

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 7 February 2018 at 10.30 a.m.

PRESENT: Councillor Pippa Corney – Chairman
Councillor David Bard – Vice-Chairman

Councillors: John Batchelor
Kevin Cuffley
Sebastian Kindersley
Des O'Brien
Tim Scott
Brian Burling
Philippa Hart
David McCraith
Deborah Roberts
Robert Turner

Officers in attendance for all or part of the meeting:

Jane Green (Head of New Communities / Interim Head of Development Management), John Koch (Planning Team Leader (West)), Lydia Pravin (Planning Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer), Michael Sexton (Senior Planning Officer), Charles Swain (Principal Planning Enforcement Officer), Rebecca Ward (Principal Planning Officer) and Andrew Winter (Senior Planning Officer)

Councillors Nigel Cathcart, Peter Johnson and Richard Turner were in attendance, by invitation.

1. APOLOGIES

There were no Apologies for Absence.

2. DECLARATIONS OF INTEREST

Councillor David Bard declared a non-pecuniary interest in Minute 4 (S/2993/17/RM - Sawston (Land off Mill Lane)). Councillor Bard had been present at meetings of Sawston Parish Council where this application had been discussed. However, he had not voted, and was considering the matter afresh.

Councillor Kevin Cuffley declared a non-pecuniary interest as follows:

- Minute 4 (S/2993/17/RM - Sawston (Land off Mill Lane)). Councillor Cuffley had been present at meetings of Sawston Parish Council where this application had been discussed. However, he had not voted, and was considering the matter afresh.
- Minute 10 (S/3372/17/CW - Landbeach (Levitt's Field, Waterbeach Waste Management Park, Ely Road)). Councillor Cuffley informed those present that he was a Reserve for Cambridgeshire County Council's Planning Committee, and could therefore be involved at the decision-making stage. He would not vote in relation to South Cambridgeshire District Council's response to consultation.

Councillor Philippa Hart declared a non-pecuniary interest in respect of Minute 8 (S/3450/16/FL - Great Eversden (Land to the North of Church Street, known as OSP 148)). Councillor Hart knows one of the affected neighbours, and said she would leave the room for the duration of the debate and would not vote.

Councillor Sebastian Kindersley declared non-pecuniary interests as follows:

- Minute 7 ((S/2927/17/FL - Litlington (Sheen Farm, Royston Road)). Councillor Kindersley had been present at Cambridgeshire County Council meetings at which this issue had been discussed.
- Minute 8 (S/3450/16/FL - Great Eversden (Land to the North of Church Street, known as OSP 148)). Councillor Kindersley had previously represented Great Eversden as a Cambridgeshire County Councillor.
- Minute 10 (S/3372/17/CW - Landbeach (Levitt's Field, Waterbeach Waste Management Park, Ely Road)). As a member of Cambridgeshire County Council's Planning Committee, Councillor Kindersley would not vote in relation to South Cambridgeshire District Council's response to consultation.

Councillor David McCraith declared a non-pecuniary interest in respect of Minute 7 (S/2927/17/FL - Litlington (Sheen Farm, Royston Road)). He had attended several meetings related to this application, but was considering the matter afresh.

Councillor Deborah Roberts declared a non-pecuniary interest in Minute 6 (S/3591/17/FL - Thriplow (Thriplow Farm, Lodge Road, Thriplow)). Councillor Roberts had attended several meetings at which this application had been discussed but was considering the matter afresh.

Councillor Tim Scott declared a non-pecuniary interest in Minute 8 (S/3450/16/FL - Great Eversden (Land to the North of Church Street, known as OSP 148)) as a member of the applicant Authority.

3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 10 January 2018.

4. S/2993/17/RM - SAWSTON (LAND OFF MILL LANE)

Members visited the site on 6 February 2018.

The case officer reported the receipt of three further representations from residents raising issues already addressed in the report.

In response to concern raised by some Members about drainage, the Planning Team Leader (West) referred the Committee to paragraph 48 of the report.

The Planning Team Leader (East) clarified that 19 affordable units would be provided on the development.

