

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 7 February 2007 at 10.00 a.m.

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

Councillors:	Dr DR Bard	RE Barrett
	JD Batchelor	RF Bryant
	TD Bygott	Mrs PS Corney
	Mrs A Elsby	Mrs JM Guest
	R Hall	Mrs SA Hatton
	Mrs CA Hunt	Mrs CAED Murfitt
	CR Nightingale	EJ Pateman
	JA Quinlan	A Riley
	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), Catriona Dunnett (Assistant Solicitor), David Grech (Conservation Area and Design Officer), Gareth Jones (Corporate Manager (Planning & Sustainable Communities)), Bob Morgan (Majors Champion), 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) and Colin Tucker (Head of Legal Services)

Councillors NN Cathcart, Dr SA Harangozo, JA Hockney, Mrs JE Lockwood, RMA Manning, AG Orgee and RT Summerfield were in attendance, by invitation.

Apologies for absence were received from Councillor Mrs PM Bear, Mrs VG Ford and RB Martlew.

### **1. DECLARATIONS OF INTEREST**

Councillors JD Batchelor, SGM Kindersley and RJ Turner declared general personal interests as Cambridgeshire County Councillors.

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

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 10 January 2007.

### **3. TO RE-CONSIDER MEMBERSHIP OF THE PLANNING SUB-COMMITTEE**

The Chairman informed the Committee that the vacancy created by the resignation from the Planning Sub-Committee of Councillor Mrs DP Roberts would be filled by an Independent Councillor on the Planning Committee following an election within the Independent Group. The result of that election would be known on 16 February.

### **4. S/2386/06/F – SAWSTON (38-40 BROOKFIELD ROAD)**

The Committee **APPROVED** the application for the reason set out in the report from the

Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein and additional Conditions relating to drainage and contaminated land.

Councillor Dr DR Bard declared a personal interest as a member of Sawston Parish Council. He was present when the Parish Council considered this application but did not vote on that occasion. He was now considering the matter afresh.

Councillor Mrs SA Hatton declared a personal interest by virtue of having attended, as Chairman of Sawston Parish Council Planning Committee, the meeting at which the full Parish Council considered this application. She took no part in the debate there. She was now considering the matter afresh.

**5. S/2329/06/F - SAWSTON (29 SUNDERLANDS AVENUE)**

The Committee **APPROVED** the application, as amended by drawing number 172/02A date stamped 22<sup>nd</sup> January 2007, for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein.

Councillor Dr DR Bard declared a personal interest as a member of Sawston Parish Council. He was present when the Parish Council considered this application but did not vote on that occasion. He was now considering the matter afresh.

Councillor Mrs SA Hatton declared a personal interest by virtue of having attended, as Chairman of Sawston Parish Council Planning Committee, the meeting at which the full Parish Council considered this application. She took no part in the debate there. She was now considering the matter afresh.

**6. S/1845/06/F - WHITTLESFORD (117 DUXFORD ROAD)**

Prior to considering this item, Members attended a site visit on 5<sup>th</sup> February 2007. The Committee **RESOLVED** to issue an Enforcement Notice to secure the removal of the wall / fence only, with a three month compliance period.

**7. S/2134/06/F – PAMPISFORD (LONDON ROAD)**

Prior to considering this application, Members attended a site visit on 5<sup>th</sup> February 2007. The Committee **REFUSED** the application, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reasons for refusal as being on transportation grounds, as recommended by Cambridgeshire County Council in a response received on 7<sup>th</sup> February and reported verbally to Committee.

Councillors Mrs CAED Murfitt and NJ Scarr did not vote.

Councillor Mrs SA Hatton expressed concern at the flood risk posed by this application.

Mr. Peter Draper, a Pampisford Parish Councillor and former Chairman of the Parish Council, addressed the meeting.

**8. S/2135/06/O – PAMPISFORD (PAMPISFORD PARK, LONDON ROAD)**

Prior to considering this application, Members attended a site visit on 5<sup>th</sup> February 2007. The Committee **REFUSED** the application, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed

the reason for refusal as being on transportation grounds, as recommended by Cambridgeshire County Council.

**9. S/2204/06/F - LITTLE SHELFORD (RIVERSIDE HOUSE, 10 BRIDGE LANE)**

The Committee **APPROVED** the application, as amended by plan numbers 14A, 16B, 17B, 18A and 19B date stamped 10<sup>th</sup> January 2007, for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities) and subject to the Conditions referred to therein.

Councillor CR Nightingale declared a personal interest, having attended the meeting of Little Shelford Parish Council where this application was considered. He took no part in the debate there and was considering the matter afresh.

Councillor Mrs DP Roberts was not present during the first part of the debate, and did not vote.

