

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 6 December 2006 at 10.00 a.m.

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

Councillors:	Dr DR Bard	JD Batchelor
	Mrs PM Bear	RF Bryant
	TD Bygott	Mrs A Elsby
	Mrs JM Guest	R Hall
	Mrs SA Hatton	Mrs CA Hunt
	RB Martlew	Mrs CAED Murfitt
	CR Nightingale	EJ Pateman
	Mrs DP Roberts	NJ Scarr
	Mrs HM Smith	Mrs DSK Spink MBE
	JH Stewart	RJ Turner
	JF Williams	

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Area Planning Officer), Gareth Jones (Corporate Manager for Planning & Sustainable Communities), Andrew Moffat (Area Planning Officer), Rob Mungovan (Ecology Officer), Melissa Reynolds (Area Two Planning Officer), David Rush (Development Control Quality Manager), Ian Senior (Democratic Services Officer), Paul Sexton (Area Planning Officer), Pamela Thornton (Senior Planning Assistant) and Colin Tucker (Head of Legal Services)

Councillors Mrs EM Heazell, Mrs JE Lockwood, RMA Manning and RT Summerfield were in attendance, by invitation.

Apologies for absence were received from Councillor RE Barrett, Mrs PS Corney, Mrs VG Ford and A Riley.

### **1. GENERAL DECLARATION OF INTEREST**

Councillor SGM Kindersley declared a personal interest as a Cambridgeshire County Councillor with regard to all those items on the agenda involving input from that Authority.

### **2. MINUTES OF PREVIOUS MEETING**

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 1<sup>st</sup> November 2006.

### **3. S/2025/06/F – FOWLMERE (AMBERLEY, LONG LANE)**

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

Councillor Mrs DP Roberts declared a personal and prejudicial interest as one of the applicants, withdrew from the Chamber, took no part in the debate and did not vote.

Councillor Mrs CAED Murfitt declared a personal interest as an elected colleague of Mrs DP Roberts, one of the applicants.

Councillor NJ Scarr was not present in the Chamber at any stage during the debate, and did not vote.

**4. S/2033/06/F – FULBOURN (11 TEASEL WAY)**

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 R Turner declared a personal interest as an owner of property in close proximity to the application site.

Councillors Dr DR Bard, Mrs CAED Murfitt and Mrs DSK Spink did not attend the site visit on 4<sup>th</sup> December 2006, took no part in the debate and did not vote.

Councillor Mrs SA Hatton was not present in the Chamber during the first part of the debate, and did not vote.

**5. S/1742/06/F- GIRTON (HOWE CLOSE SPORTS FIELD, WHITEHOUSE LANE, OFF HUNTINGDON ROAD)**

The Committee **APPROVED** the application, as amended by letter and plan date stamped 1 November 2006, for the reasons set out in the report from the Head of Planning Services, subject to the Conditions referred to therein.

Councillor Dr DR Bard declared a personal interest because his daughter is a student at Anglia Ruskin University (the applicant).

**6. S/2103/06/RM – GIRTON (LAND OFF WELLBROOK WAY)**

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, subject to the receipt of amended plans detailing changes required to landscaping of the scheme and to no other material planning issues being raised by consultees yet to respond, the completion of a variation to the Section 106 Legal Agreement to address the provision of affordable housing, and to appropriate safeguarding Conditions.

**7. S/1919/06/F – HARDWICK (6 MAIN STREET)**

The Committee **APPROVED** the application for the reasons set out in the report from the Head of Planning Services, subject to the Conditions and informatives attached to Application no. S/2156/05/F.

Councillor JH Stewart declared a personal and prejudicial interest by virtue of his friendship with the occupiers of no. 16 Main street, Hardwick, withdrew from the Chamber, took no part in the debate and did not vote.

**8. S/2069/06/F – HARSTON (41 LONDON ROAD)**

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, subject to the receipt of an amended corrected site location plan, for the reasons set out in the report from the Head of Planning Services and subject to the Conditions referred to therein, Condition 10 being amended to refer to a minimum distance of 10 metres (rather than 15 metres as stated in the report) and to the consideration of any comments received prior to expiry of the consultation period.

**9. S/1222/06/F – HASLINGFIELD (THE BARN, CHARITY FARM, HARSTON ROAD)**

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 declared a personal interest as Cambridgeshire County Councillor for the Gamlingay Electoral Division, which includes the Parish of Haslingfield.

