/1352/14/FL - WILLINGHAM (130 STATION ROAD)

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

8. S/1117/14/FL - WILLINGHAM (31 LONG LANE)

Peter Dennis (objector) and Chris Anderson (applicant's agent) addressed the meeting.

Members visited the site on 1 July 2014. The Committee noted the objections highlighted in the report and, in particular, heard concerns about the impact on quality of life and village identity, safety and the proposal's overbearing nature, but gave officers **delegated power 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 financial contributions towards the provision of public open space, community facilities, household waste receptacles and South Cambridgeshire District Council's Section 106 monitoring and legal fees, and the Conditions set out in the report from the Planning and New Communities Director.

9. S/1199/13/OL - BASSINGBOURN (LAND AT 131 THE CAUSEWAY)

Andrew Middleditch (applicant's agent) and Councillor Nigel Cathcart (a local Member) addressed the meeting.

Members visited the site on 1 July 2014. The Committee gave officers **delegated power to approve** the application, subject to

- an independent assessment of the viability appraisal to determine whether additional affordable housing would be possible within the market housing element of the scheme
- the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 requiring financial contributions in respect of public open space, community facilities, waste receptacles and affordable housing
- clarification from Cambridgeshire County Council as to whether or not the Section 106 Agreement should require a financial contribution towards the provision of education
- Conditions referred to in the report from the Planning and New Communities Director.

10. S/2544/13/FL - COTTENHAM (288 HIGH STREET)

James Vickers (objector), Huseyn Cicek (applicant's agent) and Tony Nicholas (Cottenham Parish Council) addressed the meeting.

Members visited the site on 1 July 2014. 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:

1. The adverse impact on amenity by virtue of unreasonable levels of odour and noise
2. loss of A1 retail premises detrimental to village facilities
3. Nuisance car parking through the intensification of use at certain times of the day.

11. S/0747/14/FL - HARSTON (168 HIGH STREET)

Ken Jenks (objector), Matt Hare (applicant's agent) and Amelie Grappe (Harston Parish Council) addressed the meeting.

The Committee heard concerns about flood risk but gave officers **delegated power to approve** the application, subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing
 - £250,000 towards the provision of affordable housing
 - £23,706.16 towards the provision of public open space prior to occupation of the third dwelling
 - £3,917.76 towards the provision of community facilities prior to occupation of the third dwelling
 - £556 towards the provision of household waste receptacles prior to occupation of the first dwelling
 - £500 towards the monitoring of the Section 106 Agreement, prior to commencement of development
 - A Primary school contribution of £13,440
 - A Household waste recycling centres contribution of £67.12
2. The Conditions set out in the report from the Planning and New Communities Director.

12. S/1422/14/VC - MELBOURN (31 THE MOOR)

Rob Smart (objector) addressed the meeting and a statement from Melbourn Parish Council was read out to Members.

The Committee gave officers **delegated power 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 onsite affordable housing and financial contributions towards the provision of education infrastructure, public open space and indoor community facilities, and the Conditions set out in the report from the Planning and New Communities Director.

13. S/0879/14/FL - PAPWORTH EVERARD (MACFARLANE GRIEVE HOUSE)

Dr. Chris Howlett (Papworth Everard Parish Council) addressed the meeting.

The Committee heard concern that there was inadequate parking provision but **approved** the application subject to the Conditions set out in the report from the Planning and New Communities Director.

14. S/1023/14/RM - GREAT SHELFORD (LONDON ROAD)

The Committee gave officers **delegated power to approve** the application subject to the receipt of an amended landscape plan specifying revised planting, including beneath the bay windows, and fruit trees in the rear plots, and the Conditions set out in the report from the Planning and New Communities Director.

15. ENFORCEMENT REPORT

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

16. 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 2.24 p.m.
