

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

At a meeting of the Development and Conservation Control Committee held on  
Wednesday, 7 December 2005 at 10.10 a.m.

**PRESENT:** Councillor Dr JPR Orme – Chairman  
Councillor NIC Wright – Vice-Chairman

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

Councillors Dr JA Heap, MJ Mason and Mrs VM Trueman were in attendance, by invitation.

Apologies for absence were received from Councillor Mrs J Dixon, Mrs CA Hunt, HC Hurrell and JF Williams.

### **1. MINUTES OF PREVIOUS MEETING**

The Committee authorised the Chairman to sign, as an accurate record, the Minutes of the meeting held on 2<sup>nd</sup> November 2005, subject to an addition to Minute no. 32 (Appeals against planning decisions and enforcement action - 44 Station Road, Histon) reflecting the comment from Councillor MJ Mason that Inspector Ormerod of Cambridgeshire Constabulary had attended the hearing to give evidence only rather than to support or oppose the appellant's case.

### **2. MEMBERSHIP OF CAMBRIDGESHIRE COUNTY COUNCIL**

Councillors JD Batchelor, SGM Kindersley and RJ Turner declared their membership of Cambridgeshire County Council, as a personal interest, in respect of every item on the agenda on which that Authority had been consulted.

### **3. S/2102/05/F - BOURN**

**APPROVAL** contrary to the recommendation contained in the report from the Director of Development Services. Members considered the proposal provided local employment, had local support, made full use of a brownfield site, constituted rural diversification, and posed no significant intrusion into the countryside. The increase in floor space was not considered to be contrary to Policy EM 10 of the South Cambridgeshire Local Plan 2004.

During the course of the debate, Councillor R Page made certain comments with which Councillor SGM Kindersley, as Leader of the Council, took issue because it was important to prevent the Council from being brought into disrepute. Councillor Kindersley questioned Councillor Page's attendance record, but withdrew his comments unreservedly once it was clarified that Councillor Page had attended part of the meeting in November 2005. The exchange of views left open the questions of a formal complaint being

submitted by Councillor Page, and of reference to the Standards Committee.

Councillor Mrs CAED Murfitt declared a personal interest in this application, being distantly related to one of the applicants.

Councillor NIC Wright declared a personal interest by virtue of a passing acquaintance with some of the applicants.

**4. S/1954/05/F - COMBERTON**

**DELEGATED APPROVAL** subject to receipt of an approved junction layout plan incorporating, into the vehicular access, various geometric standards in terms of width, radii, and visibility, contrary to the recommendation contained in the report from the Director of Development Services. Members considered that the proposal represented appropriate rural diversification in an ideal and safe location. They noted that there was no suitable or available site outside the Green Belt and in the Village Framework, the current shortage of Montessori nursery places in the locality, and considered, therefore, that there existed special circumstances in this case for permitting development in the Green Belt, subject to the application being referred to the Secretary of State as a departure from the Development Plan.

Councillor R Page declared a personal interest as Chairman of the Countryside Restoration Trust, which owns land adjacent to the site.

Councillor Mrs DSK Spink declared a personal interest by virtue of her acquaintance with the applicant's father.

Councillor NIC Wright declared a personal interest by virtue of his acquaintance with the applicant.

Councillor SGM Kindersley declared that he was a fully paid-up member of the Countryside Restoration Trust.

Miss Chris Westgarth, Chairman of Comberton Parish Council, addressed the meeting.

**5. S/1955/05/F - COMBERTON**

Members noted that this application had been **WITHDRAWN** by the applicant.

**6. S/2022/05/O - RAMPTON**

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

**7. S/1260/05/F - GAMLINGAY**

**DELEGATED APPROVAL / DELEGATED REFUSAL.** Approval personal to the applicant, contrary to the recommendation contained in the report from the Director of Development Services, for a temporary period of five years and subject to it being a replacement for an existing mobile home, and to landscaping and other safeguarding Conditions. The application would be refused if not a replacement for an existing mobile home.

