

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 4 October 2006 at 10.00 a.m.

PRESENT: Councillor NIC Wright – Chairman
Councillor SGM Kindersley – Vice-Chairman

Councillors:	Dr DR Bard	RE Barrett
	JD Batchelor	Mrs PM Bear
	RF Bryant	TD Bygott
	Mrs PS Corney	Mrs A Elsby
	Mrs JM Guest	R Hall
	Mrs SA Hatton	RB Martlew
	Mrs CAED Murfitt	CR Nightingale
	JA Quinlan	A Riley
	Mrs DP Roberts	Mrs HM Smith
	Mrs DSK Spink MBE	JH Stewart
	JF Williams	

Councillors RMA Manning and Dr SEK van de Ven were in attendance, by invitation.

Apologies for absence were received from Councillor Mrs VG Ford, Mrs CA Hunt, EJ Pateman and RJ Turner.

1. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 6th September 2006, subject to:

- Deletion from Councillor A Riley's declaration of interest at Minute no. 9 (S/0625/06/RM – Longstanton) of the final sentence, namely "He was in any event considering the matter afresh at this meeting of the District Council's Planning Committee but, in order to avoid any possible conflict of interest, not vote" and substitution with the words, "Councillor A Riley further declared that he had attended a meeting at South Cambridgeshire Hall with officers and the developers of the site to resolve some of the outstanding finer details of the application and these were indeed resolved at that meeting. In order to prevent any possible allegation of bias or pre-determination on the part of Councillor Riley, notwithstanding that he was considering the matter afresh at this meeting of the District Council's Planning Committee, he did not take part in the vote."
- A correction to Minute 15 (S/0878/06/F - Great Shelford) in that Councillor R Hall's declaration related to no. 1 Woollards Lane rather than to no. 1 Spinney Drive.
- The deletion of the word "at" between Councillor CR Nightingale's name and the word "attended" in Councillor Nightingale's declaration in Minute no. 15

2. S/1669/06/F - GIRTON

The Committee **REFUSED** the application, contrary to the recommendation contained in the report from the Head of Planning Services, on the grounds of congested and overcrowded layout, loss of vegetation and lack of space for significant landscaping, adverse impact on the street scene, and the proposal being out of character with the immediate area. The application conflicted therefore with Policy 1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies SE3, HG10 and

HG11 of the South Cambridgeshire Local Plan 2004.

Councillor CR Nightingale declared a personal interest by virtue of his acquaintance with the developer, but remained in the Chamber and took part in the debate and voting.

Councillor Mrs HM Smith stated that she would not vote because she had entered the Chamber during the course of the debate.

3. S/1416/06/F - HARDWICK

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, as completed by ownership certificate and amended by plans received 18 September 2006, for the reasons set out in the report from the Head of Planning Services, subject to the completion (prior to 18 December 2006) of a Section 106 Legal Agreement relating to affordable housing, maintenance of public open space, provision of off-site surface water drainage facilities, and provision of public art, to agreement over access to the site compound, to the Conditions referred to in the report and to an extra Condition relating to the adequacy of visibility splays. If the Section 106 Agreement had not been completed by 18 December 2006, a Condition would be imposed requiring the same prior to the commencement of development works.

Councillor R Martlew declared a personal and prejudicial interest because his daughter is on the housing waiting list, withdrew from the Chamber, took no part in the debate and did not vote.

Councillor JH Stewart declared a personal and prejudicial interest because his son is on the housing waiting list, withdrew from the Chamber, took no part in the debate and did not vote.

Councillor Mrs DP Roberts stated that she would not vote because she had entered the Chamber during the course of the debate.

4. S/1158/06/F - SHEPRETH

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, the recommendation in the report being amended to enable officers to ask the applicant whether the wind turbine formed part of the application, as amended by letter dated 3rd August 2006 and amended drawing date stamped 15th August 2006. Approval, if granted upon confirmation that the wind turbine did not form part of the application, would be for the reasons set out in the report from the Head of Planning Services and subject to the Conditions referred to therein. If the applicant wanted the wind turbine to be considered as part of the application, full details would be required, consultation undertaken and the application presented again to Committee for further consideration.

Councillor Mrs DP Roberts declared a personal and prejudicial interest because her husband's business is situated adjacent to the application site, withdrew from the Chamber, took no part in the debate and did not vote.

5. S/1663/06/F - SHEPRETH

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application for the reasons set out in the report from the Head of Planning Services, subject to the Conditions referred to therein, to consideration of the Flood Risk Assessment, and to any comments from the Trees and Landscapes Officer, that addressed the relevant issues.

Councillor Dr S van de Ven, the local Member in attendance but not a voting Committee member, declared that she was acquainted with a resident of Angle Lane. Upon the advice of the Head of Legal Services, she confirmed this to be a personal and prejudicial interest, withdrew from the Chamber and took no part in the debate.

6. S/1642/06/F - FEN DRAYTON

The Committee **APPROVED** the application for the reasons set out in the report from the Head of Planning Services, subject to the Conditions referred to therein.

Councillor SGM Kindersley took the Chair for this item because Councillor NIC Wright was a local Member for Fen Drayton. However, Councillor Wright remained in the Chamber.

7. S/1406/06/F - STEEPLE MORDEN

The Committee **APPROVED** the application for the reasons set out in the report from the Head of Planning Services, subject to the Conditions referred to therein.

8. S/1420/06/F - GREAT SHELFORD

The Committee **APPROVED** the application, as amended by drawing nos. 06032-01A and 06032-02 date stamped 1st September 2006, for the reasons set out in the report from the Head of Planning Services, subject to the Conditions referred to therein and an additional Condition requiring the siting of external bat boxes.

