

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

At a meeting of the Development and Conservation Control Committee held on
Wednesday, 1 February 2006 at 10.00 a.m.

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

Councillors:	Dr DR Bard	JD Batchelor
	RF Bryant	Mrs PS Corney
	Mrs J Dixon	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
	A Riley	Mrs DP Roberts
	NJ Scarr	Mrs HM Smith
	Mrs DSK Spink MBE	RJ Turner
	JF Williams	Dr JR Williamson
	SS Ziaian-Gillan	

Councillors SJ Agnew and Mrs VM Trueman were in attendance, by invitation.

Apologies for absence were received from Councillors RE Barrett, SM Edwards, JA Quinlan and JH Stewart.

1. MINUTES OF PREVIOUS MEETINGS

The Committee authorised the Chairman to sign, as accurate records, the Minutes of the meetings held on 7th December 2005 and 4th January 2006.

2. S/2388/05/LB & S/2389/05/F - BABRAHAM

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein, Condition 5 of application S/2389/05/F being revised to reflect comments from the Environment Agency about foul water drainage issues.

3. S/2000/05/F - GREAT SHELFORD

APPROVAL, as amended by drawings numbered CR/03C and CR/04A date stamped 12th January 2006, for the reasons set out in the report from the Director of Development Services, subject to the prior completion of a Section 106 Legal Agreement requiring a financial contribution towards the provision of school accommodation necessitated by the development, and to the Conditions referred to in the report.

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

REFUSED, as amended, for the reason set out in the report from the Director of Development Services, reflecting the Development and Conservation Control Committee resolution on 2nd November 2005 (Minute no. 7 refers), and the independent highways advice received thereafter.

5. **S/2394/05/F - GREAT SHELFORD**

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

6. **S/2295/05/F- THRILOW**

DELEGATED APPROVAL / REFUSAL, depending on whether or not agreement can be reached, before the eight-week determination date, on the developer contributing financially to the provision of affordable housing off site in accordance with Policy HG/4 of the Local Development Framework Submission Draft. In the event that such agreement could be reached, Approval would be for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein.

7. **S/2278/05/F - HORSEHEATH**

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

8. **S/2330/05/F - SHUDY CAMPS**

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

RESOLVED to issue an Enforcement Notice to secure the removal of wood products and machinery and the cessation of unauthorised use of the land with a three month compliance period. Authority was also given to commence proceedings in the Magistrates' Court should the owner of the site fail to comply with the Notice and subject to there being no material change in circumstances.

9. **S/2309/05/F - WEST WICKHAM**

DEFERRED at the applicant's request

10. **S/2317/05/F - CASTLE CAMPS**

DEFERRED to require the applicant to submit drawings of the dwelling as built.

Councillor NJ Scarr declared a personal interest by virtue of once having acted as Parliamentary Election agent for the occupier of Broadways, the property to the south of the site.

11. **S/2358/05/F - BOURN**

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

12. **S/2327/05/F- HIGHFIELDS CALDECOTE**

DELEGATED APPROVAL / REFUSAL, subject to the satisfactory resolution of land drainage issues. Approval would be for the reasons set out in the report from the Director of Development Services, and subject to the Conditions referred to therein (Condition 10 to emphasise that the acoustic fencing must be in place *prior* to the commencement of construction) and additional Conditions relating to finished floor and ground levels, the limitation in the number of first floor windows, and the first floor bathroom window being obscure glazed and non-opening.

Councillor Mrs DP Roberts declared a personal and prejudicial interest by virtue of her friendship with the applicant, withdrew from the Chamber, took no part in the debate and did not vote.

13. S/2377/05/F - KINGSTON

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

Councillors Mrs DP Roberts and NJ Scarr did not attend the site visit and did not vote. Councillor SS Ziaian-Gillan did not attend the site visit, but considered himself to be sufficiently well-informed about the proposal, and took part in the vote.

14. S/2322/05/F- COMBERTON

REFUSED, contrary to the recommendation contained in the report from the Director of Development Services, for the reasons set out in paragraph 6 of that report.

Dr H Roscoe, a member of Comberton Parish Council addressed the meeting.

15. S/2228/05/F - COMBERTON

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

Dr H Roscoe, a member of Comberton Parish Council addressed the meeting.