**8. S/1993/05/F - GIRTON**

**DELEGATED APPROVAL** for the reasons set out in the report from the Director of

Development Services, subject to no objections being received from the Chief Environmental Health Officer, the receipt of approved plans detailing screening of the units, and to the Conditions referred to in the report.

**9. S/1741/05/O - HARDWICK**

**APPROVAL** in accordance with the amended recommendation for approval contained in the report from the Director of Development Services.

**10. S/1237/05/F - HARSTON**

**DELEGATED APPROVAL / DELEGATED REFUSAL.** Subject to the receipt of amended plans showing satisfactory improvements to the design of the building, approval would be granted for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein. Failing such resolution, the application would be refused on design grounds.

**11. S/1869/05/F - HISTON**

**DELEGATED APPROVAL**, subject to the applicant agreeing to revise the design so as to address the concerns raised by the Conservation Manager, and to a Condition requiring the undertaking of an archaeological survey, contrary to the recommendation contained in the report from the Director of Development Services. Members considered that the reasons for refusal detailed in the report could be overcome by negotiation, and that the proposal would not have an adverse impact on the locality.

Councillor MJ Mason, in attendance as a local Member, declared his membership of Histon Parish Council. He was present at the Parish Council meeting at which this item had been discussed, but was now considering it afresh at the Development and Conservation Control Committee meeting.

**12. S/1953/05/F - HISTON**

**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to receipt of corrected drawings and to amended plans date stamped 16<sup>th</sup> November 2005, and to the Conditions referred to in the report.

**13. S/1613/05/F - LINTON**

**APPROVAL**, as amended by drawing no. SC.163.6 Revision.C date stamped 2<sup>nd</sup> December 2005, contrary to the recommendation contained in the report from the Director of Development Services, subject to the prior completion of a Section 106 Legal Agreement requiring a contribution of £10,000 towards education provision, and safeguarding Conditions relating to, among other things, materials and landscaping. Members considered that the proposal was in broad compliance with Policies EM8 and SE2(d) of the South Cambridgeshire Local Plan 2004, given that the location of the site close to the High Street / A1307 junction rendered the retention of the site for employment purposes unsatisfactory.

Councillor JD Batchelor declared his membership of Linton Parish Council. He took no part in the discussion of this item by the Parish Council, and was now considering it afresh at the Development and Conservation Control Committee meeting.

**14. S/1907/05/O - LONGSTANTON**

Members noted that this application had been **WITHDRAWN** by the applicant.

**15. S/2118/05/F - GT & LT CHISHILL**

Members were **MINDED TO APPROVE** the application, subject to the receipt of a further plan showing the new buildings to be identical to the conversion works previously permitted, to it being advertised as a Departure from the Development Plan, to it being referred to the Secretary of State and not being called in by him for determination, and to the Conditions referred to in the report from the Director of Development Services.

**16. S/2006/05/F - MELBOURN**

**DELEGATED REFUSAL** for the reasons outlined in the report from the Director of Development Services, subject to the comments of the Local Highways Authority, the Ecology Officer and the Countryside Services Team at Cambridgeshire County Council..

**RESOLVED** to authorise officers to instigate formal enforcement action to secure the removal of unauthorised structures, hardstandings and storage containers and to secure the cessation of the unauthorised uses of land with a six months compliance period, and to commence prosecution proceedings in the Magistrates Court, should the Enforcement Notice not be complied with, subject to a reconsideration of material circumstances at that time.

**17. S/2041/05/F - ELSWORTH**

Members noted that this application had been **WITHDRAWN** from the agenda.

**18. S/1879/05/F & S/2080/04/F - SAWSTON**

**DELEGATED REFUSAL** of application S/1879/04/F following the consideration of any comments received from those notified on 1<sup>st</sup> December 2005 on the grounds that the proposal would result in a further dwelling being served off this private road resulting in additional congestion on the road and thereby inconvenience to residents and, as the road and road drainage will remain private, potential problems in ensuring that the road drainage is adequately maintained. As the amendment to application S/2080/04/F was as a consequence of application S/1879/05/F, Members also resolved to refuse the amendment.

