

## South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on  
Wednesday, 14 July 2021 at 10.00 a.m.

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

Councillors: Dr. Martin Cahn Peter Fane  
Geoff Harvey Dr. Tumi Hawkins  
Judith Rippeth Deborah Roberts  
Heather Williams Dr. Richard Williams

Officers in attendance for all or part of the meeting:

Sharon Brown (Assistant Director (Planning Delivery)), Christopher Carter (Delivery Manager - Strategic Sites), Richard Fitzjohn (Senior Planning Officer), Miriam Hill (Trees Officer), Paul Hunt (Planner), Charlotte Peet (Planning Officer), Richard Pitt (Principal Planning Lawyer), Ian Senior (Scrutiny and Governance Adviser) and Alice Young (Planning Officer)

### 1. Chair's announcements

The Chair made several brief housekeeping announcements.

### 2. Apologies

Councillor Eileen Wilson sent apologies.

### 3. Declarations of Interest

Councillor Judith Rippeth declared a non-pecuniary interest in Minute 5 (20/05253/FUL - Waterbeach (Cambridge Innovation Park, Denny End Road)) as one of the local Members for Milton and Waterbeach. Councillor Rippeth had met the applicant three years ago when the application was in a different iteration and subsequently withdrawn. Councillor Rippeth was considering the matter afresh.

Councillor Deborah Roberts

- declared a non-pecuniary interest in Minute 6 (S/4252/19/FL - Fowlmere (Cherry Tree Field, Shepreth Road)) as a member of Fowlmere Parish Council. Councillor Roberts stated that she had taken no part in drafting the Parish Council's written response.
- Stated that she would not take part in, or vote upon, Minute 9 (21/0662/TTHR - Cottenham (Land at Setchel Drove and Smithy Fen)) because it related to a Travellers site.

Councillor Heather Williams

- Declared a non-pecuniary interest in Minute 7 (21/01390/HFUL - Fulbourn (24 Shelford Road)) because she was friends with, and members of the same political group at South Cambridgeshire District Council as, Councillor Graham Cone, one of the applicants. Councillor Heather Williams took no

- part in the debate, and did not vote.
- Declared a non-pecuniary interest in Minute 14 (Enforcement Report) as the local Member for Arrington.
- Stated that sge was a member of the Greater Cambridge Partnership Joint Assembly.

Councillor Dr. Richard Williams declared a non-pecuniary interests in Minute 7 (21/01390/HFUL - Fulbourn (24 Shelford Road)) because he was friends with, and members of the same political group at South Cambridgeshire District Council as, Councillor Graham Cone, one of the applicants. Councillor Dr. Richard Williams took no part in the debate and did not vote.

In respect of Minute 6 (Minute 6 (S/4252/19/FL - Fowlmere (Cherry Tree Field, Shepreth Road)), Councillors Dr. Martin Cahn, Peter Fane, Dr. Tumi Hawkins, Judith Rippeth, Deborah Roberts, Heather Williams, and Dr. Richard Williams all declared that they were considering the matter afresh having been present at the meeting on 11 November 2020 when this application had first been considered.

#### 4. **Minutes of Previous Meeting**

The Committee authorised the Chair to sign, as a correct record, the minutes of the meeting held on 19 February 2021 subject as follows:

##### **Minute 2 – Apologies**

Replace “...for apologies...” with “...for absence...”.

##### **Minute 4 – Bourn Airfield**

In the final line of the paragraph immediately following the first set of bullet points relating to Part 2 of the presentation, replace “...the Busway...” with “...a Busway...”.

Councillors Pippa Heylings and Judith Rippeth were not present at the meeting on 19 February 2021 so did not take part in authorising the Chair to sign the minutes.

The Committee authorised the Chair to sign, as a correct record, the minutes of the meeting held on 26 May 2021 subject as follows:

##### **Minute 4 – Minutes of the meeting held on 13 April 2021**

Between the words “...there was...” and “...need to...” delete the word “...no...” from the additional wording so that it reads

“Councillor Judith Rippeth spoke as a local Member and articulated that her main concerns with the application could be addressed as Reserved Matters rather than at the Outline stage. She added that there was need to attribute significant weight to the inspector’s decision to allow the planning application on the neighbouring site, where the inspector had stated that the Bannold Road was no longer of a rural nature and was now more suburban in character.”

##### **Minute 6 - 20/03802/FUL - Orchard Park (Development Parcel L2, Topper Street)**

To the list of bullet points add “significant open space contribution”

##### **Minute 10 - 20/02593/OUT - Weston Colville (Garage Plot to North of 14 Horseshoes Lane)**

The first paragraph should read

“Members briefly discussed access to the adjacent farmyard, historical flooding on site, and car parking. In relation to the final point, the case officer said that while the Council could require the applicant to submit a traffic management plan, this would not usually be warranted in the case of a single dwelling.”

