

South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on
Wednesday, 13 April 2022 at 10.00 a.m.

PRESENT: Councillor Peter Fane – Chair
Councillor Henry Batchelor – Vice-Chair

Councillors: Dr. Martin Cahn
Dr. Tumi Hawkins
Heather Williams
Anna Bradnam
Brian Milnes

Geoff Harvey
Deborah Roberts
Dr. Richard Williams
Jose Hales

Officers in attendance for all or part of the meeting:
Laurence Damary-Homan, Stephen Kelly (Joint Director of Planning and Economic Development), Stephen Reid (Senior Planning Lawyer), Michael Sexton (Area Development Manager), Tom Gray (Senior Planning Officer) and Jane Rodens (Senior Planner)

Councillors Nick Wright and John Batchelor were in attendance as local Members.

1. Chair's announcements

The Chair made several housekeeping announcements. The Chair also proposed a motion to alter the order of the business from that which was laid out in the agenda and take Items 12 (S/2553/16/CONDO) and 13 (S/2553/16/CONDH) as the seventh and eighth items of business. The Committee approved the motion by affirmation.

2. Apologies

Councillors Pippa Heylings, Judith Rippeth and Eileen Wilson sent Apologies for Absence. They were substituted by Councillors Anna Bradnam, Jose Hales and Brian Milnes.

3. Declarations of Interest

- With respect to Minute 5 (21/03955/FUL- Sawston), Councillor Brian Milnes declared that he was local a Member and a Member of the Parish Council but was coming to the matter afresh
- With respect to Minute 6 (21/05165/REM- Great Abington), Councillor Geoff Harvey declared that he was a resident of Abington but had not held any discussions on the application and was coming to the matter afresh. Councillor Henry Batchelor declared that he had visited the site as local Member but was coming to the matter afresh.
- With respect to Minute 8 (21/02902/FUL- Impington), Councillor Dr Martin Cahn declared that his wife was on the Parish Council of Histon & Impington, although not on its planning committee, but he had not taken part in any discussions regarding the application and was coming to the matter afresh
- With respect to Minute 9 (21/03616/FUL- Melbourn), Councillor Jose Hales

declared that he had an interest in the application and, having taken advice, would leave the meeting for the duration of the item

4. Minutes of Previous Meeting

The Chair was authorised to sign the Minutes of the meetings held on 19 January, 28 January, 9 February, and 28 February as a correct record by affirmation. Regarding the Minutes of the Meeting held on 9 March, the Committee agreed that the case number for the appeal discussed in Minute 12 of the meeting be released to the public- this was case APP/W0530/W/22/3291523. With the amendment, the Committee authorised the Chair to sign the Minutes of the meeting held on 9 March as a correct record.

5. 21/03955/FUL - Land South Of Babraham Road, Sawston

The Area Development Manager presented the report with no updates. Members asked officers questions on the following topics:

- Affordable housing- The Area Development Manager offered context on the impact on an existing s106 agreement that impacted the levels of affordable housing and highlighted the ongoing work with the John Huntingdon's Charity
- Green/ open space- The Area Development Manager informed the Committee that the s106 agreement secured contributions to footpath upgrades along Babraham Road and improvements to other existing Public Rights of Way
- Local Equipped Area of Play (LEAP) provision- Context on LEAP provision in the locale was provided by the Area Development Manager
- Landscaping barrier and tree management
- Cycle parking provision through garages
- Heat pump and sustainable energy provision
- Condition 26 and windows

The Committee was addressed by an opposing resident, Paul Shelford, who raised concerns over housing density, loss of green space and the impacts on amenity and privacy. Members sought clarification on the topics raised.

Alice Kirkham spoke as the agent of the applicant and offered details of the application; biodiversity net gain and changes to the application following consultations with locals and the Parish Council were raised. The Committee asked questions on heating and energy efficiency, highways and cycle/car parking.

Councillor David Bard addressed the Committee on behalf of Sawston Parish Council and commended the developers for taking on board the comments of locals to improve the application, but had reservations on the lack of public transport, footpaths and made a request for a new speed limit to be imposed on Sawston Road- Councillor Bard stated that Babraham and Pampisford Parish Councils supported the request.