**10. S/2236/06/F – STAPLEFORD (BAR LANE)**

The Committee **APPROVED** the application, subject to amended plans date stamped 22<sup>nd</sup> January 2007, for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities) and subject to the Conditions referred to therein and an additional Condition removing the permitted development right to install a balcony on Plot 5.

Councillor CR Nightingale declared a personal interest, having attended the meeting of Stapleford Parish Council where this application was considered. He took no part in the debate there and was considering the matter afresh.

**11. S/2331/06/F - GREAT SHELFORD ('BAMBINOS', 79/81 HINTON WAY)**

The Committee **REFUSED** the application contrary to the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reasons for refusal as being the detrimental nature of the development to the character of the area, by reason of the amount of development, and it being contrary to Policies P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and HG10 of the South Cambridgeshire Local Plan 2004 and insufficient evidence submitted to satisfy Policy CS9 of the Local Plan in regard to loss of village service.

Councillor CR Nightingale declared a personal interest as Chairman of Great Shelford Parish Council. He attended the meeting of that Council's Planning Committee at which this application had been discussed, but took no part in the debate and was now considering the matter afresh.

**12. S/2234/06/F - FEN DITTON (REAR OF 30 HIGH DITCH ROAD)**

The Committee **APPROVED** the application as amended for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein with Condition 8(i) referring also to Use Classes F and G and Condition 2 requiring details of windows and doors as well, and an additional Condition requiring the use of Flemish Bond brickwork.

**13. S/0032/06/F – LANDBEACH, MILTON AND WATERBEACH (LAND BETWEEN MILTON & WATERBEACH)**

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, following satisfactory responses from the Ecology Officer and Landscape Design Officer, subject to

- no objections being received from the Local Highways Authority
- The prior completion of a Section 106 Legal Agreement, and appropriate planning Conditions (in particular, those recommended by the Environment Agency, the final terms of which should be agreed in consultation with the Chairman and Vice-Chairman of the Planning Committee, the Chairman of the Land Drainage Advisory Group, and Local Members for Milton and Waterbeach.
- The discharge of drainage Conditions and a 'Phase Two Flood Risk Assessment' being considered by the Land Drainage Advisory Group and Planning Committee.

Councillor JA Hockney (not a member of the Committee and without a vote), declared a personal interest having attended the meeting of Landbeach Parish Council at which this application had been discussed, but did not vote there.

Councillor Mrs HM Smith declared a personal interest by virtue of having taken a close interest in the previous application relating to this matter. After that received outline permission, she had attended Cambridge Rowing Trust Board meetings as an observer but taken no part in the Board's decision making. She had no personal friends on the Board. Involvement ended in 1999. Councillor Mrs Smith also declared a personal interest as a member of King's College, having coxed a boat on the Cam for three years as an undergraduate. She had not taken part in rowing since then. When the current application was discussed at many Milton Parish Council meetings she had taken part in the discussion, but was again considering the matter afresh here.

Councillor RT Summerfield (not a member of the Committee and without a vote) declared a personal interest as a member of Milton Parish Council and by virtue of his involvement with Milton Country Park.

**14. S/2237/06/F - FULBOURN (QUEENS FARM, WILBRAHAM ROAD)**

The Committee **APPROVED** the application for the reason set out in the report from the Corporate Manager (Planning and Sustainable Communities) and subject to the Conditions referred to therein.

Councillor NJ Scarr declared a personal interest by virtue of his involvement with this application.

Councillor NIC Wright declared a personal interest having visited the site with the applicant.

**15. S/2235/06/O - WEST WRATTING (LAND AT THE COMMON)**

The Committee gave officers **DELEGATED POWERS TO REFUSE** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities) (Reason 2 being amended so as to delete Policy EN3 of the South Cambridgeshire Local Plan 2004 and substitute it with Policies HG8 and HG10, and Reason 3 being assessed against an amended plan) and for an additional Reason relating to ecology.

**16. S/2290/06/F - HARSTON (LAND R/O 37 LONDON ROAD)**

Councillor SGM Kindersley took the Chair for this item. The Committee **APPROVED** the

application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the receipt of amended plans revising the location of the dwelling relative to the north-western boundary and to the Conditions referred to in the report, Conditions 10 and 11 being amended to ensure that vehicular access would be available from the site to the existing dwelling at number.37 London Road.

**17. S/2454/06/F – HIGHFIELDS CALDECOTE (BARN ADJACENT HIGHFIELDS FARM)**

Councillor SGM Kindersley took the Chair for this item. Prior to considering this application, Members attended a site visit on 5<sup>th</sup> February 2007. The Committee **REFUSED** the application for the reason set out in the report from the Corporate Manager (Planning and Sustainable Communities).