The Committee authorised the Chair to sign, as a correct record, the minutes of the meeting held on 9 June 2021 subject as follows:

**Minute 5 - S/2896/19/FL - Duxford (Imperial War Museum, Royston Road)**

Replace the paragraph beginning “For Councillor Geoff Harvey...” with

“For Councillor Geoff Harvey, the benefit to tourism and leisure was significant. He said that the design of the hotel should protect future residents of it from noise from the airfield.”

At the end of that minute, “...in favore...” should be “...in favour...”

**5. 20/05253/FUL - Waterbeach (Cambridge Innovation Park, Denny End Road)**

The case officer reported that the Drainage Manager had no objection, and outlined the business case supporting the application.

Professor John French (applicant), Councillor Jane Williams (Waterbeach Parish Council) and Councillor Judith Rippeth (in her capacity as one of the local Members) addressed the meeting. The Delivery Manager Strategic Sites) read out a statement from Councillor Paul Bearpark, another of the local Members.

There was some concern relating to the phasing of the footpath lighting along the north side of Denny End Road. Cambridgeshire County Council had not requested this as provision would be made by Urban & Civic as part of the development of the New Town. Following an intervention from the Delivery Manager (Strategic Sites), the agreed by affirmation to ask officers to negotiate with Urban & Civic the early delivery of said footpath and lighting.

The travel plan was commended as innovative and comprehensive. Members welcomed the Green standards, energy efficiency and renewable generation aspects of the proposal.”

In response to Councillor Judith Rippeth, an assurance was given that the developer would not be allowed to begin work on Phase 2 unless Phase 1 was seen to be successful. Accordingly, it was in the developer’s interest to make sure that the shuttle bus service was effective.

Further debate surrounded

- Policy E/16: the Delivery Manager (Strategic Sites) suggested that this one of the policies overriding Policy S/7 to permit development outside the village framework.
- The temporary car park: officers undertook to amend the wording so as to require retention of the temporary car parking area until the decked car park is in use, and its retention should Phase 2 not proceed
- Landscaping, including fencing around the ponds

Following further comments, and by seven votes to three, the Planning Committee **approved** the application subject to

1. the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 in accordance with the Heads of Terms referred to in the report from the Joint Director of Planning and Economic Development, subject to the parties exploring
  - a. the viability of the shuttle buses being electric in accordance with the Committee's aspiration; and
  - b. together with Waterbeach Parish Council, the possibility of a scheme being brought forward by Urban & Civic that would secure street lighting and footpath improvements along the footpath to the north of Denny End Road as part of Phase 1A of the current application; and
2. the Conditions set out in the report from the Joint Director of Planning and Economic Development with the final wording thereof being agreed by officers in consultation with the Committee Chair and Vice-Chair, including (but not limited to) rewording so as to require retention of the temporary car parking area until the decked car park is in use, and its retention should Phase 2 not proceed, and a landscaping Condition including details of fencing to the ponds; and
3. the Informatives set out in the said report.

(Councillors Henry Batchelor, Cahn, Fane, Harvey, Hawkins, Heylings and Rippeth voted in favour. Councillors Roberts, Heather Williams and Richard Williams voted against.)

## 6. **S/4252/19/FL - Fowlmere (Cherry Tree Field, Shepreth Road)**

The case officer corrected the date of the Local Highways Authority response to 13 May 2021 and not 2020 as shown in the report. A revised prior approval provided a fall-back position. The application had been advertised as a departure from the Development Plan.

James Fulton (applicant) and Philip Kratz (agent for Fowlmere Parish Council) addressed the meeting.

The Delivery Manager (Strategic Sites) confirmed that the Class Q prior approval was a material consideration in considering the current application. Policy H/17 of the South Cambridgeshire Local Plan 2018 was also relevant.

Following debate, and by six votes to four, the Planning Committee **refused** the application contrary to the recommendation in the report from the Joint Director of Planning and Economic Development. Members agreed that the application conflicted with Policies S/7 (Development Frameworks) and H/17 (Reuse of Buildings in the Countryside for Residential Use) of the South Cambridgeshire Local Plan 2018 specifically with regard to the enlarged curtilage, height, bulk, form and visual harm.

(Councillors Cahn, Fane, Hawkins and Rippeth voted to approve the application, while Councillors Henry Batchelor, Harvey, Heylings, Roberts, Heather Williams and Richard Williams voted to refuse it.)

