

South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on
Wednesday, 9 June 2021 at 10.00 a.m.

PRESENT: Councillor Pippa Heylings – Chair
 Councillor Henry Batchelor – Vice-Chair

Councillors: Dr. Martin Cahn Peter Fane
Geoff Harvey Dr. Tumi Hawkins
Brian Milnes (substitute) Judith Rippeth
Deborah Roberts Heather Williams
Dr. Richard Williams

Officers in attendance for all or part of the meeting:

Christopher Carter (Delivery Manager - Strategic Sites), Richard Fitzjohn (Senior Planning Officer), Will Holloway (Principal Planning Enforcement Officer), Karen Pell-Coggins (Principal Planning Officer), Stephen Reid (Senior Planning Lawyer), Jane Rodens (Senior Planner) and Ian Senior (Democratic Services Officer) and Charlotte Spencer (Planning Officer).

Councillor Nigel Cathcart was in attendance, by invitation.

1. Chair's announcements

The Chair said that all voting Members now had to be in the same room but, while there were two officers present on the top table, other officers and Councillors would be joining the meeting online. Public speakers and others could be present in the Chamber, addressing the meeting by video conference or watching the webcast.

The Chair explained that, in the absence of clear affirmation, voting would be conducted electronically.

There was still a need to follow the government's advice on indoor gatherings and social distancing due to the Covid-19 pandemic. The Chair summarised several 'housekeeping rules' including stipulations about

- the wearing of face coverings
- hand sanitiser use
- the one-way system into, out of and around the Chamber
- webcasting and attendees' deemed consent to their images and voices being broadcast and used for training purposes.
- private audio and video recordings
- courtesy regarding mobile phone and other alarms
- facilities
- ventilation

2. Apologies

Councillor Eileen Wilson sent Apologies for Absence. Councillor Brian Milnes was present

as substitute.

3. Declarations of Interest

Councillor Henry Batchelor declared

- A non-pecuniary interest in Minute 6 (20/05250/OUT - Linton (35 Balsham Road)). As one of the local Members, he had advised one of the neighbours about process but did not consider that he had precluded himself from considering the matter afresh,
- A non-pecuniary interest in Minute 9 (Proposed diversion of part of Melbourn Public Footpath no. 6 and stopping up of Melbourn Public Footpath no. 8) as a Cambridgeshire County Councillor.

Councillor Dr. Martin Cahn declared a non- pecuniary interest in Minute 8 (20/05404/HFUL - Histon (24 Manor Park)), Councillor Cahn's wife was a member of the Parish Council's Planning Committee. Councillor Cahn stated that he was one of the local Members for Histon, Impington and Orchard Park.

Councillor Deborah Roberts declared a non-pecuniary interest in Minute 5 (S/2896/19/FL - Duxford (Imperial War Museum, Royston Road)) because she had been a member of the Planning Committee when this application had first been considered on 25 June 2020. This declaration applied equally to Councillors Peter Fane, Pippa Heylings, Brian Milnes, Judith Rippeth, Heather Williams, and Dr. Richard Williams. All seven Councillors were considering the matter afresh.

Councillor Heather Williams declared a non-pecuniary interest in respect of Minute 10 (Enforcement). Notice EN/01582/20 had been issued and served in Hatley, which was within her ward of The Mordens.

Councillor Dr. Richard Williams, the local Member for Whittlesford, declared a non-pecuniary interest in Minute 5 (S/2896/19/FL - Duxford (Imperial War Museum, Royston Road)) as a member of Whittlesford Parish Council.

4. Minutes of Previous Meeting

Members noted that the minutes of the meeting held on 26 May 2021 would be presented to the Planning Committee meeting on 14 July 2021.

5. S/2896/19/FL - Duxford (Imperial War Museum, Royston Road)

The case officer drew the Committee's attention to sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to three further letters of representation received since publication of the agenda and sent direct to Members. She reminded Members that they must determine the application in the context of the Development Plan and that the National Planning Policy Framework was a material consideration. The Civil Aviation Authority was satisfied that the proposal did not pose a hazard to aircraft.

Sophie Gregorios Pippas (objector) and John Brown (representing the Imperial War Museum) addressed the meeting.

Officers confirmed the figures forming part of the basis for the application.

Councillor Heather Williams accepted the location and principle of development, but

expressed concern about the proposal's design and appearance in the context of Policy E/7 of the South Cambridgeshire Local Plan 2018, and the absence of a viability assessment. The Development Manager (Strategic Sites) explained that Policy E/7 did not require a viability assessment.

Councillor Deborah Roberts did not agree that the principle of development had been established. She said that the hotel would be in an inappropriate location, was speculative in nature and too big, and was out of character with its surroundings. Councillor Roberts concluded that there was insufficient public benefit in the proposal.

Councillor Dr. Richard Williams objected on three grounds: the lack of cycle access, impact of the junction with the Imperial War Museum, and the travel plan being unworkable because there was no turning space for buses at Whittlesford railway station. He pointed out that there was no evidence to support the need for a 168-bedroom hotel.