Councillor CR Nightingale declared a personal interest as Chairman of Great Shelford Parish Council. He informed the Committee that he had taken no part in the Parish Council's discussion about this application, and was now considering the matter afresh.

Councillor Dr DR Bard had not attended the site visit on 2 October 2006, and abstained from voting.

9. S/1615/06/F - STAPLEFORD

The Committee **APPROVED** the application, as amended by drawing number 662/01A date stamped 25 September 2006, for the reasons set out in the report from the Head of Planning Services and subject to the Conditions referred to therein, re-worded to specify landscaping requirements, to require agreement of the alignment of the fence, measures to guard against the incidence of honey fungus, and detailed measures to allow a degree of permeability at the base of the fence for small animals.

10. S/1603/06/F - WATERBEACH

The Committee **APPROVED** the application, as amended by letter and landscaping scheme received 25 September 2006, for the reasons set out in the report from the Head of Planning Services and subject to Conditions 1 and 3 to 6 referred to therein, Condition 2 having been deleted.

11. S/0626/06/F - LANDBEACH

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application for the reasons set out in the report from the Head of Planning Services, subject to the prior completion of a Section 106 Legal Agreement requiring a commuted sum in lieu of the provision of on-site affordable housing, and to the Conditions referred to in the report.

12. S/1539/06/F AND S/1668/06/CAC - THRIFLOW

The Committee **APPROVED** applications for planning permission and Conservation Area Consent for the reasons set out in the report from the Head of Planning Services, subject to the Conditions referred to therein and an extra Condition removing Permitted Development Rights for walls / fences along the boundary of the site with the meadow to the north.

Upon advice from the Head of Legal Services, as the Monitoring Officer, Councillor JA Quinlan withdrew from the Chamber on the ground of perceived bias. He took no part in the debate and did not vote.

Councillor Mrs DP Roberts declared a personal and prejudicial interest because her husband's business relates to swimming pools, withdrew from the Chamber, took no part in the debate and did not vote.

Councillor NIC Wright declared a personal interest by virtue of his acquaintance with one of the objectors, but remained in the Chamber and took part in the debate and voting.

13. S/1653/05/F - WILLINGHAM

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, subject to the applicant agreeing to amend the application to one for consent for a temporary period of three years, subject to Conditions, including ones relating to drainage and fencing. Should the applicant refuse to amend the application in this way, it would be resubmitted to Committee for determination by Members. A proposal that the application be deferred was defeated upon the Chairman's casting vote.

Councillor SGM Kindersley declared a personal interest as a Cambridgeshire County Councillor, but remained in the Chamber and took part in the debate and voting.

14. S/1654/05/F - WILLINGHAM

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, subject to the applicant agreeing to amend the application to one for consent for a temporary period of three years, subject to Conditions, including ones relating to drainage and fencing. Should the applicant refuse to amend the application in this way, it would be resubmitted to Committee for determination by Members.

15. S/1238/06/F - OVER (PARISH OF WILLINGHAM)

The Committee **APPROVED** the application, as amended by plans date stamped 16 August and 6 September 2006, (drawings no. 2554/06/04a and site location plan) , for the reasons set out in the report from the Head of Planning Services, subject to the Conditions referred to therein and an additional Condition requiring window glass in the southern elevation to be obscure.

Councillor A Riley declared a personal interest as a customer of the farm shop and pet shop currently on site, but remained in the Chamber and took part in the debate and voting.

16. S/0788/06/F - WILLINGHAM

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, subject to the applicant agreeing to amend the application to one for consent for a

temporary period of three years, subject to Conditions, including ones relating to drainage and fencing. Should the applicant refuse to amend the application in this way, it would be resubmitted to Committee for determination by Members.

17. S/0264/06/F - OVER

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, as amended by drawings QCO-PL-03 and QCO-PL-01B, for the reasons set out in the report from the Head of Planning Services, subject to the Conditions referred to therein and to a meeting taking place between officers, local Members and the developer to resolve the car parking issues.

18. S/1308/06/F - CHILDERLEY

The Committee **APPROVED** the application for the reasons set out in the report from the Head of Planning Services, subject to the Conditions referred to therein, an additional Condition requiring a scheme of noise attenuation, and any revision of the Section 106 Legal Agreement deemed necessary.

19. S/1560/06/F - CALDECOTE

The Committee **APPROVED** the application for the reasons set out in the report from the Head of Planning Services, subject to the Conditions referred to therein.

20. S/1548/06/F AND S/1547/06/LB - FOWLMERE

The Committee gave officers **DELEGATED POWERS TO APPROVE** applications for planning permission and Listed Buildings Consent, subject to the receipt of amended drawings relating to treatment of the west elevation and noise attenuation of the proposed accommodation block, and to Conditions referred to in the report from the Head of Planning Services.

Councillor Mrs DP Roberts declared a personal interest as a member of Fowlmere Parish Council, but was considering this application afresh.

21. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee noted a report on Appeals against planning applications and enforcement action and, in particular, written summaries of decisions relating to:

- Mr and Mrs S Sharpe – Erection of dwelling and reorganisation of restaurant car park - 1 Church Street, Little Shelford – Appeal dismissed
- Persimmon Homes – Retention of Walls (temporary period 2 years) - High Street, Longstanton – Planning and enforcement appeals dismissed

22. ENFORCEMENT ACTION

The Committee noted a report on enforcement action ongoing as at 4th October 2006.

The Meeting ended at 2.05 p.m.
