

South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on
Wednesday, 22 July 2020 at 10.00 a.m.

PRESENT: Councillor John Batchelor – Chair
Councillor Pippa Heylings – Vice-Chair

Councillors: Anna Bradnam
Peter Fane
Judith Rippeth
Heather Williams
Nick Wright

Dr. Martin Cahn
Dr. Tumi Hawkins
Deborah Roberts
Richard Williams

Officers in attendance for all or part of the meeting:

Christopher Carter (Delivery Manager - Strategic Sites), Miriam Hill (Trees Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer), Luke Simpson (Senior Planning Officer) and Andrew Thompson (Principal Planning Officer - Strategic Sites)

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.

He 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. He explained the process he would follow in a virtual meetings environment.

He 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.

2. Apologies

There were no Apologies for Absence.

3. Declarations of Interest

There were no declarations of interest.

4. Minutes of a Previous Meeting

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

the meeting held on 10 June 2020.

5. S/4532/19/FL - Impington (The Meadows Community Centre, 1 St Catharines Road) ** Withdrawn from this agenda **

The Delivery Manager (Strategic Sites) explained that this was a cross-boundary planning application and that the original intention had been to present it to the Planning Committees at both South Cambridgeshire District Council and Cambridge City Council.

However, upon Councillor John Batchelor's proposal, seconded by Councillor Pippa Heylings, and by affirmation, the Committee **withdrew this application from the agenda** noting that a report would shortly be presented for determination by a Joint Committee consisting of Councillors from Cambridge City Council and South Cambridgeshire District Council,

6. S/2011/14/OL - Longstanton / Oakington (Land to the East of the B1050 and Longstanton West of the Cambridgeshire Guided Busway (CGB) and North of Oakington)

The planning case officer explained the factors prompting the proposal to re-prioritise the Planning Obligations set out in the Legal Agreement under Section 106 of the Town and Country Planning Act 1990.

Members noted that the Fire and Rescue Service was no longer seeking money for the provision of a fire station in Northstowe. They also noted, and expressed concern about, the lack of consultation with the community about the re-prioritisation, and the ongoing search for a suitable location for a burial ground.

By affirmation, the Committee authorised officers to vary the Legal Agreement under Section 106 of the Town and Country Planning Act 1990 to revise triggers ensuring delivery of the re-prioritised infrastructure set out at Appendix 2 to the report from the Joint Director of Planning and Economic Development and that the proposed elements thus falling outside the cost cap would need to be delivered through alternative funding. The Committee also varied the Section 106 Agreement to reflect the approved delivery strategy, specifically:

- Revision of Part 8 Clause 1.1(a) to deliver the Western Sports Hub reverting from 2,000 dwellings across Phase 1 and Phase 2 to 3,300 dwellings across Phase 2. This would deliver this element in accordance with the approved Phase 2 Phasing Strategy.
- Revision of Part 8 Clause 1.2 The trigger for the town park to 1,500 dwellings across Phase 2. The play equipment within the town park would be delivered and be available for use by residents at the existing trigger. It would also be necessary to ensure that any damage to the play equipment be kept under review during the construction process and appropriate maintenance be undertaken as appropriate. This is in accordance with the Healthy Living Youth and Play Strategy.

- Payment of about £3.2 million (with indexation) being brought forward from 2,500 dwellings across Phases 1 and 2 to 450 occupations within Phase 2 so that this reflects the delivery and completion of the Education Campus.

7. **S/0123/20/FL - Willingham (130 Rampton Road)**

The planning case officer made a detailed presentation, and pointed out a formatting error that had resulted in two separate Conditions being merged into Condition 2 set out in the report from the Joint Director of Planning and Economic Development. The second part of that Condition – relating to the annex – should have a separate number and the reason should be to protect the amenity of nearby residents. The applicants were Mr. and Mrs. Webster, and not South Cambridgeshire District Council as stated in the report.

Members noted the existence of an extant planning permission on site, and the status of nearby development,

Daniel Fulton (objector), Lee Bevens (the applicants' agent) and Councillor Harris (Willingham Parish Council) addressed the meeting.

The Member debate focussed on the following points

- The site was outside the village framework
- The existence of planning harm
- Relevant policies in the South Cambridgeshire Local Plan 2018
- The height and bulk of the proposed property

Councillor Pippa Heylings proposed that Condition 19 be expanded to relate also to visual and neighbour amenity. This was seconded by Councillor Anna Bradnam and, upon a roll call being taken, the Committee accepted the amendment by eight votes to one with two abstentions.

(Councillors John Batchelor, Bradnam, Cahn, Fane, Hawkins, Heylings, Rippeth, and Heather Williams voted in favour. Councillor Roberts voted against. Councillors Richard Williams and Wright abstained.)

Following a further short debate, Councillor Deborah Roberts proposed that the application be deferred. This was seconded by Councillor Richard Williams and, by eight votes to three, the Committee **deferred** the application to allow the Senior Planning Lawyer to consider the legal arguments made, and verdict reached, in the case of *Mansell v Tonbridge and Malling Borough Council* and thus be able to advise the Committee fully, and to enable Planning officers to explore the feasibility of conducting a Member site visit.

(Councillors Bradnam, Hawkins, Heylings, Rippeth, Roberts, Heather Williams, Richard Williams, and Wright voted for deferral. Councillors John Batchelor, Cahn and Fane voted against.)

8. **TPO 0002 (1978) - Caxton (Land at Bourn Road)**

The Trees Officer outlined the purpose of the proposal which was to continue to preserve two trees of value from the trees originally covered by Tree Preservation Order 0002 of 1978.

By affirmation, the Committee **approved** the issue and service of a provisional Tree Preservation Order on land at Bourn Road, Caxton as set out in the report from the Joint Director of Planning and Economic Development.

9. Enforcement Report

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

The Meeting ended at 12.55 p.m.
