

South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on
Wednesday, 11 August 2021 at 10.00 a.m.

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

Councillors: Dr. Claire Daunton (substitute) Peter Fane
Geoff Harvey Dr. Tumi Hawkins
Deborah Roberts Heather Williams
Dr. Richard Williams Eileen Wilson

Officers in attendance for all or part of the meeting:

Christopher Carter (Delivery Manager - Strategic Sites), Richard Fitzjohn (Senior Planning Officer), Miriam Hill (Trees Officer), Will Holloway (Principal Planning Enforcement Officer), Charlotte Peet (Planning Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Scrutiny and Governance Adviser) and Michael Sexton (Area Development Manager) and Charlotte Spencer (Planner)

1. Chair's announcements

The Chair made several brief housekeeping announcements.

2. Apologies

Councillors Dr. Martin Cahn and Judith Rippeth sent Apologies for Absence. Councillor Dr. Claire Daunton substituted for Councillor Cahn.

3. Declarations of Interest

Councillor Dr. Tumi Hawkins declared a non-pecuniary interest in Minute 5 (20/01992/FUL - Toft (Bennell Farm, West Street)) because she was formerly the local Member and is familiar with the adjacent site.

Councillor Deborah Roberts

- declared a nonpecuniary interest in Minute 8 (21/02726/HFUL - Fowlmere (6 Westfield Road)) as a member of Fowlmere Parish Council but was considering the matter afresh.
- Stated that she would not contribute to the debate or vote at Minute 9 because it related to a gypsy and travellers site (21/0794/TTHR - Cottenham (Land at the junction of Smithy Fen and Twentypence Road)).

Councillor Heather Williams declared a non-pecuniary interest in Minute 14 (Enforcement) as the report included a site in her ward (The Mordens).

Councillor Eileen Wilson declared non-pecuniary interests in Minute 6 (20/04754/HFUL - Girton (Reston, Huntingdon Road)) and Minute 9 (21/0794/TTHR - Cottenham (Land at the junction of Smithy Fen and Twentypence Road)). Councillor Wilson had discussed those applications with Councillor Corinne Garvie (a local Member for Girton) and

Councillor Neil Gough (her fellow ward Member for Cottenham) respectively but was considering both matters afresh.

4. Minutes of a Previous Meeting

The Committee authorised the Chair to sign, as a correct record, the minutes of the meeting held on 14 July 2021 subject to the following:

Minute 3 – Declarations of interest

The word ‘no’ was missing from the final sentence of Councillor Dr. Richard Williams’ declaration. That sentence should read “Councillor Dr. Richard Williams took no part in the debate and did not vote.”

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

Add the following sentence to the fourth paragraph: “Members welcomed the Green standards, energy efficiency and renewable generation aspects of the proposal.”

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

In the second paragraph, “...did nor designate the site...” should read “...did not designate the site...”.

5. **20/01992/FUL - Toft (Bennell Farm, West Street)**

Ed Durrant (applicant’s agent) addressed the meeting. The Delivery Manager (Strategic Sites) read out a written statement from Toft Parish Council).

Members expressed concerns about

- The principle of development, including scale and character
- The nature, number, and location within the site of the affordable housing units
- Flood risk
- The removal of trees and impact on biodiversity
- Reliance on private vehicles
- Healthcare provision
- The conflict with South Cambridgeshire District Council’s planning policies
- The lack of public open space

By affirmation, the Planning Committee **refused** the application contrary to the recommendation in the report from the Joint Director of Planning and Economic Development. Subject to the final wording being agreed with the Committee Chair and Vice-Chair, Members agreed the reasons for refusal as being the height, scale, massing and character of the site, the lack of open space, concern about the location of the affordable housing, and concern about flooding.

6. **20/04754/HFUL - Girton (Reston, Huntingdon Road)**

The Delivery Manager (Strategic Sites) referred Members to paragraph 64 of the report which stated that, should planning permission be granted in this case, it would not set a precedent, and therefore be a material planning consideration, in the determination of any future applications which may be submitted on this site or elsewhere. This element of the

paragraph was incorrect, and, in fact, previous planning decisions were material in the assessment of future applications. This principle was well established in case law where it had been accepted that, in the interest of fairness, like cases should be decided in a like manner unless there were good reasons otherwise.