While Councillor Brian Milnes was also disappointed by the lack of proper cycleways, he said that there was a strong case for linking the hotel with the economic viability of the Imperial War Museum. For Councillor Milnes, the hotel's visual appearance was not an issue.

Councillor Peter Fane supported the economic arguments for a hotel, which should form part of a long-term Masterplan. He noted that concern had been expressed about the number of bedrooms in the hotel, but he considered this to be reasonable in relation to future need. Councillor Fane was satisfied that the applicant had successfully made a case for a 168-bedroom hotel in the proposed location.

Councillor Martin Cahn took the view that reducing the number of bedrooms to 120, which had been suggested, would not reduce the overall impact.

The Development Manager (Strategic Sites) highlighted Policies SC/3 and E/20 of the South Cambridgeshire Local Plan 2018.

Councillor Dr. Tumi Hawkins commended the application for its potential to help the District's economic recovery as it emerged from the Covid-19 pandemic.

For Councillor Geoff Harvey, the benefit to tourism and leisure was significant. He had some concern about additional noise but accepted this would primarily be background noise.

The Chair said heritage was a valid consideration.

By eight votes to three, the Planning Committee gave officers **delegated authority 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 securing a commuted sum towards maintenance of the 'keep clear' markings on the M11 Junction 10 roundabout; and
2. The Conditions and Informatives set out in the report from the Joint Director of Planning and Economic Development.

(Councillors Henry Batchelor, Cahn, Fane, Harvey, Hawkins, Heylings, Milnes and Rippeth voted in favore. Councillors Roberts, Heather Williams and Richard Williams voted against.)

6. **20/05250/OUT - Linton (35 Balsham Road)**

Tony Dixon (objector on behalf of himself and Claire Darling) and Councillor Enid Bald (Linton Parish Council) addressed the meeting.

Members accepted the principle of development on this site but expressed reservations about highway safety. The Delivery Manager (Strategic Sites) said that the Local Highway Authority was simply concerned that appropriate visibility splays should be provided. In response to concern about car parking and the absence of a Construction Environmental Management Plan (CEMP), the Delivery Manager (Strategic Sites) reminded the Committee that car parking would be considered at the Reserved Matters stage, and that a CEMP would be disproportionate in this case,

Councillors Fane, Rippeth and Richard Williams each expressed concern about the safety implications for the adjacent childminding business.

By seven votes to three, with one abstention, the Planning Committee **approved** the application subject to the Conditions and Informative set out in the report from the Joint Director of Planning and Economic Development.

(Councillors Cahn, Harvey, Hawkins, Heylings, Milnes, Roberts and Heather Williams voted in favour. Councillors Henry Batchelor, Fane and Richard Williams voted against. Councillor Rippeth abstained.)

7. **21/00512/FUL - Bassingbourn-Cum-Kneesworth (The Limes Community Centre, High Street)**

Councillor Mike Hallett (Bassingbourn Parish Council) and Councillor Nigel Cathcart addressed the meeting. The Delivery Manager (Strategic Sites) read out a statement from local County Councillor Susan van de Ven, who had been unable to join the meeting virtually.

Councillor Heather Williams summed up what the public speakers and County Councillor van de Ven had said by emphasising that the purpose behind the application was to formalise an existing use of the Hall for the benefit of local people. She was satisfied that there was not a significant car parking issue, the objection from the Local Highways Authority being based purely on the methodology used in conducting the assessment,

By affirmation, the Planning Committee **approved** the application subject to the Conditions set out in the report from the Joint Director of Planning and Economic Development.

8. **20/05404/HFUL - Histon (24 Manor Park)**

Histon and Impington Parish Council had raised some concern about amenity but Councillor Pippa Heylings (one of the local Members) indicated that she considered the impact to be marginal.

By affirmation, the Planning Committee **approved** the application subject to the Conditions set out in the report from the Joint Director of Planning and Economic Development.

9. **Proposed diversion of part of Melbourn Public Footpath no. 6 and stopping up of Melbourn Public Footpath no. 8**

By affirmation, and on behalf of South Cambridgeshire District Council as Order Making Authority, the Planning Committee **approved** the proposal to divert part of Public Footpath no. 6 and to stop up Public Footpath no. 8 in Melbourn, and authorised Cambridgeshire County Council, acting as the agent for South Cambridgeshire District Council, to make and confirm (subject to no objections being received) a Public Footpath Order under Section 257 of the Town and Country Planning Act 1990.

10. Enforcement Report

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

In connection with Croudace Homes Ltd Site, Land off Horseheath Road, Linton, the Principal Planning Enforcement Officer told Members that negotiations were ongoing and that there had not been a breach of the Enforcement Notice so far.

The Principal Planning Enforcement Officer undertook to update Members as soon as possible about progress at Burwash Manor Farm and Whitehall Farm, Arrington.

11. Appeals against Planning Decisions and Enforcement Action

Members noted that the next report would be presented as part of the agenda for the Planning Committee meeting on 14 July 2021.

The Meeting ended at 1.50 p.m.