In the debate, the Committee revisited concerns raised in the questions of clarity asked of officers and further explored the issues raised by the public speakers. Concerns were also raised over general design and housing density, with policy HQ/1 of the Local Plan cited. However, Members felt that there were not material reasons for refusal despite reservations and the efforts to improve the application by the developer were noted.

By 8 votes to 2 (Councillors Deborah Roberts and Heather Williams), with one abstention (Councillor Dr Richard Williams), the Committee **approved** the officer's recommendation and granted delegated approval subject to the prior completion of a s106 agreement and the conditions and informatives set out in the report from the Joint Director of Planning and Economic Development.

6. **21/05165/REM - Phase 2 Land Zone 2 , Granta Park, Great Abington**

The Area Development Manager presented the report and offered an update on a representation raising concerns on heritage, landscape and traffic. Clarity was offered on Member's questions on trees, impact and drainage.

The Committee was addressed by Isobel Smith who presented Little Abington Parish Council's objection to the application on the grounds of loss of access and public rights of way, the subsequent impact on pedestrian safety and the impact of the development on sustainable transport.

Orestis Tzortzoglou addressed the Committee, representing the applicant, and offered an overview of the application; response to the concerns on footpaths and trees was also presented.

Councillor Tony Orgee made representation on behalf of Great Abington Parish Council and detailed their reasons for objection. The impact of the site on the rural area due to clustering, massing and dominance was raised and the points of previous speakers were echoed.

Councillor John Batchelor addressed the Committee as local Member and expressed support for ongoing development at Granta Park, but felt that the development in question raised concerns over size and massing in the location (policy HQ/1), sustainable transport (TI/2) and landscaping.

At the start of the debate, the Joint Director of Planning and Economic Development referred to those matters reserved for consideration and the need to have regard to the parameters defined by the outline planning permission. Members revisited areas of concern raised and held reservations over the application, but a number felt that there were not material reasons for refusal in the context of the details secured by the Outline permission. Materials and appearance were discussed but the Committee noted that these were subjective; the Joint Director of Planning and Economic Development advised the Committee that the design review panel had also considered the proposals. The Joint Director of Planning and Economic Development also addressed traffic concerns raised, highlighting that these had been previously considered through the outline planning stage and that additional growth since that time was being considered more widely through the Local Plan process.

By unanimous vote, the Committee **approved** the application subject to the conditions laid out in the report from the Joint Director of Planning and Economic Development.

7. **21/02173/FUL - Land To The North-East Of Childerley Farm, Childerley Estate, Childerley**

The Chair, with affirmation from the Committee, varied the order of business to allow this item to be taken as the ninth item of the agenda.

The Senior Planning Officer presented the report and offered updates on the area of land covered (laid out in paragraph 1), the plans clarifying the CCTV layout of the site and the inclusion of the AC combiners within the energy farm compound. A recent third-party representation received was also summarised.

Councillor Heather Williams left the meeting

Councillor Anna Bradnam stated she was a member of the Committee when the previous application for the site was refused permission but was coming to the matter afresh; the Senior Planning Lawyer advised that Councillor Bradnam could take part in the debate

and vote. Officers offered clarity over the changes that had been made from the previous application and informed the Committee that the coverage area of the panels on site was smaller. Officers also informed the Committee that there was no s106 agreement associated with the application; the Joint Director of Planning and Economic Development explained why there was no policy obligation for the development to give community payments. The Senior Planning Lawyer advised that a lack of s106 agreement was not a material reason to refuse the application.

The Chair read a written statement from an objector, Mike Barnard, who was not able to be present at the time.

The applicant, Gareth Hawkins, addressed the Committee and responded to questions from Members.

Councillor Nick Wright addressed the Committee as a local Member and raised the issue of the balance between food security and energy provision, as well as the development of the green belt.

The Committee discussed the balance between the loss of agricultural land and the provision of renewable energy. The lack of objection from statutory consultees was noted.