Councillors Dr DR Bard and Mrs SA Hatton declared their membership of Sawston Parish Council. They took no part in the discussion of this item by the Parish Council, and were now considering it afresh at the Development and Conservation Control Committee meeting.

**19. S/1203/05/LB & S/1204/05/F - ABINGTON PIGOTTS**

**APPROVAL** of both applications, as amended by plans date stamped 3<sup>rd</sup> November 2005, drawing Nos. 04027-07C, 04027-08C, 04027-09G, 04027-10C, 04027-11E, and date stamped 6<sup>th</sup> October 2005, and drawing Nos. 04027-06C, 04027-12C, 04027-13C, for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

**20. S/1785/05/F - STAPLEFORD**

Members noted that this application had been **WITHDRAWN**.

**21. S/1608/05/LB & S/1609/05/F - GT SHELFORD**

**DELEGATED APPROVAL**, as amended by plans date stamped 23<sup>rd</sup> November 2005 and 2<sup>nd</sup> December 2005 for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein, and to the applicant, officers and local Members agreeing on a position for the front door.

Councillor SM Edwards declared a prejudicial interest in this application because of his friendship with one of the applicants, withdrew from the Chamber prior to the consideration thereof, did not contribute to the debate and did not vote.

Councillor CR Nightingale declared his Chairmanship of Great Shelford Parish Council. He took no part in the discussion of this item by the Parish Council, and was now considering it afresh at the Development and Conservation Control Committee meeting.

**22. S/1581/05/F - GREAT SHELFORD**

**DELEGATED REFUSAL** on the grounds that, by virtue of the density, form, scale and height of the proposed buildings and as the existing and proposed landscaping would not adequately screen the development from the adjoining countryside and Green Belt, the development would not be in keeping with surrounding development and would not provide for an appropriate edge to the village; and, if the Local Highway Authority continues to object to the proposal, also for the reason set out in the report from the Director of Development Services including reference to the proximity of the access to the level crossing. The proposal therefore was contrary to Policy SE 9 of the South Cambridgeshire Local Plan 2004.

Councillor CR Nightingale declared his Chairmanship of Great Shelford Parish Council. He took no part in the discussion of this item by the Parish Council, and was now considering it afresh at the Development and Conservation Control Committee meeting. He also declared his membership of the Great Shelford Village Design Group, but did not attend the meeting from which the comments referred to in paragraphs 30 and 31 of the report originated.

**23. S/2105/05/F - FEN DITTON**

**DELEGATED APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the receipt of revised plans, to there being no objections raised as a result of ongoing consultations, and to the Conditions referred to in the report.

**24. S/2040/05/F - FEN DITTON**

**REFUSED** contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, Members felt that the proposal was out of keeping with the locality, and conflicted therefore with Policies SE 4 and HG11 of the South Cambridgeshire Local Plan 2004. In addition, they considered that the proposal would harm the Conservation Area in breach of Policy EN30 of the South Cambridgeshire Local Plan 2004, and Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003.

Councillor RJ Turner declared his membership of Fen Ditton Parish Council. He took no part in the discussion of this item by the Parish Council, and was now considering it afresh at the Development and Conservation Control Committee meeting.

**25. S/1744/05/F - THRILOW**

**APPROVAL** for the reasons set out in the Director of Development Services's report to the Development and Conservation Control Committee meeting on 2<sup>nd</sup> November 2005, subject to the Conditions referred to therein.

**26. S/1898/05/F - WEST WRATTING**

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

Councillors Dr DR Bard, RE Barrett, Dr JPR Orme and NIC Wright had been lobbied by the applicant, but had listened only to what he had to say and did not respond.

