

## **South Cambridgeshire District Council**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 9 September 2020 at 10.00 a.m.

**PRESENT:** Councillor John Batchelor – Chair  
Councillor Pippa Heylings – Vice-Chair

**Councillors:** Anna Bradnam  
Geoff Harvey (substitute)  
Judith Rippeth  
Heather Williams  
Nick Wright

Dr. Martin Cahn  
Dr. Tumi Hawkins  
Deborah Roberts  
Richard Williams

Officers in attendance for all or part of the meeting:

Christopher Carter (Delivery Manager - Strategic Sites), Sumaya Nakamya (Planning Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer), Michael Sexton (Senior Planning Officer) and Luke Simpson (Senior Planning Officer)

Councillor Dr. Ian Sollom was in attendance, by invitation.

### **1. Chair's announcements**

For the benefit of members of the public viewing the live webcast of the meeting, the Chair introduced Committee members and officers in attendance.

He explained that this meeting of the Planning Committee was being held virtually and asked for patience bearing in mind the challenges posed by the technology in use and by the new meeting skills required.

The Chair confirmed that the Planning Committee would continue with the practice of recording votes unless a resolution could be reached by affirmation. He explained the process he would follow in a virtual meetings environment.

He confirmed that the meeting was quorate but informed members of the public that, if a Committee member was absent for any part of the presentation of or debate about an agenda item then that member would not be allowed to vote on that item.

### **2. Apologies**

Councillor Peter Fane sent Apologies for Absence. Councillor Geoff Harvey acted as substitute.

### **3. Declarations of Interest**

Councillor Anna Bradnam declared a Non-Pecuniary interest in Minute 12 (S/0009/20/FL - Waterbeach (Recreation Ground, Cambridge Road)). Councillor

Bradnam was aware of this application as a local Member for Milton and Waterbeach Ward, but had not contributed to any discussion locally in a prejudicial manner, and was considering the matter afresh.

Councillor Dr. Martin Cahn declared a Non-Pecuniary interest in Minute 6 (S/4295/19/FL - Impington (Impington Village College, New Road)). Councillor Cahn's two children had been students at Impington Village College, and he himself had formerly been a member of the Parents Committee there. Councillor Cahn had attended a presentation about the project, and his wife was a member of the Planning Committee at Histon and Impington Parish Council.

Councillor Pippa Heylings declared a Non-Pecuniary interest in Minute 6 (S/4295/19/FL - Impington (Impington Village College, New Road)). Councillor Heylings had been present at meetings between the project management team, developers, and Council officers, but was considering the application afresh.

Councillor Judith Rippeth

- declared a Non-Pecuniary Interest in Minute 6 (S/4295/19/FL - Impington (Impington Village College, New Road)). Councillor Rippeth has a daughter in Year 10 with an EHCP (Education Health Care Plan). That daughter might, in the future, benefit from the second building (P.8) rather than the free school for children with Autism Spectrum Condition.
- Regarding Minute 12 (S/0009/20/FL - Waterbeach (Recreation Ground, Cambridge Road)) reminded those present that she was a Ward Member for Milton and Waterbeach.

In the interests of clarity, Councillor Heather Williams pointed out that one of the appeals received at Minute 15 (Appendix 2 to the agenda report) related to a site within the Mordens Ward, for which she was the local Member. The report was for information only and did not require the Committee to make a decision.

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

The Committee authorised the Chair to sign, as a correct record, the minutes of the Extraordinary meeting held on 13 May 2019 subject to the correction of a spelling mistake under the heading 'Social and Community Infrastructure' where "trailor" should say "trailer".

#### **5. Accidental additional consultation periods**

The Delivery Manager (Strategic Sites) informed the Committee that it had come to the attention of officers that, due to a technical issue with the IT system used by the planning service, there were several planning applications included on the current agenda where an additional consultation period had been started in error.