Dominic Mignon (objector) and Councillors Tom Bygott and Corrine Garvie (local Members) addressed the meeting.

Committee members expressed great concern about the application, citing

- Mass, size, bulk and design of the garage
- Neighbour amenity
- A detrimental impact on the immediate area
- The proposed tennis court's dominance
- Flood risk
- Noise pollution

In conclusion it is the case that, if this application was supported, it would form a material consideration to future applications, however other material considerations would also need to be considered in any future assessment.

By affirmation, the Planning Committee **refused** the application contrary to the recommendation in the report from the Joint Director of Planning and Economic Development. Members agreed the reasons for refusal as being concerns about scale, massing, design, footprint, visual amenity, and flooding.

7. 21/02538/HFUL - Over (30 Hilton Street)

There was no debate and, 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.

8. 21/02726/HFUL - Fowlmere (6 Westfield Road)

Councillor Deborah Roberts (local Member) confirmed that she had no objection to the proposal and, by affirmation, the Planning Committee approved the application subject to the Conditions and the Informative set out in the report from the Joint Director of Planning and Economic Development.

9. 21/0794/TTHR - Cottenham (Land at the junction of Smithy Fen and Twentypence Road)

Councillor John Loveluck (Cottenham Parish Council) recognised the desirability of laying a sewer pipe to Smithy Fen but regretted the removal of a length of hedgerow and its negative implications for biodiversity. This stance was supported by both local Members – Councillor Neil Gough and Councillor Eileen Wilson.

Following a short debate, and by affirmation, the Planning Committee **agreed** to issue a Hedgerow Retention Notice.

10. To make a provisional Tree Preservation Order - Fulbourn (14 Doggett Lane)

Councillor Dr. Claire Daunton (a local Member) highlighted the importance of trees to Fulbourn especially on such an important approach to the village.

By affirmation, the Planning Committee **approved** the issuing of a non-emergency provisional Tree Preservation Order.

11. To revoke a Tree Preservation Order - Haslingfield (New Road)

Members were told that the tree had been removed with permission in 2002.

By affirmation, the Planning Committee **approved** the revocation of the Tree Preservation Order.

12. To revoke a Tree Preservation Order - Coton (44 High Street)

Members were told that the tree had been removed following an Appeal in 1984.

By affirmation, the Planning Committee **approved** the revocation of the Tree Preservation Order.

13. To revoke a Tree Preservation Order - Balsham (17 Woodhall Lane)

By affirmation, the Planning Committee **approved** the revocation of the Tree Preservation Order.

14. Enforcement Report

The Committee received and noted an Update on enforcement action.

The Principal Planning Enforcement Officer outlined the timeframe in which enforcement action could be taken in relation to a breach of Tree Preservation Orders. He confirmed that TPOs were registered as local land charges.

The Principal Planning Enforcement Officer updated the Committee about developments relating to

- Croudace Homes Ltd Site, Land off Horseheath Road, Linton
- Burwash Manor

He said that, at the Committee's meeting on 8 September 2021, he would report on enforcement relating to Cottage Nursery, Cardinals Green, Horseheath, and Smithy Fen in Cottenham.

15. Appeals against Planning Decisions and Enforcement Action

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

The Delivery Manager (Strategic Sites) highlighted in Appendix 1 the appeal relating to land North East of Rampton Road in Cottenham, which had been dismissed.

16. Section 106 Updates

The Delivery Manager (Strategic Sites) reported verbally that, at its meeting on 8 September 2021, the Planning Committee would receive update reports on the progress with Legal Agreements made under Section 106 of the Town and Country Planning Act 1990 and relating to

- S/2075/18/OL - Waterbeach (Land adjacent to Waterbeach Barracks and Airfield Site) determined on 29 January 2021
 - S/3440/18/OL - Bourn (Bourn Airfield) determined on 19 February 2021
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The Meeting ended at 1.45 p.m.
