

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

At a meeting of the Development and Conservation Control Committee held on
Wednesday, 2 November 2005 at 10.00 a.m.

Councillors:	Dr DR Bard	RE Barrett
	JD Batchelor	RF Bryant
	Mrs PS Corney	SM Edwards
	Mrs A Elsby	R Hall
	Mrs SA Hatton	Mrs JM Healey
	Mrs CA Hunt	SGM Kindersley
	RB Martlew	Mrs JA Muncey
	Mrs CAED Murfitt	CR Nightingale
	EJ Pateman	Mrs DP Roberts
	Mrs HM Smith	Mrs DSK Spink MBE
	JF Williams	Dr JR Williamson
	SS Ziaian-Gillan	

Councillors MJ Mason and TJ Wotherspoon were in attendance, by invitation.

1. CHAIRMAN OF THE MEETING

In the absence of Councillor Dr. JPR Orme, Councillor NIC Wright (Vice-Chairman of the Development and Conservation Control Committee) took the Chair for the duration of the meeting.

2. APOLOGIES

Apologies for absence were received from Councillors Mrs J Dixon, HC Hurrell, Dr JPR Orme, JH Stewart and RJ Turner.

3. APPOINTMENT OF VICE-CHAIRMAN FOR THE MEETING

Councillor NIC Wright proposed that Councillor Mrs JM Healey be appointed Vice-Chairman of the meeting. This was seconded by Councillor SGM Kindersley and it was

RESOLVED That Councillor Mrs JM Healey be appointed Vice-Chairman of the meeting

4. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 5th October 2005.

5. S/1845/05/F - STAPLEFORD

REFUSED, as amended by plans date stamped 27th October 2005, contrary to the recommendation contained in the report from the Director of Development Services. Members considered that, by virtue of the size and scale of the proposed houses, the development would be out of keeping with the character and appearance of development along this section of Hinton Way.

6. S/1608/05/LB AND S/1609/05/F - GREAT SHELFORD

WITHDRAWN from the agenda.

7. S/1209/05/F - LITTLE SHELFORD

DELEGATED REFUSAL contrary to the recommendation contained in the report from the Director of Development Services, subject to independent highways advice (in accordance with protocol) endorsing the Committee's reason for refusal based on concern about traffic flow and use of the existing access onto Church Street as the sole access for the existing restaurant and residential accommodation on the site. Otherwise, the Council could be faced with paying costs at appeal should it not be able to provide substantive evidence to support a Highway objection. Having visited the site, Members cited concerns over the adequacy of car parking provision and loss of open space in the Conservation Area as further reasons for refusal. Members requested that, should the independent highways advice not be supportive of a refusal on highways grounds, the application should be presented again to a future meeting of the Committee.

8. S/1447/05/F - HORNINGSEA

REFUSED contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, Members expressed reservations about the proposed design, especially of the flat-roofed element, and considered that the proposal would not complement existing buildings adjacent to the site, and would detract from the Conservation Area. It therefore conflicted with Policies P1/3 and P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and SE5, EN30 and EN31 of the South Cambridgeshire Local Plan 2004.

9. S/1744/05/F - THRILOW

DEFERRED for a site visit.

10. S/1715/05/F - WILLINGHAM

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

11. S/1747/05/F - WILLINGHAM

APPROVAL, as amended by an e-mail dated 12th October 2005 from the applicant, for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

12. S/1644/05/A - WILLINGHAM

APPROVAL of the lantern closest to the entrance door, subject to the Conditions referred to in the report from the Director of Development Services.

REFUSED consent for the lantern on the western end of the front elevation because it would result in unnecessary light pollution and visual clutter when viewed in conjunction with existing signage and the adjacent street light and, therefore, have a negative impact on the character and appearance of the Conservation Area, thus conflicting with Policy EN39 of the South Cambridgeshire Local Plan 2004.

13. S/1710/05/F - WILLINGHAM

APPROVAL, as amended by plans (90) 01A and (21) 02A dated 11th October 2005 and

plan dated 21st October 2005, for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

14. S/1771/05/F - LOLWORTH

REFUSED in line with the amended recommendation contained in the report from the Director of Development Services, on the grounds of the scale of development and the need to protect the horse chestnut tree on site. Members noted that service of the Tree Preservation Order was imminent.