The Committee **approved** Reserve Matters subject to the Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development.

5. S/3567/17/FL - THRIPLow (NEW BARN, BROOK ROAD, THRIPLow)

Members visited the site on 6 February 2018.

The Committee **deferred** the application to allow officers an opportunity to seek Counsel's

Advice.

6. S/3591/17/FL - THRILOW (THRILOW FARM, LODGE ROAD, THRILOW)

Members visited the site on 6 February 2018.

The Committee **deferred** the application to allow officers an opportunity to seek Counsel's Advice.

7. S/2927/17/FL - LITLINGTON (SHEEN FARM, ROYSTON ROAD)

Members visited the site on 6 February 2018.

Referring to paragraph 55 of the report, the case officer said that the Council could now demonstrate a 4.5 year supply of housing land, rather than 4.1 years, as stated.

Rob Dean (Project Manager, Housing Development (New Build)), Councillor Alan Pipe (Litlington Parish Council) and Councillor Nigel Cathcart (a local Member) addressed the meeting.

The ensuing debate focussed on the question of housing land supply, affordable housing, and the impact on the nearby Listed Buildings.

The Committee gave officers **delegated powers to approve** the application subject to:

1. the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (or as otherwise deemed appropriate) securing those contributions set out in Appendix 1 to the report from the Joint Director for Planning and Economic Development, final wording being delegated to officers in consultation with the Chairman and Vice Chairman of the Planning Committee; and
the Conditions and Informative set out in the said report.

8. S/3450/16/FL - GREAT EVERSDEN (LAND TO THE NORTH OF CHURCH STREET, KNOWN AS OSP 148)

Members visited the site on 6 February 2018.

On the advice of the Senior Planning Lawyer, the Committee **deferred** the application to allow officers an opportunity to seek Counsel's Advice about their final report to Committee.

9. S/4469/17/OL - CASTLE CAMPS (LAND SOUTH OF BARTLOW ROAD)

The case officer reported that paragraph 76 of the report should begin, "The site is currently a piece of *scrub* land situated within the South Suffolk and North Essex..."

Hayley Doyle (applicant's agent), Councillor Sue Herbert (Castle Camps Parish Council) and Councillor Richard Turner (a local Member) addressed the meeting.

There was some debate as to the weight that could now be given to the emerging Local Plan. While the Chairman welcomed the applicant's offer to pay for a Traffic Order regulating the speed limit adjacent to the proposed development, the Senior Planning Lawyer reminded Members that, as the Local Highways Authority had not objected to the

proposal, such offer was not a material planning consideration, and must not be considered as such. He also said that a Traffic Order could not be required as part of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 because such an Order in this case was not required to make acceptable an application that would otherwise be unacceptable.

After a short debate, the Committee **approved** the application subject to the Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development.

10. S/3372/17/CW - LANDBEACH (LEVITT'S FIELD, WATERBEACH WASTE MANAGEMENT PARK, ELY ROAD)

The Planning Committee, acting on behalf of South Cambridgeshire District Council, considered, as a statutory consultee, an application from Cambridgeshire County in Landbeach.Council for the construction and development of a Waste Recovery Facility in Landbeach.

Councillor Peter Johnson (a local Member) addressed the Committee. He expressed concern about the potential impact on Waterbeach and Denny Abbey. Of particular concern were the implications for long-term health, the environment and climate change, and traffic congestion along the A10.

Committee members shared these concerns, especially in relation to Denny Abbey.

The Committee **endorsed** the proposed response set out in paragraphs 45 to 48 of the report, subject to the following amendments:

Paragraph 46 of the report from the Joint Director for Planning and Economic Development

Delete "Officers are of the view that the proposal is at the upper limit of 'less than substantial harm'..." and substitute "South Cambridgeshire District Council's Planning Committee takes the view that the proposal would cause substantial harm..." and then replace "...serious harm..." with "...significant harm...".

11. ENFORCEMENT REPORT

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

12. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

The Meeting ended at 2.05 p.m.
