

South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on
Thursday, 16 June 2022 at 10.00 a.m.

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

Councillors: Ariel Cahn Dr. Martin Cahn
Bill Handley Geoff Harvey
Peter Sandford Heather Williams
Dr. Richard Williams Anna Bradnam

Officers in attendance for all or part of the meeting:

Laurence Damary-Homan (Democratic Services Officer), Michael Sexton (Area Development Manager), Vanessa Blane (Senior Planning Lawyer), Heather Jones (Strategic Lead 3C Building Standards), Phil McIntosh (Interim Delivery Manager), Sumaya Nakamya (Planning Officer), Tom Chenery (Senior Planning Officer), Amy Stocks (Senior Planner) and Karen Pell-Coggins (Principal Planning Officer)

Councillors Dr. Aidan Van de Weyer and John Batchelor were in attendance as local Members.

1. Chair's announcements

As the usual Vice-Chair had sent apologies for absence, the Committee approved by affirmation the appointment of Councillor Geoff Harvey as Vice-Chair for the meeting. The Chair expressed thanks to former Councillors Nick Wright and Deborah Roberts for all their contributions to the Committee and also thanked Stephen Reid, the Senior Planning Lawyer who had worked with the Committee for a number of years. The Chair also made a number of housekeeping announcements.

2. Apologies

Apologies for absence were received from Councillors Peter Fane, Dr Tumi Hawkins and William Jackson-Wood. Councillor Anna Bradnam was present as a substitute.

3. Declarations of Interest

With respect to Minute 5 (21/03822/FUL – Granta Park), Councillor Geoff Harvey declared that he lived in Abington but had not held any discussion regarding the application and was coming to the matter afresh. Councillor Henry Batchelor declared that he was local Member for the applications and had been present at meetings where the applications had been discussed but would be coming to the matter afresh. Councillor Heather Williams declared that she was a member of the Greater Cambridgeshire Partnership Assembly and that this would have no bearing on her decision making for the application.

With respect to Minute 6 (21/02902/FUL – Impington), Councillor Martin Cahn declared that his wife was a member of Histon & Impington Parish Council and sat on the Parish

Council Planning Committee, but she had not been present at discussions regarding the application and Councillor Cahn had not discussed the application, thus was coming to the matter afresh. Councillor Ariel Cahn made the same declaration regarding his mother. Councillor Henry Batchelor declared that the applicant lived in Linton and had asked him for advice on process but he had not expressed a view on the application and would be coming to the matter afresh.

With respect to Minute 7 (S/2553/16/CONDQ – Linton), Councillor Henry Batchelor declared that he was local Member for the applications and had been present at meetings where the applications had been discussed but would be coming to the matter afresh.

With respect to Minute 10 (22/00951/HFUL – Arrington), Councillor Heather Williams declared that she had been involved in conversations around the application and would not take part in the debate and vote on the item, instead she would speak as local Member.

4. Minutes of Previous Meeting

Councillor Martin Cahn requested a correction in Minute 3, stating that his wife was a member of the Parish Council's Planning Committee.

With the correction, the Committee authorised the Chair to sign the Minutes of the meeting held on 13 April 2022 as correct record by affirmation.

5. 21/03822/FUL - Site 1, Granta Park, Great Abington

The Area Development Manager presented the report and provided a number of updates. It was stated that a site visit had been undertaken on June 14 and that 15 objections to the application had been received; a summary of the objections was provided. The Area Development Manager provided clarity over the status of a masterplan referenced by a third party when the application was previously heard by the Committee in March 2022 and informed Members that, after a thorough review, officers could not find any reason why the Committee could not consider the application on the merits before them. Clarity over the historical permissions on the site was given in response to a question.

The Committee was addressed by a public objector, Corrie Newell on behalf of the James Binney Will Trust, and Members asked questions of clarity regarding ground levels and the impact on trees on the site. Orestis Tzortzoglou addressed the Committee on behalf of the applicant and responded to questions on the heights of the building, impact on trees and the distance of the proposed development from surrounding villages. Parish Councillor Tony Orgee spoke on the behalf of Great Abington Parish Council and raised a number of concerns. Councillor John Batchelor spoke as local Member and opposed the application, citing contravention of policies NH/2 and HQ/1 of the South Cambridgeshire Local Plan 2018.

In the debate, Members acknowledged that the development, if approved, would lead to some visual harm but noted the need to assess the planning balance and the benefits the development would create. The Committee noted the creation of employment that would be a result of the development and acknowledged the importance of the work undertaken at Granta Park. In response to discussion on transport, Cambridgeshire County Council's Principal Transport Officer, Tam Parry, offered clarity on the impact on highways and the financial contributions to improve transport infrastructure in the area. It was noted that the design of the development was supported in the context of Granta Park. Concerns were raised over the height of the building, screening and the impact on the surrounding

landscape.

The Committee agreed that, if it were minded to approve, condition 14(b) would be altered to ensure the hedges lost in the development would be replaced elsewhere on-site. The Committee agreed that, if it were minded to refuse, the reasons for refusal would be harmful to the character and appearance of the area and surrounding rural landscape by virtue of scale, bulk, mass and form, with policies S/2(b), HQ/1, NH/2 and E/15(3) of the South Cambridgeshire Local Plan 2018 being cited.

By 5 votes to 4 (Councillors Handley, Harvey, Heather Williams and Dr Richard Williams), the Committee **approved** the application, subject to the completion of a s106 agreement, the amended condition and the conditions laid out in the report from the Joint Director of Planning and Economic Development.

