

South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on
Wednesday, 8 February 2023 at 10.00 a.m.

PRESENT: Councillor Peter Fane – Chair
Councillor Geoff Harvey – Vice-Chair

Councillors:	Henry Batchelor	Ariel Cahn
	Dr Martin Cahn	Bill Handley
	Peter Sandford	Heather Williams
	Dr Richard Williams	Dr Lisa Redrup

Officers in attendance for all or part of the meeting:

Vanessa Blane (Senior Planning Lawyer), Katie Christodoulides (Principal Planner), Laurence Damary-Homan (Democratic Services Officer), Michael Hammond (Principal Planner), Matt Hull (Performance and Improvement Officer), Phil McIntosh (Interim Delivery Manager) and Charlotte Spencer (Senior Planner)

Councillor Dr Aidan Van de Weyer was in attendance virtually as a local Member.

1. Chair's announcements

The Chair announced that he would be withdrawing from the Committee for item 5 (22/04303/REM). As such, he proposed that Councillor Henry Batchelor assume the role of Vice-Chair for item 5 whilst Councillor Geoff Harvey assumed the role of Chair. This was seconded by Councillor Geoff Harvey and approved by affirmation. The Chair made several brief housekeeping announcements.

2. Apologies

Apologies for Absence were received from Councillors Dr Tumi Hawkins and William Jackson-Wood. Councillor Dr Lisa Redrup was present as a substitute. Councillor Dr Richard Williams sent apologies for lateness and the Committee was informed that he would be joining the meeting.

3. Declarations of Interest

With respect to Minute 5, Councillor Peter Fane declared that he had held talks with the applicants regarding the application and would withdraw from the Committee to speak as local Member. Councillor Heather Williams declared that she was a member of the Greater Cambridge Partnership (GCP) who had commented on the application but stated that she had not been involved herself and would be approaching the matter afresh. A declaration for all Members of the Committee was made, stating that Members had been contacted by the applicants but no discussions were held and all those taking part in the discussion of the application were approaching the matter afresh.

With respect to Minute 7, Councillor Heather Williams declared she knew a family member of the applicant but had not discussed the application and would be approaching the matter afresh. A declaration for all Members of the Committee was made, stating that

Members may know the applicant from her time as a District Councillor at South Cambridgeshire District Council but no discussions had been held regarding the application and all Members would be approaching the matter afresh.

4. Minutes of Previous Meeting

By affirmation, the Committee authorised the Chair to sign the Minutes of the meeting held on 18 January 2023 as a correct record.

5. 22/04303/REM - Land Between Haverhill Road And Hinton Way, Stapleford

As agreed in Minute 1, Councillor Peter Fane withdrew from the Committee with Councillor Geoff Harvey assuming the role of Chair and Councillor Henry Batchelor as Vice-Chair

The Principal Planner, Michael Hammond, presented the report. The Committee asked questions of clarity regarding the Deed of Variation to the Section 106 agreement and the management of the country park. Further questions were asked on access to the park, parking provision and electric vehicle charging points; officers provided responses to the questions.

The Committee was addressed by the agents of the applicant, Howard Nankivell with support from Matt Hare, and Members asked questions of clarity regarding mobility considerations, parking and the objections to the roof style. Councillor Jenny Flynn spoke on behalf of Stapleford Parish Council who objected to the application. The Committee asked questions of clarity on the soil conditions on site and the proposed roof styles. Councillor Peter Fane spoke as local Member and informed the Committee that he and the other local Member (Councillor William Jackson-Wood) did not object to the application but desired to see the public access benefits of the application, referenced in the appeal decision on the outline consent, were fully realised. Members asked questions of clarity regarding public access and parking. The Principal Planner offered clarity over the considerations regarding access and footpaths.

In the debate, further discussion on access was held and officers clarified that access points were agreed as part of the parameter plan for the outline consent. The Committee was satisfied that parking and access concerns had been addressed and that conditions resolved some other concerns. Reservations were still held by Members, and it was stated that further sustainability measures would be welcomed, but on balance they could not see any reasons for refusal.

By unanimous vote, the Committee **approved** the application in accordance with the officer's recommendation, and subject to the conditions, laid out in the report from the Joint Director of Planning and Economic Development.

6. 21/04087/FUL - Former Barrington Cement Works, Haslingfield Road, Barrington

Councillor Heather Williams left the meeting

The Principal Planner, Michael Hammond, presented the report. Members asked questions of clarity on the permission history of the site and the S106 contributions tied to the permissions. Clarity was sought on the size of the single car garages and if secure cycle parking had been secured by conditions- the Principal Planner stated that a cycle storage condition could be added. Questions on objections from consultees were raised

and Members were informed that the Landscape Officer was content with the application subject to the recommended conditions and that concerns of the Urban Design Team were outweighed by the benefits of the application in the view of officers.