Officers had therefore made a judgement as to which of those applications were likely to generate additional representations during the additional consultation periods (requiring deferral) and which were less likely to do so and capable of being subject to a Committee resolution to make a decision so long as no new material comments were received during the additional consultation periods.

Following a Member discussion, it was agreed that the words "...new material..." should be omitted from any resolution to make a decision.

Councillor Heather Williams proposed an amendment saying that all eight planning applications should be deferred. This was seconded by Councillor Deborah Roberts but, upon a vote being conducted by roll call, the amendment was lost by seven votes to four. Councillors Roberts, Heather Williams, Richard Williams, and Wright voted to defer all eight applications.

Councillor John Batchelor proposed that Item 6 – S/4207/19/RM – Cottenham (Land North East of Rampton Road) – be deferred. This was seconded by Councillor Anna Bradnam and, upon a vote being taken by roll call, the motion was **approved** by seven votes to four, with Councillors Roberts, Heather Williams, Richard Williams, and Wright voting against.

Councillor John Batchelor proposed that Item 8 – S/3215/19/DC – Longstanton (The Retreat, Fews Lane) – be deferred. This was seconded by Councillor Anna Bradnam and, upon a vote being taken by roll call, the motion was **approved** by seven votes to four, with Councillors Roberts, Heather Williams, Richard Williams, and Wright voting against.

#### **6. S/4295/19/FL - Impington (Impington Village College, New Road)**

Ryan Kelsall (supporting the application), Councillor Denis Payne (Histon & Impington Parish Council) and County Councillor David Jenkins addressed the meeting.

The Committee welcomed the application and, in particular, the design and matching of materials with those from which the original college building had been constructed. Public consultation had been good, and issues such as drainage and respect for the character of the area had been addressed. The Committee considered that the proposal's benefit outweighing any perceived planning harm to the Green Belt.

The Committee **resolved to give officers delegated powers to approve** the application subject to

1. no issues being raised during the additional consultation period;
2. referral of the application to the Secretary of State as a departure from the Development Plan;
3. the Conditions and Informatives set out in the report from the Joint Director of Planning and Economic Development, with an additional Condition requiring the submission of details as to the form, construction, and appearance of the flue, an additional Informative strongly encouraging 'Green Excellence' in terms of energy and other matters. but deletion of Condition ai(v) as this duplicated Condition y.

**7. S/4207/19/RM - Cottenham (Land North East of Rampton Road)**

Members noted that Councillor John Batchelor had earlier proposed that this application be deferred. This proposal had been seconded by Councillor Anna Bradnam and, upon a vote being taken by roll call, the motion had been **approved** by seven votes to four.

(Councillors John Batchelor, Bradnam, Cahn, Harvey, Hawkins, Heylings, and Rippeth voted for deferral. Councillors Roberts, Heather Williams, Richard Williams, and Wright voted against.)

**8. S/4057/19/OL - Harston (Tanner and Hall Ltd, Station Road)**

John Cosgrove (objector speaking on behalf of the neighbours), Andrew Adams (applicant), Councillor Niall O'Byrne (Harston Parish Council) and Councillor Ian Sollom (a local Member) addressed the meeting.

During the ensuing debate, Members made the following points

- While noting the viability argument, there was no exceptional reason for allowing this site in the Green Belt to be developed unless 100% affordable housing could be secured
- The housing would be subjected to unacceptable noise and shock from the nearby railway line
- Distance to the bus stop was too great
- There was no sense of place-making

By ten votes to nil with one abstention, the Committee **resolved to give officers delegated authority to refuse** the application for the reasons set out in the report from the Joint Director of Planning and Economic Development, subject to no issues being raised during the additional consultation period.

(Councillor Dr. Tumi Hawkins abstained.)

**9. S/3215/19/DC - Longstanton (The Retreat, Fews Lane)**

Members noted that Councillor John Batchelor had earlier proposed that this application be deferred. This proposal had been seconded by Councillor Anna Bradnam and, upon a vote being taken by roll call, the motion had been **approved** by seven votes to four.