By 7 votes for, none against and 1 abstention (Councillor Peter Fane), the Committee **approved** the application subject to the conditions and informatives laid out in the report from the Joint Director of Planning and Economic Development. Councillors Deborah Roberts and Heather Williams were not present at the time of the vote.

8. 21/02902/FUL - The Former Bishops Site Cambridge Road, Impington

By affirmation, the Committee **deferred** the application

9. 21/03616/FUL - Land Rear Of 90 High Street, Melbourn

The Chair, with affirmation of the Committee, varied the order of business to allow this item to be taken as the eleventh item of the agenda.

Councillor Jose Hales withdrew from the Committee in line with his declaration of interest.

The Principal Planning Officer presented the report with no update. The agent of the applicant, Stuart Everatt, addressed the Committee and made a statement on the principle of development and traffic concerns.

The Committee debated Refusal Reason 2, highway safety, Members felt that the application's impact on highway safety was not substantive. The Joint Director of Planning and Economic Development advised that if the highway safety reason for refusal was not determinative it could be removed. The Committee debated Refusal Reason 1, development outside of the Village Development Framework (VDF), and Members stated that, as the site was outside of the VDF and encroaching on open countryside, the application was contrary to the Local Plan.

By 6 votes to 2 (Councillors Peter Fane and Brian Milnes), the Committee **refused** the application in accordance with the officer recommendation laid out in the report from the Joint Director of Planning and Economic Development. Councillors Jose Hales, Deborah Roberts and Heather Williams were not present at the time of the vote.

Councillor Jose Hales rejoined the Committee after the conclusion of the item

10. 21/03885/FUL - 7 West Green, Barrington

By affirmation, the Committee **deferred** the application

11. 21/04954/HFUL - 65 Woodside, Longstanton

The Chair, with affirmation of the Committee, varied the order of business to allow this item to be taken as the tenth item of the agenda.

The Joint Director of Planning and Economic Development gave an outline of the report to the Committee. By unanimous vote, The Committee **approved** the application in accordance with the officer recommendation laid out in the report from the Joint Director of Planning and Economic Development. Councillor Deborah Roberts and Heather Williams were not present at the time of the vote.

12. S/2553/16/CONDO - Land Off Horseheath Road, Linton

As agreed in Minute 1, the Chair varied the order of business to allow this item to be taken as the seventh item of the agenda.

The Joint Director of Planning and Economic Development offered a summary of the application and detailed the new information that had been published since the application was previously deferred. Concerns were raised by some Members that there had not been enough time for the Committee to properly review the information, whilst others felt that the issue was pressing and needed swift resolution for the sake of residents and, with the detailed statement from the Joint Director of Planning and Economic Development, they were well informed. Councillor Deborah Roberts, seconded by Councillor Heather Williams, proposed a vote on deferral. The Senior Planning Lawyer advised that if the motion was defeated it would not preclude the Committee from holding another vote on deferral after the debate.

By 6 votes to 4 (Councillors Henry Batchelor, Deborah Roberts, Heather Williams and Dr Richard Williams), with one abstention (Councillor Dr Martin Cahn), the Committee voted against deferral.

Councillor Heather Williams left the meeting

The Committee was addressed by James Fountaine who expressed the concerns of residents and offered details of the history of flooding in the area and the supposed impact of the site on this. Matthew Harmsworth spoke as the agent of the applicant and provided further details on the application. Jack Southon addressed the Committee as the retained flood risk consultant from the Lead Local Flood Authority (LLFA) and offered clarity about the assessment of the site and the independent review into the LLFA's consultation. Councillor Kate Kell presented the views of Linton Parish Council and explained their concerns. Councillor John Batchelor addressed the Committee and stated that a workable solution for drainage management was required but felt that the scheme was not acceptable without further changes.

Councillor Heather Williams rejoined the meeting

Councillor Deborah Roberts, seconded by Councillor Dr Richard Williams, proposed a vote to defer the application. The Committee debated the consequences of deferral, and concerns that it would leave residents unprotected against further flooding were raised.

The Joint Director of Planning and Economic Development stated that there was not approved drainage scheme beyond the currently implemented temporary measures in the absence of the approval of the application; the difficulty of providing more information was highlighted and the independent review LLFA's response, as statutory consultee, was referenced.