**10. S/1870/06/F - LINTON (LAND R/O 20 BACK ROAD)**

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 and to consideration of any comments received from the Environment Operations Manager and to consideration being given to a 10-year (instead of a five year) landscaping maintenance Condition. Members also resolved that an informative be attached to the permission stating that any application for development on an adjacent site would be considered together with this development and those approved under references S/1870/05/F and S/1212/06/F in order to establish whether affordable housing, open space, an education contribution and any other obligations should be provided and, if so, to what extent.

**11. S/1907/06/F- LINTON (LAND R/O 42 BACK ROAD)**

The Committee **APPROVED** the application, as amended by drawings numbered 15A and 16A date stamped 20<sup>th</sup> November 2006, for the reasons set out in the report from the Head of Planning Services and subject to the Conditions referred to therein, consideration being given to a 10-year (instead of a five year) landscaping maintenance Condition. Members also resolved that an informative be attached to the permission stating that any application for development on an adjacent site would be considered together with this development and those approved under references S/1870/05/F and S/1212/06/F in order to establish whether affordable housing, open space, an education contribution and any other obligations should be provided and, if so, to what extent.

**12. S/1875/06/RM & S/1877/06/RM – LONGSTANTON (LAND WITHIN PHASE 2, HOME FARM)**

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application subject to the revisions set out in the report, to Conditions that reflect those attached to planning consent S/2069/04/RM, and to an additional Condition relating to construction working hours.

Councillor JD Batchelor was not present in the Chamber during the debate, and abstained from voting.

**13. S/1876/06/RM – LONGSTANTON (LAND WITHIN PHASE 2, HOME FARM)**

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application subject to the revisions set out in the report, to Conditions that reflect those attached to planning consent S/2069/04/RM, and to an additional Condition relating to construction working hours.

**14. S/1981/06/F – GREAT CHISHILL (BARN B, MAY STREET FARM)**

The Committee **APPROVED** the application unconditionally, for the reasons set out in the report from the Head of Planning Services.

**15. S/2009/06/F – MILTON (5 PEARSON CLOSE)**

Prior to considering this application, Members attended a site visit on 4<sup>th</sup> December 2006. The Committee **REFUSED** the application contrary to the recommendation in the report from the Head of Planning Services. They agreed the reasons for refusal as being the overbearing nature in view of the proposed extension's position and proximity to no. 6 Pearson Close, with consequent adverse impact on amenities and light enjoyed by the occupiers of this property. Accordingly, the application was contrary to Policy HG12 of the South Cambridgeshire Local Plan 2004.

Councillor Mrs HM Smith declared a personal interest as a member of Milton Parish Council, and that she was considering the matter afresh.

Councillors Dr DR Bard, Mrs SA Hatton, Mrs CAED Murfitt and Mrs DP Roberts did not attend the site visit on 4<sup>th</sup> December 2006, took no part in the debate and did not vote.

**16. S/2034/06/F – GRAVELEY (HILLCREST FARM, TOSELAND ROAD)**

Graveley being in the ward represented by the Chairman, Councillor SGM Kindersley took the Chair for this item.

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

**17. S/2085/06/F – SAWSTON (LAND ADJACENT 9 DALE WAY)**

Following the receipt of a parking plan date stamped 23 November 2006, the Committee **APPROVED** the application for the reasons set out in the report from the Head of Planning Services and subject to the Conditions referred to therein.

Councillor Dr DR Bard declared a personal interest as a member of Sawston Parish Council, and was considering this application afresh.

Councillor Mrs SA Hatton declared a personal interest as a member of Sawston Parish Council and Chairman of its Planning Committee. She informed Members that she never exercised her vote as Chairman of the Parish's Planning Committee, and was considering this application afresh.

**18. S/1502/06/LB & S/1503/06/F- BABRAHAM (THE GEORGE INN AT THE BLACK BARN, HIGH STREET)**

The Committee **APPROVED** both applications, as amended by drawings numbered RC\_A100c, RC\_A101a, RC\_A201c and RC\_A202c date stamped 25 September 2006 and letter dated 23<sup>rd</sup> October 2006, for the reasons set out in the report from the Head of Planning Services and subject to the Conditions referred to therein.

Councillor Mrs CAED Murfitt did not attend the site visit on 4<sup>th</sup> December 2006, took no part in the debate and did not vote.

**19. S/1902/06/F - HINXTON (LORDSHIP FARM, MILL LANE)**

The Committee gave offices **DELEGATED POWERS TO APPROVE** the application, as amended by plans date stamped 30 November 2006 addressing the Conservation and Design Manager's comments set out in paragraphs 17 and 18 of the report and clarifying the sill height of the windows in bedrooms 4 and 5 of Unit 2, subject to the prior completion

of a Section 106 Legal Agreement requiring the payment of a commuted sum in lieu of the provision of affordable housing on-site.