Mrs Louise Milbourn, Chairman of Lolworth Parish Meeting, addressed the Committee.

15. S/1732/05/F - DRY DRAYTON

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

Councillor SM Edwards declared a personal and prejudicial interest in this application because his business rents a unit nearby on the Industrial Estate, and withdrew from the Chamber prior to its consideration. He took no part in the debate and did not vote.

16. S/6310/05/O - CAMBOURNE

REFUSED for the reasons set out in the report from the Director of Development Services.

17. S/1709/05/F - COTTENHAM

REFUSED for the reasons set out in the report from the Director of Development Services.

18. S/1674/05/RM - DUXFORD

APPROVAL of Reserved Matters (siting, design and external appearance of the buildings) as amended by plan date stamped 31st October 2005, pursuant to outline planning permission dated 14th June 2004, reference S/0791/04/O, for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

Councillor Mrs HM Smith declared a personal and prejudicial interest in this application due to her friendship with the occupier of 53 Moorfield Road, and withdrew from the Chamber prior to its consideration. She took no part in the debate, and did not vote.

19. S/1787/05/F - FOWLMERE

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein (Condition 3 requiring window additionally to be non-opening)

20. S/1818/05/F - GIRTON

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

Councillor SM Edwards declared a personal interest in this application by virtue of being a customer of the applicants.

21. S/1650/05/O - HARSTON

REFUSED for the reasons set out in the report.

22. S/1237/05/F - HARSTON

DEFERRED for a site visit and for further information, including details of ownership of New Road.

23. S/1651/05/RM - IMPINGTON

REFUSED contrary to the recommendation contained in the report from the Director of Development Services. Members considered the proposal to be of poor design.

24. S/1544/05/F - SHEPRETH

REFUSED for the reason set out in the report from the Director of Development Services.

25. S/1809/05/PNT - FEN DRAYTON

PRIOR APPROVAL for the siting and appearance of the telecommunications monopole and associated development, subject to its colour being determined by officers.

26. S/1713/05/O - TEVERSHAM

REFUSED for the reasons set out in the report from the Director of Development Services.

27. S/1669/05/F - TEVERSHAM

DELEGATED APPROVAL / REFUSAL. Delegated approval was given for the reasons set out in the report from the Director of Development Services, subject to there being no new significant objections to the revised plans; to the prior completion of a Section 106 Legal Agreement securing affordable housing; public art and an education contribution; to the Conditions referred to in the report and to an additional Condition requiring the provision of individual refuse bins. Should any of these requirements not be met, the application would be refused.

28. S/1839/05/F - GREAT ABINGTON

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein and an additional Condition requiring the provision of spaces on site for construction vehicles during the construction period.

29. S/1499/05/F - GREAT ABINGTON

APPROVAL for the reasons set out in the report from the Director of Development Services presented to the Committee's meeting on 5th October 2005, and subject to the Conditions referred to in the October report

30. S/0733/05/F - CROYDON

DELEGATED APPROVAL for the reasons set out in the report from the Director of Development Services, and to an additional reason being compliance with Policy HG11 of the South Cambridgeshire Local Plan 2004; subject to the prior completion of a Section

106 Legal Agreement securing the submission and implementation of a landscape and boundary treatment scheme; which shall include the protection of trees during demolition and construction and the retention of trees and hedgerows identified within the scheme in perpetuity, and to the Conditions referred to in the report.

31. S/1273/05/F - GAMLINGAY

APPROVAL contrary to the recommendation contained in the report from the Director of Development Services. Members considered that the proposal was in keeping with the character of the locality, accorded with the Village Design Statement for Gamlingay, and respected the agricultural heritage of the area. The application complies therefore with Policy HG15 of the South Cambridgeshire Local Plan 2004.

32. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee **NOTED** the following from the report prepared by the Director of Development Services:

- Decisions notified by the Secretary of State
- Summaries of recent decisions of interest

In connection with the summary relating to 44 Station Road, Histon, Councillor MJ Mason declared a personal interest as the appellant had registered two complaints against him.