6. 21/02902/FUL - The Former Bishops Site, Impington

The Senior Planner, Amy Stocks, presented the report and offered a number of updates. The Senior Planner informed the Committee that paragraph 3 of the report was incorrect in stating that the application was a s73 application and clarified that it was a full application. The Committee was also informed that conditions 20 and 21 had been reworded after the receipt of a response from the Sustainability Officer, conditions 4 and 5 were to be removed as they were covered by condition 31 and that condition 17 had been reworded to be more specific on the details required.

Members debated the application and raised concerns over the appearance of the development and the impact of character on the local area but noted the comments and lack of objection from the statutory consultees. The Committee noted the previous permissions granted on the site. Councillor Dr Martin Cahn expressed support for the application as local Member and stated that he felt the benefits outweighed the harm.

By affirmation, the Committee **approved** the application subject to the conditions, and subsequent changes to them, and informatives laid out in the report from the Joint Director of Planning and Economic Development.

7. S/2553/16/CONDQ - Land Off Horseheath Road, Linton

The Senior Planning Officer, Karen Pell-Coggins, presented the report and updated the Committee on the letter from the local MP which had been circulated to Members and new responses received from Linton Parish Council. Questions of clarity were asked on the layout of the proposal, the potential for the use of a macerator, the adoption of the system by Anglian Water.

Jason Cross of Croudace Homes spoke in support of the application and responded to Members' questions on the use of a rising main, why the application had been resubmitted and confirmed that an appeal had been submitted on the previous refusal of the scheme. Councillor Kate Kell spoke on behalf of Linton Parish Council in opposition to the application. Councillor John Batchelor spoke as local Member and stated that, on the balance of harm, he felt that the Committee should approve the application. Councillor Batchelor responded to questions from the Committee and informed them that his support was principally based on protecting those who had already taken up occupancy on the site and allowing work to be undertaken to further mitigate flood risk.

In the debate, clarity on what was being decided was given by officers. Members

discussed the new information presented but stated a report from an independent drainage assessment would have been helpful. The Committee examined the layout of the proposed drainage scheme. Some Members expressed displeasure over the actions of the developers. It was noted that there were three new Members of the Committee who had not seen the application when it was last heard.

By 7 votes to 2 (Councillors Heather Williams and Dr Richard Williams), the Committee **approved** the foul drainage details, in accordance with the recommendation laid out in the report from the Joint Director of Planning and Economic Development.

8. **21/03885/FUL - 7 West Green, Barrington**

The Area Development Manager presented the report. Members asked questions of clarity over access across the village green.

The Committee was addressed by an opposing resident, John Walker, who raised a number of concerns and referenced the Conservation Area Appraisal that had been adopted in January 2022. Ben Pridgeon, the agent of the applicant, addressed the Committee in support of the application and answered questions of clarity from Members. Councillor Ray Kemp of Barrington Parish Council made a representation on behalf of the Parish Council who opposed the application. Councillor Aidan van de Weyer addressed the Committee as local Member and discussed the harms and the benefits of the application, stating that he felt the Parish Council's concerns should be considered and that it was up to the Committee to decide if they were significant enough to justify a refusal.

The Committee debated the application. The management of the orchard behind the proposed buildings was raised and condition 19 was highlighted to reassure the Committee that this area would be managed. Members raised concerns over the impact of the building on the street scene and the Conservation Area, in particular the use of render and it's potential to make the property stand out in an area that was green space. The Committee agreed to an amendment to condition 7 to allay these concerns, and authority was delegated to officers to draft the wording of the amended condition in conjunction with the Chair and Vice-Chair.

By affirmation, the Committee **approved** the application subject to the amended condition and the conditions and informatives laid out in the report from the Joint Director of Planning and Economic Development.

9. **22/00292/FUL - 8 Hayfield Avenue, Sawston**

The Senior Planner, Sumaya Nakamya, presented the report, clarified why the application was brought forward and explained what the Committee was being asked to approve. The Senior Planner also explained why condition 3 was being removed, as laid out in the amendment supplement.

By affirmation, the Committee **approved** the application subject to conditions 1, 2 and 4 to 10 laid out in the report from the Joint Director of Planning and Economic Development being renumbered as conditions 1 to 9, with condition 3 laid out in the report being removed.

10. **22/00951/HFUL - 89 Ermine Way, Arrington**

The Senior Planning Officer, Tom Chenery, presented the report. Councillor Heather

Williams addressed the Committee as local Member and urged the Committee to approve the application.

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

11. 21/05276/FUL - 2 Station Road, Great Shelford

The Senior Planning Officer, Karen Pell-Coggins, presented the report and offered a number of updates; the Committee was informed that the Council would likely not use Reasons for Refusal 1 and 5 as set out in the report and that the reference to the impact upon the approved care home in Reason for Refusal 3 was to be taken out.

Members sought clarity over why the application was not brought to the Committee and requested that a lesson learned approach be taken moving forward. Members expressed satisfaction with what was laid out in the report and a request was made for the outcome of the appeal to be brought to the Committee.

12. Enforcement Report

The Interim Delivery Manager informed the Committee of staffing changes within the Enforcement team and fielded Members' questions. The Committee discussed a number of cases laid out in the report. A request was made for further information on Burwash Manor Farm. Members also requested that a full report on Smithy Fen be brought to Committee. The Committee was also noted a statement from a member of the public regarding the case at 16 Chalky Road, Abington which had been circulated to Members.

The Committee noted the report.

13. Appeals against Planning Decisions and Enforcement Action

The Interim Delivery Manager introduced the report and provided an update on the appeal for the application on the Land East of Teversham Road. Members discussed some of the applications in the report, and a request was made for a more detailed explanation of the non-determination appeal at 2 High Street, Harston.

The Committee **noted** the report.

The Meeting ended at 4.40 p.m.