The Committee was addressed by an objector, Rachel Canham on behalf of CEMEX. Members asked questions on the logistics of sound mitigation to solve the concerns around noise from the railway.

Councillor Heather Williams rejoined the meeting but would not vote due to not being present for the full discussion of the application

The agent of the applicant, Liz Fitzgerald, spoke on the application and answered Members' questions on noise mitigation and the size of the garages. Councillor Aidan Van de Weyer addressed the Committee as local Member and stated that he supported the principle of the development but desired to see an increased S106 contribution from the developer. Councillor Van de Weyer answered questions on if he thought the benefits of the application outweighed the harm.

In the debate, the Committee noted that there were both benefits and harm that came with the proposed scheme and a balance had to be struck. Many felt that the principle of the development had been established in previous permissions and that the increase in affordable housing shifted the balance towards approval. The Committee felt that the noise concerns could be mitigated and that the pro rata S106 contributions were satisfactory. Concerns were raised by the impact of the increased number of dwellings on the sustainability of the site, the impact on local traffic and the provision of amenity facilities to the site.

The Committee agreed, by affirmation, that if it were minded to approve, the following condition regarding cycle storage was to be included:

"Prior to first occupation, details of cycle storage facilities shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To encourage sustainable forms of transport for future occupiers, staff and visitors, as part of the development, in accordance with policies HQ/1 and TI/3 of the South Cambridgeshire District Council Local Plan 2018."

By 7 (Councillors Peter Fane, Geoff Harvey, Henry Batchelor, Ariel Cahn, Dr Martin Cahn, Bill Handley and Peter Sandford) votes to 1 (Councillor Dr Lisa Redrup), the Committee **approved** the application in accordance with the officer's recommendation and subject to the conditions both added and laid out in the report from the Joint Director of Planning and Economic Development.

7. /22/04018/OUT - Fenny Lane Farm, Fenny Lane, Meldreth

The Principal Planner, Katie Christodoulides, presented the report and informed the Committee that two additional representations had been received, reiterating some of the Third Party concerns listed in the report. The Committee asked a number of questions of clarity around self-build need and the figures from the District. Officers provided responses and the Performance and Improvement Officer provided clarity around legislation and Government advice on self-build need. Questions around self-build need in the context of appeals and the Council's status as a vanguard authority were also raised. Officers,

including the Senior Planning Lawyer, provided responses and the Committee noted that the officer's report accounted for the self-build need as a material consideration.

Councillor Dr Richard Williams joined the meeting but would not vote due to not being present for the full discussion of the application

The Committee was addressed by a resident in opposition to the application, Ian Gibbs, and the Committee asked a question of clarity on the drainage concerns he raised, noting the lack of objection from the Lead Local Flood Authority. The agent of the applicant, David Fletcher, addressed the Committee in support of the application and Councillor Richard Goddin made a representation on behalf of Meldreth Parish Council who objected to the application. Neither were asked questions by Members.

Councillor Henry Batchelor left the meeting

In the debate, the Committee clarified the location of the site in relation to the Village Development Framework boundary, noting reason for refusal 1. The Committee noted the self-build need in the District and the Council's targets as set out within the self-build and custom build register. Whilst the District Council had been identified as a vanguard authority for self-build and custom build, the decision was being made as the Local Planning Authority. The vanguard would therefore not be given weight and the application would be assessed on its planning merits. The Interim Delivery Manager clarified the Council's status as a self-build vanguard authority and confirmed that this status carried no weight in determining the planning application. Members acknowledged that the need for self-build plots was a material planning consideration but stated that the number of dwellings would have a negligible impact on meeting the self-build need in the District and, in considering the planning balance, the harm of the application outweighed the benefits.

By 6 (Councillors Geoff Harvey, Ariel Cahn, Dr Martin Cahn, Bill Handley, Dr Lisa Redrup and Peter Sandford) votes to 0, with 2 abstentions (Councillors Peter Fane and Heather Williams), the Committee **refused** the application in accordance with the officer's recommendation, and for the reasons for refusal, laid out in the report from the Joint Director of Planning and Economic Development.

8. 22/04826/HFUL - 77 Church Lane, Girton

The Senior Planner presented the report and informed the Committee that the outstanding consultation, the reason for deferral of the application at the previous meeting, had been completed. The Committee was addressed by the applicant, Ammar Alasaad. Members asked no questions of clarity.

Members stated that the application was straightforward and noted that the reason for deferral had been resolved.

By unanimous vote, the Committee **approved** the application in accordance with the officer's recommendation, and subject to the conditions, laid out in the report from the Joint Director of Planning and Economic Development.

9. Appeals against Planning Decisions and Enforcement Action

The Interim Delivery Manager presented the report and provided clarity on the split decision listed in Appendix 1. Members commented on some of the cases in the report.

The Committee **noted** the report.

The Meeting ended at 2.50 p.m.