16. S/2229/05/F - COMBERTON

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

Dr H Roscoe, a member of Comberton Parish Council addressed the meeting.

17. S/2234/05/F - COTTENHAM

APPROVAL for the reasons set out in the report from the Director of Development Services, and subject to the Conditions referred to therein, and an additional Condition requiring the use of timber doors and window frames.

18. S/2289/05/F- OAKINGTON

DELEGATED APPROVAL, subject to the satisfactory resolution of land drainage issues, in accordance with the officers' amended recommendation. If flood risk and drainage could not be resolved, then the application would be reported back to the Development and Conservation Control Committee.

19. S/2167/05/F - DUXFORD

DELEGATED APPROVAL, subject to agreement as to landscaping and fence colour, in line with officers' amended recommendation.

20. S/2168/05/F - DUXFORD

DELEGATED APPROVAL, subject to agreement as to landscaping and fence colour, in

line with officers' amended recommendation.

21. S/2236/05/F - ICKLETON

DELEGATED APPROVAL / REFUSAL. The application would be approved, for the reasons set out in the report from the Director of Development Services,, as amended by drawing nos. 0511/10 Revision A and 0511/12 Revision A, Employee Travel Distance Information and Flood Risk Assessment date stamped 13th January 2006, subject to the Environment Agency raising no objections to the said Flood Risk Assessment, to the receipt of further amended plans addressing the comments of the Local Highway Authority, and to safeguarding Conditions including those referred to in the report. The application would be refused if the Environment Agency did object to the submitted Flood Risk Assessment, and / or if further amended plans required to address the comments of the Local Highway Authority were either unsatisfactory or not received.

The following Members were present in the Chamber when this stage of the meeting was reached, and declared personal and prejudicial interests in relation to one of the applicants, namely Mr RGR Smith: Councillor Mrs SA Hatton by virtue of friendship as a former Member colleague, Councillor Mrs CA Hunt for professional reasons, Councillor CR Nightingale by virtue of friendship and attendance at a party thrown by Mr Smith, and Councillor Mrs DP Roberts, by virtue of friendship as a former Member colleague. Each of these withdrew from the Chamber prior to consideration of the application, did not participate therein, and did not vote.

The following Members were present in the Chamber, and declared personal interests, by virtue of their acquaintance with Mr RGR Smith: Councillors Dr DR Bard, RF Bryant, Mrs P Corney, Mrs J Dixon, Mrs A Elsby, R Hall, Mrs JM Healey, SGM Kindersley, Mrs JA Muncey, Mrs CAED Murfitt, Dr JPR Orme, NJ Scarr, Mrs DSK Spink, R Turner, J Williams, Dr J Williamson and SS Ziaian Gillan.

Councillor NIC Wright was present in the Chamber and declared a personal interest by virtue of his acquaintance with all of the applicants.

Councillors R Martlew, E Pateman and Mrs HM Smith were present in the Chamber but had no declarable interests.

No other Members were present in the Chamber at this stage of the meeting.

22. S/2263/05/F - FOXTON

APPROVAL, as amended by plans PLO1F, PLO2E, PLO3E and PLO4E date stamped 13th January 2006, for the reasons set out in the report from the Director of Development Services, and subject to the Conditions referred to therein, including revisions requiring timber fenestration on the Station Road elevation, a scheme for the relocation of the substation, a scheme for the relocation of the extraction vents before development commences, a method statement for the retention of the Station Road façade and the protection of the wall around the War Memorial.

Councillor Mrs DP Roberts informed the Committee that, while she was not a member of Foxtton Parish Council, she had been present when that Council considered this application. For the sake of clarity, Councillor Mrs Roberts declared that she was considering this item afresh.

23. S/2297/05/RM - HARDWICK

DELEGATED APPROVAL of Reserved Matters (siting, design, means of access and landscaping) pursuant to outline planning permission dated 14th July 2005 (reference S/1204/04/O) for the reasons set out in the report from the Director of Development Services, subject to additional changes necessary to the landscaping scheme, to protection of the existing hedges during construction and there being no new material objections, which have not already been considered or which cannot be resolved by Conditions of the consent, and to the Conditions referred to in the report.

24. S/2357/05/F - HAUXTON

DEFERRED for a site visit.

