

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 12 June 2019 at 10.00 a.m.

PRESENT: Councillor John Batchelor – Chairman

Councillors:	Henry Batchelor (substitute)	Dr. Martin Cahn
	Bill Handley	Brian Milnes
	Judith Rippeth	Deborah Roberts
	Peter Topping	Heather Williams
	Eileen Wilson (substitute)	Nick Wright

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Tom Gray (Planning Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer), Charles Swain (Principal Planning Enforcement Officer) and Rebecca Ward (Principal Planning Officer)

1. APOLOGIES

Councillors Peter Fane and Pippa Heylings sent Apologies for Absence. Councillors Eileen Wilson and Henry Batchelor were the respective substitutes.

In Councillor Heylings' absence, the Committee agreed by affirmation that Councillor Brian Milnes be appointed Vice-Chairman for this meeting.

2. DECLARATIONS OF INTEREST

Councillor Peter Topping declared a non-pecuniary interest in Minute 5 (S/0350/19/FL - Duxford (Land south of A505 and west of SMT Great Britain)) because, as Cambridgeshire County Councillor for Duxford, he had been present at meetings at which this application had been discussed. He had taken no part in discussions there and was now considering the matter afresh.

Councillor Nick Wright declared a non-pecuniary interest in Minute 6a (S/2709/18/DC - Cambourne (Land to the west of Cambourne, Cambourne, CB23 6ER) because some of the land within the site of Cambourne West was owned by relatives of his. Councillor Wright said that he would not be voting on this item.

3. RECORDED VOTING

Upon the proposal of Councillor Brian Milnes, seconded by Councillor Dr. Martin Cahn, the Committee unanimously agreed that all substantive votes at the current Planning Committee meeting should be recorded by name and / or number and name

4. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 8 May 2019, subject to the following:

Minute 1 – Apologies

The Committee noted that Councillor Peter Topping had sent apologies and that Councillor Sue Ellington had been present as his substitute (as indicated in the attendance list).

Minute 7 – Cambourne

Insertion of the following replacement text:

“Members identified and debated the following issues:

- Overdevelopment of the site.
- The impact on the character of the area and the street scene.
- Detrimental effect on amenity of the neighbouring residential properties, including in respect of overbearing impacts and overshadowing of neighbouring property.
- Adverse impact on the quality of life and amenity of the application site, through the loss of external amenity space.
- Whether the development sets a precedent for similar development of other properties in the area .
- The applicant’s fall-back position with regards to permitted development rights.

The case officer confirmed permitted development rights were intact for the property, with an exception in relation to the conversion of the garage, and advised that the assessment had taken into account the potential impacts of a single storey extension erected utilising those rights. The case officer also confirmed the Local Planning Authority was the determining body with regards to parking and loss of parking spaces, and that the Local Highway Authority had not objected, but had noted there may be impacts from the loss of parking to be considered.

However, the Vice-Chairman said it would be difficult to defend refusal based on adverse impact in terms of residential amenity of neighbouring property or visual impacts and the Local Highways Authority had not objected to the proposed development in terms of highway safety of the loss of parking.”

A statement from Councillor Shrobona Bhattacharya (a local Member) had also been read out.

5. S/0350/19/FL - DUXFORD (LAND SOUTH OF A505 AND WEST OF SMT GREAT BRITAIN (PLEASE REFER TO SUPPLEMENT FOR COMPLETE REPORT)

Members visited the site on 11 June 2019.

The case officer updated the report following the receipt of comments relating to highways and transport, drainage and ecology.

Colin Brown (applicant’s agent) and Councillor Harris (Duxford Parish Council) addressed the meeting. The case officer reported that Councillor Peter McDonald (local Member) had recommended that the application be refused.

Members commented on the following:

- The application was for development of a Greenfield site
- The failure to identify an alternative site was concerning
- Traffic issues
- Adverse impact on the landscape
- The proposed site had not been allocated in the Local Plan 2018

- Highway safety
- The potential for flooding
- Incursion into the open countryside between Duxford and Whittlesford
- The potential effect on local employment should the application be refused
- The inappropriateness of the proposed site in view of Policy NH/3 (Protecting agricultural land) of the Local Plan 2018
- Visual impact
- The danger of setting a precedent

The Committee unanimously **refused** the application for the three reasons set out in the report from the Joint Director of Planning and Economic Development, and for three additional reasons of there being insufficient information to demonstrate that

- the development would be acceptable in highway safety terms
- the development would not cause an increased risk of flooding
- habitats of importance would be protected as a result of the proposed development.

6. **S/0974/19/FL - OVER (30 HILTON STREET)**

Following a summary from the case officer and a brief discussion, the Committee unanimously **approved** the application subject to the Conditions referred to in the report from the Joint Director of Planning and Economic Development.

7. **S/2709/18/DC - CAMBOURNE (LAND TO THE WEST OF CAMBOURNE, CAMBOURNE, CB23 6ER)**

The Planning Committee Chairman agreed to allow this application to be dealt with at this meeting as an urgent item of business pursuant to Section 100B (4) (b) of the Local Government Act 1972. The item was deemed urgent because there was a Planning Performance Agreement timetable in place for this scheme and determination was required in June 2019 to comply with that Agreement, and to ensure that the effective delivery of the outline planning permission could be achieved.

Dick Longdin (Architect) addressed the meeting.

Members engaged in a brief discussion centred around the significance of a Planning Performance Agreement, and of words such as 'must' and 'should'. Councillor Deborah Roberts was minded to defer further consideration of the item to allow time for Members to receive a briefing on the issues involved. Her proposal was seconded by Councillor Peter Topping and, following a short adjournment, the Committee **deferred** this item, by nine votes to nil, to an Extraordinary Planning Committee on Friday 28 June 2019.

(Councillors Henry Batchelor, John Batchelor, Cahn, Handley, Milnes, Roberts, Topping, Heather Williams and Wilson voted for deferral. Councillor Wright did not vote. Councillor Rippeth had left the meeting part way through consideration of the Cambourne West Design Guide and also did not vote.)

8. **ENFORCEMENT REPORT**

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

9. 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 1.30 p.m.