Councillor NIC Wright declared a prejudicial interest by virtue of an awaited committee decision on his own barn conversion application, withdrew from the Chamber, took no part in the debate and did not vote.

Councillor Dr DR Bard did not attend the site visit, and abstained from voting.

**18. S/2276/06/F – COMBERTON (LAND ADJ. 47 WEST STREET)**

Prior to considering this application, Members attended a site visit on 5<sup>th</sup> February 2007. The Committee gave officers **DELEGATED POWERS TO APPROVE OR REFUSE** the application, subject to the outcome of discussions with the applicants to reconsider siting and massing in the context of the Conservation Area.

Dr. Howard Roscoe, Chairman of Comberton Parish Council's Planning Committee, addressed the meeting.

**19. S/1936/06/F – SWAVESEY (OCTAGON HOUSE, OVER ROAD)**

Following resolution of the Environment agency's concerns, the Committee **APPROVED** the application subject to appropriate safeguarding Conditions, which would include

- removing Permitted Development Rights to change the use to another use within the same Use Class
  - controlling drainage, flood risk, external lighting, materials, landscaping and landscaping implementation
  - restricting the use of power operated machinery and location of power driven plant or machinery
  - preventing outside storage (other than vehicles)
- and subject to a Green Travel Plan.

**20. S/2347/06/F – LONGSTOWE (LONGSTOWE HALL)**

The Committee **APPROVED** the application. in accordance with the revised recommendation from the Corporate Manager (Planning and Sustainable Communities), following the receipt of further comments from the Local Highways Authority.

Councillor Mrs A Elsby declared a personal interest by virtue of her attendance, as an observer only, at meetings of Longstowe Parish Council.

Councillor R Hall declared a personal and prejudicial interest by virtue of his acquaintance with the applicant's mother and his visits to Longstowe Hall, withdrew from

Councillor Mrs DSK Spink declared a personal interest by virtue of her acquaintance with the applicant's mother.

**21. S/6379/06/F – CAMBOURNE (CORNER OF MONKFIELD LANE AND HIGH STREET)**

The Committee **NOTED** that this application had been withdrawn from the agenda.

**22. S/1630/06/F – LONGSTANTON (LAND ADJACENT THE SIDINGS, STATION ROAD)**

The Committee was **MINDED TO APPROVE** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the resolution of storage height restrictions and referral to the Secretary of State as a Departure from the Development Plan. Should the application not be called in for her determination, officers would issue planning permission subject to Conditions, which would include:

- ensuring that no development commences until the Park and Ride facility is in place prior submission of details of the access into the site, measures for physically preventing Heavy Goods Vehicles from accessing the goods yard from the existing access
- requiring a scheme for pollution control
- restricting the use of power operated machinery and requiring details of any power driven plant or machinery
- requiring landscaping and implementation and details of the balancing pond

**23. S/2395/06/F – LONGSTANTON (LAND ADJ 11 THATCHERS WOOD)**

The Committee **APPROVED** the application, as amended by plan no. 4642 date stamped 18<sup>th</sup> January 2007, for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities) and subject to the Conditions referred to therein.

**24. S/2451/06/F – BASSINGBOURN-CUM-KNEESWORTH (ADJACENT 5 PARK VIEW)**

The Committee gave Officers **DELEGATED POWERS TO APPROVE** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the nature of outstanding Environment Agency comments on the Flood Risk Assessment, to the Conditions referred to in the report and to an additional Condition restricting the hours of power tool operation during the period of construction.

**25. S/2418/06/F – MELDRETH (FIELDGATE NURSERIES 32 STATION ROAD)**

The Committee **REFUSED** the application for the reason set out in the report from the Corporate Manager (Planning and Sustainable Communities), with officers to discuss enforcement with the Chairman and Local Member under delegation procedures.

**26. S/1835/06/RM – GAMLINGAY (LAND TO THE REAR OF 32 MILL STREET [OFF SCHOOL CLOSE])**

The Committee gave officers **DELEGATED POWERS TO APPROVE OR REFUSE** the application, dependent on the outcome of consultation and discussion with local Members and the applicant to review the condition of the walnut tree and the design of the building.

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

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

action.

**28. APPEAL STATISTICS**

The Committee noted that an information report on Appeal statistics had been published on the Council's website.

Head of Legal Services

Noting that this had been his last Planning Committee meeting, the Chairman and Committee thanked Mr Colin Tucker, Head of Legal Services, for all his help and guidance during the last eighteen months, and wished him success in his new role in private legal practice. In response, Mr. Tucker paid tribute to the high standards maintained by the Council's Planning officers, and wished South Cambridgeshire District Council well in the future.

---

**The Meeting ended at 3.45 p.m.**

---