**27. S/2079/05/F - CASTLE CAMPS**

Members noted that this application had been **WITHDRAWN**.

**28. 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  
  
In respect of S/1819/04/F (Moat Farm, East Hatley), Councillor SGM Kindersley declared that he was Clerk to Hatley Parish Council.
- Summaries of recent decisions of interest  
  
Councillor R Hall was not present in the Chamber for this item.
- Appeals received
- Appeals withdrawn or postponed
- Advance notification of future Local Inquiry and Informal Hearing dates (subject to postponement or cancellation)

There were no Local Inquiries or Informal Hearings prior to the next meeting of the Development and Conservation Control Committee on 4<sup>th</sup> January 2006.

**29. MAJOR APPLICATIONS**

The Committee **NOTED** that, following last year's letter from the Office of the Deputy Prime Minister setting South Cambridgeshire District Council a new target for the percentage of major applications determined within 13 weeks, a further letter had been received from the Office of the Deputy Prime Minister on the subject. A report from the Deputy Director of Development Services outlined the actions that would be necessary in order to achieve the new target.

The most significant action required was to secure full staffing levels within the Development Control Section as quickly as possible. It was essential that the case load be reduced to, and then maintained at, a figure of about 150 per Case Officer.

The Leader of the Council expressed concern at increased officer workloads brought about by mounting development pressures, extra responsibilities imposed on local government by central Government (without any increase in financial support), and the general adverse effects of having been Council Tax capped, resulting in the reduction in

budget levels, and the leaving unfilled of vacant posts. He urged officers to state the Council's case very forcefully through agencies such as Cambridgeshire Horizons.

Other Members highlighted the specific resource-intensive issues of infrastructure provision and community development in new settlements such as Northstowe. The recently announced Development Tax initiative gave further cause for concern.

**RESOLVED** That Development Services Department resources be concentrated on achieving the recovery plan outlined in the report from the Deputy Director of Development Services.

**30. TREE PRESERVATION ORDER IN CALDECOTE, AND SUGGESTED FUTURE PROCESS**

Members noted the recent service of a Tree Preservation Order in respect of land at 72 Highfields, Caldecote, and considered streamlining the process for dealing with Tree Preservation Orders.

**RESOLVED**

- (1) that service of Tree Preservation Order 16/05/SC at 72 Highfields, Caldecote be **NOTED**, and that officers be given delegated authority to confirm it, subject to there being no objections; and
- (2) That delegated authority be given to the Trees and Landscape Officer or, in that officer's absence, to the Trees and Landscape Assistant
  - to make and serve all Tree Preservation Orders (both emergency and non-emergency); and
  - to determine whether or not, in consultation with the Chairman and Vice-Chairman of the Development and Conservation Control Committee, and with the local Member or Members, those Orders to which no objections are raised should be confirmed and, if so, with or without modification; andthat the Development and Conservation Control Committee (or its successor committee or Group) reserve to itself determination of whether or not to confirm those Orders to which objections are raised and, if so, with or without modification.

**31. CAMBOURNE MASTERPLAN**

The Committee considered a report seeking amendment of the Master Phasing plan, part of the overall Masterplan, which sets out a guide as to the number of dwellings to be constructed Lower, Upper and Greater Cambourne.

The New Village / Special Projects Officer (Cambourne) referred to a number of concerns raised by local residents, mainly centred on the perceived adverse impact on the character of Cambourne.

A Member stated that communities had to evolve in the context of changing commercial circumstances. In the case of Cambourne, the Developers had expressed concern about the future viability of the project in the absence of a recognition of the need for such adjustment. It remained to be seen whether or not further development in Cambourne would come forward under the Local Development Framework.

**RESOLVED** That, subject to the completion of the Memorandum of

Understanding and to there being no adverse comments from Cambourne Parish Council, the moving of 64 units from Upper Cambourne to Great Cambourne be approved as an amendment to the existing Masterplan.

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**The Meeting ended at 3.00 p.m.**

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