**20. S/1839/06/F – GREAT SHELFORD (SCOTSDALE GARDEN CENTRE, 120 CAMBRIDGE ROAD)**

The Committee was **MINDED TO APPROVE** the application, contrary to the recommendation in the report from the Head of Planning Services, subject to it being referred to the Secretary of State under the Green Belt Direction 2005, and it not being called in for determination. Members agreed the reasons for approval as being

- The absence of a suitable alternative site, despite an extensive search having been made
- The lack of any significant adverse impact upon the openness of the Green Belt
- The nature of the site as part-Brownfield
- The nature of the proposed use and service to be provided
- The prior existence on site of adequate car parking facilities, thereby not requiring additional car parking in the Green Belt

Councillor CR Nightingale declared a personal interest as Chairman of Great Shelford Parish Council, and that he was considering the matter afresh.

Councillor Mrs DP Roberts declared a personal interest as a customer of Scotsdale Garden Centre.

Councillor Mrs CAED Murfitt did not attend the site visit on 4<sup>th</sup> December 2006, took no part in the debate and did not vote.

**21. S/2061/06/F - GREAT SHELFORD (LAND ADJACENT TO 1 DAVEY CRESCENT)**

The Committee **REFUSED** the application, in line with officers' amended recommendation. Members agreed the reasons for refusal as being those recommended by the Local Highways Authority, namely the lack of parking and turning on site, and highway safety.

Councillor CR Nightingale declared a personal interest as Chairman of Great Shelford Parish Council, and that he was considering the matter afresh.

**22. S/1857/06/F – WILLINGHAM (FOX'S MEADOW, PRIEST LANE)**

The Committee **APPROVED** the application for the reasons set out in the report from the Head of Planning Services, on exactly the same terms as planning consent no. S/2416/02/F dated 4 February 2003, namely for a temporary period of three years, and subject to the Conditions referred to in the report.

**23. S/2102/06/CC – WILLINGHAM (WILLINGHAM TRAVELLERS SITE, MEADOW ROAD)**

The Committee considered an application by Cambridgeshire County Council to vary Condition 2 of Planning Permission S/1437/89 relating to the bund so as to allow for an alternative layout and alternative number of pitches at Willingham Travellers Site, Meadow Road. Members' views were being sought because of Willingham Parish Council's concerns relating to traveller-related proposals generally in the Parish.

The Head of Planning Services highlighted the main aspects of a report being presented to the County Council's Development Control Committee on 11 December 2006.

Councillor RMA Manning (a local Member) conveyed the Parish Council's concern that the application to vary Condition 2 was a surreptitious attempt to re-open the former County Council-run site. He made it clear that, at the very least, the Bund should be re-instated following completion of the proposed re-alignment works.

Councillor Mrs DP Roberts shared Councillor Manning's concern, regretting that the County Council had not seen fit to consult South Cambridgeshire District Council at an earlier stage. She felt that the apparent disproportionate costs to be incurred could suggest further proposals for the site, as yet unknown.

Drainage of the site was a further issue.

The Committee **INSTRUCTED** Officers to forward Members' concerns to Cambridgeshire County Council with a view to them being presented to the Development Control Committee meeting on 11 December 2006.

Councillor SGM Kindersley declared a personal interest as a member of Cambridgeshire County Council's Development Control Committee. The Head of Legal Services had confirmed that, as a "dual hatted" Member, Councillor Kindersley was at liberty to take part in the District Council Planning Committee's debate on this application.

**24. S/1889/06/F – OVER (LAND REAR OF 54 THE LANES)**

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.

**25. CAMBOURNE PHASE 6 UPPER CAMBOURNE DEVELOPMENT BRIEFING DOCUMENT**

The Committee considered a report on the Cambourne Phase 6 Upper Cambourne Development Briefing Document for Development Control purposes as part of the Cambourne Design Guide.

Councillor E Pateman (a local Member) indicated his approval in principle, but hinted that the intention, referred to in paragraph 11 of the report, that the rural character of the village should be preserved by limiting onward vehicular access to buses only, might lead to him reconsidering that position in the future.

The Committee gave officers **DELEGATED POWERS TO APPROVE OR REFUSE** the Cambourne Phase 6 Upper Cambourne Development Briefing Document subject to progress on amendment and the incorporation of advice on the sustainability policies contained in the South Cambridgeshire Local Plan 2004 and the Core Strategy of the Local Development Framework.

**26. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION**

The Committee noted a report on Appeals against planning decisions and enforcement action.

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**The Meeting ended at 2.40 p.m.**

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