- Appeals received
- Local Inquiry and Informal Hearing dates scheduled before the next meeting on 7th December 2005
- Appeals withdrawn or postponed
- Advance notification of Local Inquiry and Informal Hearing dates (subject to postponement or cancellation)

33. APPEAL STATISTICS AND GRAPHICAL DATA

The Committee noted a report on Appeal Statistics covering the period from 1st July 2005 to 30th September 2005, together with a variety of graphical representations of statistics for the year and three-month period ended 30th June 2005.

The Deputy Director of Development Services commended the statistics in the context of the staffing levels currently being faced within the Development Services Department. He particularly highlighted the backlog of "informals" that was resulting in complaints being received. A temporary revised acknowledgment letter was being used to explain the current difficulties resulting from the freezing of three key Development Control posts. Should it be possible to fill these posts, then the Council would stand a chance of getting closer to the nationally recommended case load of an average of 150 applications per post (at present, the South Cambridgeshire District Council average case load stood at 186, and this would drop to about 160 were the posts to be filled). On behalf of the Committee, the Chairman of the Meeting paid tribute to the continued high quality of work undertaken by officers.

Councillor SGM Kindersley reaffirmed the Council's obligation to be realistic and effective in determining applications.

34. PERFORMANCE CRITERIA

Members noted a report on performance criteria.

35. UNDETERMINED APPLICATIONS OVER 13 WEEKS

The Committee noted details of applications awaiting decisions for more than 13 weeks.

36. DELEGATED POWERS - MAJOR DEVELOPMENTS TEAM

The Committee considered a report seeking to extend the powers of determination of planning applications to newer posts in the Major Development team.

In response to concern raised about the transparency of some decisions made under delegation, and the effective involvement in such circumstances of local Members and parish councils, the Deputy Director of Development Services assured Members that the procedures being followed were regularly reviewed to ensure compliance with the current scheme of delegation.

It was **RESOLVED**

that delegated powers be approved for the Major Development Manager (akin to those of the Development Control Quality Manager) and for the Northstowe and City Edge principle officers (akin to those of the Area Planning Officers and the Cambourne principle officer) as set out in appendices to the report.

37. PROPOSED REGISTRATION OF PUBLIC RIGHT OF WAY - ARBURY CAMP

The Committee considered a proposal by Cambridgeshire County Council to register a public right of way in Arbury Camp (Parish of Impington).

Members discussed a number of issues raised bby Councillor MJ Mason, a Member for Impington.

It was **RESOLVED**

That officers respond to consultation from Cambridgeshire County Council highlighting the concerns of South Cambridgeshire District Council relating to the Right of Way's proposed status as a Byway Open to All Traffic, and its relationship to the planned Guided Busway.

38. TREE PRESERVATION ORDER - LONGSTANTON

The Committee considered a report reviewing Tree Preservation Order no.08/05/SC, made under delegated powers at Thatcher's Wood, Longstanton.

As a result of objections raised in connection with the Order, a site visit had taken place on 12th October 2005 consisting of the Vice-Chairman of the Development and Conservation Control Committee (Councillor NIC Wright) and local Member (Councillor A Riley).

It was **RESOLVED**

that Tree Preservation Order 08/05/SC in Longstanton be confirmed, subject to the deletion of all reference to those trees numbered . T4,T5 and T6 in the First Schedule of the Order (each in poor condition) and T21 (removed prior to service of the Order).

39. CAMBOURNE SECTION 106 LEGAL AGREEMENT - TRAILER PARK

Further to its meetings on 2nd March 2005 when it lifted the “embargo” on issuing planning permissions for market housing at Cambourne, and on 13th May and 3rd August 2005, when it resolved to continue this practice in order for the developers’ consortium to progress the legal matters associated with the provision of the trailer park, the Committee considered a further report updating Members on progress.

It was **RESOLVED**

That the embargo on issuing planning permissions for market housing at Cambourne should remain lifted for the time being allowing the developers time to conclude the legal formalities, and that a further progress report be presented to the Committee at its meeting on 4th January 2006.

The Meeting ended at 3.00 p.m.