25. S/2385/05/F - HISTON

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

26. S/2298/05/F - LINTON

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

27. S/2335/05/F- LONGSTANTON

REFUSED contrary to the report from the Director of Development Services, on the grounds of the development being inappropriate in a rural setting, detrimental to the appearance of the Village Green and therefore contrary to Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003.

RESOLVED to issue an Enforcement Notice to secure the removal of the walls with a one month compliance period.

Councillor A Riley declared a personal interest as Chairman of Longstanton Parish Council,. He was considering this application afresh but, in the interests of clarity, he did not vote

28. S/2127/05/F - MELBOURN

APPROVAL, as amended by letter dated 9th December 2005 and plans 1A, 2B and 3A date stamped 16th January 2006, and as further amended by drawing received 27th January 2006, for the reason set out in the report from the Director of Development Services and subject to the Conditions referred to therein.

29. S/2099/05/F-MELBOURN

APPROVAL of an activity deemed appropriate *at this particular* garden centre and site in accordance with Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy SH12 (1) of the South Cambridgeshire Local Plan 2004. Approval was contrary to the recommendation contained in the report from the Director of Development Services.

Councillor Mrs DP Roberts declared a personal interest as a customer of the business.

30. S/2192/05/F - FEN DRAYTON

Members were **MINDED TO APPROVE** the application, as amended by plans received on 19TH January 2006, for the reasons set out in the report from the Director of Development Services and subject to the Local Highways Authority not raising any new material objections, to comments from the District Council's Trees and Landscape Officer, and to the Conditions referred to in the report, and subject also to it being referred to the Secretary of State as a Departure from the Development Plan and not being called in by him for determination.

31. S/2265/05/F - KNAPWELL

DELEGATED APPROVAL / REFUSAL, contrary to the recommendation contained in the report from the Director of Development Services, subject to agreement on a revised design of the rear elevation.

32. S/2130/05/F- SWAVESEY

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

33. 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

The Deputy Director of Development Services informed the Committee that Decision E495A (J Gordon Clark, Water Lane, Smithy Fen, Cottenham) would be summarised on next month's agenda.

- Appeals received
- Local Inquiry and Informal Hearing dates scheduled before the next meeting on 1st March 2006
- Appeals withdrawn or postponed.
- Advance notification of future local Inquiry and Informal Hearing dates (subject to postponement or cancellation)

34. PERFORMANCE CRITERIA

Members noted a report on performance criteria.

The Deputy Director of Development Services highlighted the position with regard to major applications. Despite there being a backlog, he was confident that the Council would attain the Government's targets for the purposes of securing Planning Delivery Grant. However, minor applications and responses to casual enquiries were being affected by on-going staff shortages. The Deputy Director of Development Services reaffirmed his commitment to seeking improvements in performance during the coming year. He informed Members that, while the Contact Centre had brought about an improvement in customer service, its effect on professional planning officers may not have been that significant because many requests still needed officer input. The impact would be monitored.

Nevertheless, Councillor SGM Kindersley, Leader of the Council, paid tribute to those officers involved in maintaining such a high level of performance in the light of staffing difficulties.

35. APPEAL STATISTICS AND GRAPHICAL DATA

The Committee noted a report on Appeal Statistics covering the period from 1st October 2005 to 31st December 2005, together with a variety of graphical representations of statistics for the year and three-month period ended 30th September 2005.

36. UNDETERMINED APPLICATIONS OVER 13 WEEKS

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

The Deputy Director of Development Services stated that the next such report, due at the meeting on 10th May 2006, would include details relating to Cambourne and Northstowe. In the meantime, alternative arrangements would be made for making the missing information available for relevant Members.

37. TPO NOS. 11/05/SC IN ELSWORTH AND 16/05/SC IN CALDECOTE

The Committee considered a report reviewing Tree Preservation Order nos.11/05/SC, made under delegated powers at Ashwell House, Fardells Lane, Elsworth, and 16/05/SC, made under delegated powers at 72 Highfields, Caldecote.

As a result of objections raised in connection with the Orders, site visits had taken place on 13th January 2006 consisting of the Chairman and Vice-Chairman of the Development and Conservation Control Committee (the latter also a local Member for Elsworth).

It was **RESOLVED**

that Tree Preservation Orders 11/05/SC in Elsworth and 16/05/SC in Caldecote be confirmed, without modification.

The Meeting ended at 4.30 p.m.