The Committee voted 5 for (Councillors Henry Batchelor, Anna Bradnam, Jose Hales, Deborah Roberts and Dr Richard Williams) and 5 against deferral. After a brief adjournment to seek legal advice from the Senior Planning Lawyer, the Chair exercised his casting vote against the deferral following advice.

Councillor Deborah Roberts left the meeting

The Committee debated the scheme and raised a number of concerns about the site and its impact on flood risk in the area. The technical information provided was discussed and the Committee reflected on what had been seen on the visit to the site. Some Members felt that the scheme as it stood was inadequate and noted the concerns raised in representations received, both in the report and the meeting. The Joint Director of Planning and Economic Development offered clarity on a number of points. The Committee agreed that, if they were minded to approve the application, that further infiltration testing of the infiltration basin would be required and that the structural calculations of the concrete plug should be verified as acceptable. The discharge of the condition was agreed to be delegated to the Joint Director of Planning and Economic Development if both requirements were met.

By 6 votes to 3 (Councillors Henry Batchelor, Anna Bradnam and Dr Richard Williams), the Committee granted delegated authority to the Joint Director of Planning and Economic Development to **approve** the surface water drainage condition subject to:

- The Director seeking confirmation from a suitably qualified source that the structural calculations to the concrete plug provided are acceptable and suitable
- The completion of a further infiltration test in the proposed infiltration basin to confirm, to the satisfaction of the Planning Authority (with the advice of the Lead Local Flood Authority), that the performance of the infiltration basin corresponds with the assumptions used to inform the design and assessment of the drainage scheme.

Councillor Heather Williams did not vote as she was not present for the duration of the item and Councillor Deborah Roberts was not present at the time of the vote.

13. S/2553/16/CONDH - Land Off Horseheath Road, Linton

As agreed in Minute 1, the Chair varied the order of business to allow this item to be taken as the eighth item of the agenda.

The Joint Director of Planning and Economic Development presented the report. Councillor Kate Kell spoke on behalf of Linton Parish Council who objected to the application. Councillor Kell raised concerns over surface and other water entering the foul drainage system, the capacity of the system and the use of an S-bend in the proposed drainage scheme. Councillor John Batchelor endorsed Councillor Kell's comments and opposed the application- reference was made to the statutory commitments of Anglian Water.

In the debate, Members expressed concern over the mixture of water that was entering the foul drainage system and stated that the proposed drainage strategy did not have a suitable capacity. The utilisation of an S-bend in the system also was deemed to pose an

unacceptable risk of blockage occurring. Members signalled an inclination to put more weight into the local perspective than the technical advice provided.

By 7 votes to 2 (Councillors Peter Fane and Geoff Harvey), with one abstention (Councillor Dr Martin Cahn), the Committee **refused** the discharge of the condition, contrary to the officer's recommendation laid out in the report from the Joint Director of Planning and Economic Development. The reasons for refusal centred upon the capacity of the foul drainage system, given the potential for surface water to enter the foul drainage system and that the alignment of the sewer connection from the pumping station and manhole was unsuitable. These issues would result in unacceptable risk to local water quality and give rise to unacceptable risks of future blockages within the foul water drainage system; thus the application was contrary to Policy CC/7 of the Local Plan. Members delegated authority to the Joint Director of Planning and Economic Development to finalise the precise wording of the reasons for refusal prior to issue.

14. Enforcement Report

The Committee **noted** the report.

15. Appeals against Planning Decisions and Enforcement Action

The Committee **noted** the report.

16. Exclusion of Press and Public

The Committee agreed, by affirmation, to exclude the press and public in order to consider the restricted minute of the previous meeting.

17. Minutes of Previous Meeting- Restricted

The Restricted Minute was corrected to state that Councillor Dr Claire Daunton's non-pecuniary interest did not preclude her from voting and she did not leave the meeting and subsequently not take part in the vote due to her interest. With the correction, the Committee approved the Minute as correct record by affirmation.

The Meeting ended at 6.30 p.m.

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