(Councillors John Batchelor, Bradnam, Cahn, Harvey, Hawkins, Heylings, and Rippeth voted for deferral. Councillors Roberts, Heather Williams, Richard Williams, and Wright voted against.)

**10. S/0123/20/FL - Willingham (130 Rampton Road)**

Members attended a COVID-Safe site visit on 8 September 2020.

Daniel Fulton (objector), Anna Webster (applicant) and Councillor Neil Harris

(Willingham Parish Council) addressed the meeting.

Prior to the meeting, Committee members had received copies of correspondence between Mr Fulton (Fews Lane Consortium) and the Senior Planning Lawyer in relation to this application.

By seven votes to three with one abstention, the Committee **approved** the application subject to

1. Officers correcting an administrative error in labelling the elevation drawings; and
2. The Conditions and Informatives set out in the report from the Joint Director of Planning and Economic Development.

(Councillors John Batchelor, Cahn, Hawkins, Heylings, Rippeth, Richard Williams, and Wright voted in favour. Councillors Bradnam, Roberts and Heather Williams voted against. Councillor Harvey abstained.)

### **Council Standing Order no. 9 - Duration of Meetings**

During the following item (20/02195/FUL - Cambourne (South Cambridgeshire Hall,6010, Cambourne Business Park)), Councillor John Batchelor proposed that the meeting should continue beyond the four hour mark. This was seconded by Councillor Anna Bradnam and **approved** by affirmation.

(Councillor Deborah Roberts was not present.)

#### **11. 20/02195/FUL - Cambourne (South Cambridgeshire Hall,6010, Cambourne Business Park)**

Alex Wingate and Paul Ingle from the Project Team addressed the meeting.

Councillor Pippa Heylings welcomed the proposal as 'transformational' and said it proved leadership in terms of producing energy and saving money.

Following a short debate, and by affirmation, the Committee **approved** the application subject to the Conditions set out in the update report from the Joint Director of Planning and Economic Development, and an additional Condition requiring inverter detail as set out in the Officer presentation.

#### **12. S/0009/20/FL - Waterbeach (Recreation Ground, Cambridge Road)**

The Committee accepted that the proposal would result in the pavilion having a larger footprint and, potentially, impacting on more nearby residents. However, the design was considered to be good.

By affirmation, the Committee **approved** the application subject to the Conditions and Informatives set out in the report from the Joint Director of Planning and Economic Development, including a Condition requiring appropriate screening.

(Councillor Deborah Roberts was not present.)

**13. 20/01085/HFUL - Great Wilbraham (2 Butt Lane)**

Paul Lewis (objector) addressed the meeting. A major concern was that of neighbours being overlooked from windows in the proposed extension. Members discussed whether the applicant could be required or encouraged to mitigate this concern by installing obscured glass where appropriate. Officers pointed out that the positioning of the windows exceeded the Council's guidelines. They agreed to convey to the applicant concerns about overlooking but concluded that imposing a Condition or attaching an Informative would not be reasonable.

Following further discussion and by seven votes to three, the Committee **resolved to grant officers delegated authority to approve** the application, subject to

1. no issues being raised during the additional consultation period; including on the amended red line boundary; and during which Certificate B is due; and
2. the Conditions set out in the report from the Joint Director of Planning and Economic Development.

(Councillors John Batchelor, Bradnam, Cahn, Harvey, Hawkins, Heylings and Rippeth voted in favour. Councillors Heather Williams, Richard Williams, and Wright voted against. Councillor Roberts was not present.)

**14. Enforcement Report**

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

**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) undertook to circulate to Members the appeal decision relating to 22 Cambridge Road, Foxton. This appeal had been allowed, and the enforcement notice quashed.

The Committee noted that the appeals relating to planning applications S/0768/18/FL and S/3983/18/FL, both at Western Side of Land Parcel COM4 Neal Drive, Orchard Park, had been withdrawn.

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**The Meeting ended at 4.05 p.m.**

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