

South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on
Wednesday, 10 March 2021 at 10.00 a.m.

PRESENT: Councillor Pippa Heylings – Chair
Councillor Henry Batchelor – Vice-Chair (substitute)

Councillors: Dr. Martin Cahn Sue Ellington (substitute)
Peter Fane Geoff Harvey (substitute)
Dr. Tumi Hawkins Judith Rippeth
Deborah Roberts Heather Williams
Dr. Richard Williams

Officers in attendance for all or part of the meeting:
Patrick Adams (Senior Democratic Services Officer), Christopher Carter
(Delivery Manager - Strategic Sites), Stephen Reid (Senior Planning
Lawyer) and Lewis Tomlinson (Senior Planning Officer)

Councillor Anna Bradnam was in attendance, by invitation.

1. Chair's announcements

For the benefit of members of the public viewing the live webcast of the meeting, the Chair introduced Committee members and officers in attendance.

She explained that this meeting of the Planning Committee was being held virtually and asked for patience bearing in mind the challenges posed by the technology in use and by the new meeting skills required.

The Chair confirmed that the Planning Committee would continue with the practice of recording votes unless a resolution could be reached by affirmation. She explained the process she would follow in a virtual meetings environment.

She confirmed that the meeting was quorate but informed members of the public that, if a Committee member was absent for any part of the presentation of or debate about an agenda item then that member would not be allowed to vote on that item. However, given the circumstances with technological challenges at times, the Chair asked members to indicate if they had any problems and time would be taken to enable them to reconnect and continue as voting members.

Councillor Henry Batchelor was elected as Vice Chair for the meeting by affirmation.

2. Apologies

Apologies for Absence were received from Councillors John Batchelor, Anna Bradnam and Nick Wright. Councillors Henry Batchelor, Geoff Harvey and Sue Ellington were acting as substitutes.

3. Declarations of Interest

Councillor Henry Batchelor declared a non pecuniary interest as a County Councillor, who owned the Park and Ride site. He participated in the debate and voted.

Councillor Judith Rippeth declared a non pecuniary interest as the Local Member for the ward of Milton and Waterbeach, but came to the matter afresh. She participated in the debate and voted.

4. Minutes of Previous Meeting

The Committee agreed the minutes of the meeting held on 10 February 2021 as a correct record.

5. 20/04010/FUL - Milton (Land South West of Milton Park and Ride, Butt Lane)

James Littlewood (Cambridge, Past Present and Future – objecting), Superintendent James Sutherland and Colin Luscombe (Cambridgeshire Constabulary - applicant), Don Wildman (Chairman of Milton Parish Council) and Councillor Anna Bradnam (as a local Member) addressed the meeting.

Councillor Peter Fane supported the application, as he considered that it met the “very special circumstances” that would permit building on the green belt. He did not believe that the building would threaten the green separation between Milton and Cambridge. He asserted that it would have limited impact on the landscape, whilst any alternative sites would more damaging.

Councillor Richard Williams did not support the application, as he considered that the “very special circumstances” specification had not been met to permit construction on the green belt. He expressed concern on the impact on the landscape and the potential nuisance factor for existing residents.

Councillor Martin Cahn declared that he had missed part of the discussion and so would not be voting on this application. He was worried about the impact on the green belt but recognised that other possible sites would be potentially more damaging.

Councillor Henry Batchelor expressed his support for the application, as the best available site.

Councillor Judith Rippeth requested an additional planning condition to construct CCTV on the pedestrian bridge over the A10 to address fear of crime. She also suggested that a new, wider bridge should be constructed to replace the current bridge.

Chris Carter explained that the Highways Authority did not consider that the application warranted the construction of a wider cycle bridge to replace the current pedestrian bridge over the A10. He advised against an additional planning condition to build such a bridge.

Councillor Deborah Roberts suggested that the green belt site had been selected to reduce costs. She expressed concerns about the cumulative effect of building on the green belt and the risk of an increase on crime. She suggested that the development could be discussed in the forthcoming Local Plan. She stated that the requirement to meet the “very special circumstances” to build on the green belt had not been met and she would be opposing the application.

Councillor Tumi Hawkins stated that 22 potential sites had been identified and this had

been shortlisted to 3 sites, all of which were in the green belt. The site under discussion was the best site and the benefits of having a new police station outweighed the harm. She requested that a benchmarking exercise be carried out to monitor whether crime increased when the police station was built.

Councillor Geoff Harvey agreed with Tumi Hawkins that the applicant had explained why the location had chosen and he agreed with Councillor Peter Fane that the application met the “very special circumstances” that would permit building on the green belt. However, he expressed concern that a public building had nothing more than the minimum sustainability features allowed. He requested that electric car charges be put in the car park.

Councillor Heather Williams recognised the need for a new Police station to be built, but was not fully convinced that the “very special circumstances” criteria had been met.

The Committee considered three additional conditions.

Councillor Henry Batchelor proposed and Councillor Judith Rippeth seconded the inclusion of a condition for the installation of CCTV on the pedestrian bridge over the A10. This was agreed by affirmation.

Councillor Tumi Hawkins proposed and Councillor Judith Rippeth seconded the inclusion of a condition to monitor the crime levels in Milton before and after the Police station becomes operational. This was agreed by affirmation.

Councillor Geoff Harvey proposed and Councillor Tumi Hawkins seconded the inclusion of a condition to install electric vehicle charging points on the site and for additional sustainable energy measures to be considered.

By six votes to four, with one member not voting, the Committee voted to **Approve** the Recommendation, subject to

- a) Consultation with and confirmation from the Secretary of State that the application is not to be called in for his determination; and
- b) The planning conditions set out in the report; and
- c) The three additional conditions:
 1. Monitored CCTV installed on the bridge over the A10.
 2. A report on crime levels in Milton before and after the station becomes operational
 3. The installation of Electric Vehicle charging points, with informatives on sustainable green energy measures.

(Councillors Henry Batchelor, Peter Fane, Geoff Harvey, Tumi Hawkins, Pippa Heylings and Judith Rippeth voted to approve the application. Councillors Sue Ellington, Deborah Roberts, Heather Williams and Richard Williams voted to refuse. Councillor Martyn Cahn did not vote.)

6. Enforcement Report

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

7. Appeals against Planning Decisions and Enforcement Action

The Delivery Manager (Strategic Sites) agreed to provide Councillor Judith Rippeth details

of the recent appeal decision at Bannold Road, Waterbeach where the Inspector had found against South Cambridgeshire District Council and ordered it to pay the appellant's costs.

On the request of Councillor Henry Batchelor, the Delivery Manager (Strategic Sites) agreed to amend the planning decision for the informal hearing for Hundred Housing from "non determination" to "appeal against refused."

The Committee **received and noted** the Appeals against Planning Decisions and Enforcement Action report.

The Meeting ended at 2.00 p.m.