**7. 21/01390/HFUL - Fulbourn (24 Shelford Road)**

By affirmation, the Planning Committee **approved** the application subject to the Conditions set out in the report from the Joint Director of Planning and Economic Development.

(Councillors Heather Williams and Dr. Richard Williams did not vote and were not part of the affirmation.)

**8. 21/01024/OUT - Harston (Land adjacent to 12 Church Street)**

The case officer highlighted that the application's description had been amended to 'up to two-storey' to allow for a single-storey Reserved Matters application to be submitted if desired. Further objections had been received from Harston Parish Council and from neighbours but these had either been addressed in the report or could be addressed at the Reserved Matters stage.

In response to Councillor Dr. Richard Williams, officers confirmed that the Local Plan did not designate the site as allotment land and was not currently in use as such. As it was not registered as allotment land there was no need to refer the matter to the Secretary of State. Councillor Dr. Martin Cahn pointed out that the Committee's purpose was to consider land use rather than any legal restrictions that might prevent the implementation of any planning permission granted.

Following further comments, and by seven votes to three, the Planning Committee **approved** the outline planning application subject to the Conditions and Informatives set out in the report from the Joint Director of Planning and Economic Development.

(Councillors Henry Batchelor, Cahn, Fane, Harvey, Hawkins, Heylings and Rippeth voted in favour. Councillors Roberts, Heather Williams and Richard Williams voted against.)

**9. 21/0662/TTHR - Cottenham (Land at Setchel Drove and Smithy Fen)**

Noting officers' opinion that the notice served by Anglian Water on South Cambridgeshire District Council was reasonable and that the lengths of hedgerow would be replaced, and by affirmation, the Planning Committee **agreed** not to object to the Hedgerow Removal Notice.

Councillor Deborah Roberts did not take part in the debate and was not part of the affirmation.

**10. Tree Preservation Order 0011 (1985) - Land to the north of Eltisley Wood, Eltisley**

Members received evidence that the tree had had not existed on site for over 20 years and that there had not been any enforcement action.

By affirmation, the Planning Committee **revoked** Tree Preservation Order number 0011 (1985) on land to the north of Eltisley Wood, Eltisley.

**11. Tree Preservation Order 0016 (1989) - 8 Old Camps Castle, High Street, Castle Camps (also known as New Inn)**

Members received evidence that the tree had been removed before 2003 and there had not been any enforcement action.

By affirmation, the Planning Committee **revoked** Tree Preservation Order number 0016 (1989) at New Inn, Castle Camps (8 Old Camps Castle. High Street).

## 12. **Caxton (Firs Farm, St Peters Street, Caxton, CB23 3PJ)**

Following a few comments, and by affirmation, the Planning Committee **approved** the service of a Tree Preservation Order in line with a Condition imposed on development land at Firs Farm, St. Peters Street, Caxton

## 13. **Review of Local List of Validation Requirements for Planning Applications**

The Assistant Director (Delivery) presented a report reviewing the Local List of Validation Requirements for Planning Applications.

In response to Councillor Heather Williams, the Assistant Director said that the review had been subject to an 'open consultation'. Parish Councils had been informed informally but none had commented. Planning agents had also been made aware.

Officers acknowledged that, when updating documents, the use of tracked changes would be beneficial.

By affirmation, the Planning Committee **approved** the revised Local Validation List to provide an up-to-date basis for assessing the validity of planning application requirements.

## 14. **Enforcement Report**

The Committee received and noted an Update on enforcement action. In the absence of the Principal Planning Enforcement Officer, the Delivery Manager (Strategic Sites) reported that regarding

- The Croudace Homes Ltd. site, land off Horseheath Road, Linton – A further meeting had taken place between South Cambridgeshire District Council planning officers and the developers to progress the matter. Planning Enforcement had not been instructed to take any further action at this stage.
- Burwash Manor – South Cambridgeshire District Council had sent a letter under caution to the owner advising that a prosecution is to commence.
- Whitehall Farmhouse, 29 Ermine Way, Arrington – South Cambridgeshire District Council had contacted the owner's planning agent who responded that an application would be submitted by 19 July 2021.

## 15. **Appeals against Planning Decisions and Enforcement Action**

The Committee received and noted a report on appeals against planning decisions and enforcement action.

The hearings relating to Mill Lane, Sawston and New Road, Over had been postponed to a date as yet unknown because appropriate notices had not been displayed on site. In response to a question from Councillor Heather Williams, the Delivery Manager (Strategic Sites) undertook to discover whether the Committee would be invited to say what its decision would have been regarding New Road, Over, which had been appealed for non-determination.

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**The Meeting ended at 2.55 p.m.**

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