

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on  
Wednesday, 7 March 2007 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 Mrs JM Guest  
R Hall Mrs SA Hatton  
Mrs CA Hunt RB Martlew  
Mrs CAED Murfitt CR Nightingale  
Mrs DP Roberts Mrs HM Smith  
Mrs DSK Spink MBE JH Stewart  
JF Williams

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Area Planning Officer), Michelle Crees (Planning Assistant (Major Developments)), David Grech (Conservation Area and Design Officer), Brian Heffernan (Environmental Protection Team Leader), Gareth Jones (Corporate Manager (Planning & Sustainable Communities)), Bob Morgan (Majors Champion), Rob Mungovan (Ecology Officer), Melissa Reynolds (Area Two Planning Officer), Amy Richardson (Solicitor with Messrs Taylor Vinters, Cambridge), David Rush (Development Control Quality Manager), Ian Senior (Democratic Services Officer), Paul Sexton (Area Planning Officer) and Kate Wood (New Village / Special Projects Officer (Cambourne))

Councillors Mrs EM Heazell, RMA Manning, MJ Mason, DH Morgan and AG Orgee were in attendance, by invitation.

Apologies for absence were received from Councillor Mrs PS Corney, Mrs A Elsby, Mrs VG Ford, A Riley, NJ Scarr and RJ Turner.

### 1. DECLARATIONS OF INTEREST

Councillor SGM Kindersley declared a general personal interest as a Cambridgeshire County Councillor, especially in connection with Minutes 12 and 13 (Haslingfield) and 19 (Wimpole) relating to parishes within his Electoral Division of Gamlingay.

### 2. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 7 February 2007. In connection with Minute 3, Councillor NJ Scarr had been appointed to the Planning Sub-Committee.

### 3. S/1396/03/F – OVER (RIVERVIEW FARM, OVERCOTE ROAD)

Prior to considering this item, Members attended a site visit on 5 March 2007. The Committee **REFUSED** the application for the reason set out in the report from the Corporate Manager (Planning and Sustainable Communities).

The Committee **RESOLVED** that Officers should monitor the site for a further three months and, if the breach of Condition 2 ( hours of use ) continues, to take Enforcement

Action. Members noted that the hours of use Condition did not apply to the unit occupied by Collier Engineering.

**4. S/2436/06/F – WILLINGHAM (LAND R/O 6 GREEN STREET)**

The Committee **APPROVED** the application (as amended by elevation drawings (00)X05A and (0-)06C date stamped 6 February 2007) for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein.

**5. S/0035/07/F – ELTISLEY (LAND ADJACENT 46 ST NEOTS ROAD)**

Prior to considering this item, Members attended a site visit on 5 March 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 the absence of a noise mitigation scheme to overcome noise nuisance from traffic on the A428 and the unacceptable impact on the quality of the lives of those likely to occupy the dwellings, contrary to Policy ES7 of the South Cambridgeshire Local Plan 2004, and Planning Policy Guidance note 24.

Councillor Mrs DSK Spink declared a personal interest as a member of Eltisley Parish Council, who was present when this application had been considered there. She did not contribute to the debate, did not vote there, and was approaching the matter afresh.

**6. S/1371/92/O – CAMBOURNE (HOUSING PHASING - SCHEDULE REVISION)**

The Committee gave officers **DELEGATED POWERS TO APPROVE**, in relation to Phases 6 and 7, the application to amend the Cambourne Master Phasing Plan (setting out a housing schedule as a guide to the number of dwellings to be constructed) subject to reconciliation of the Registered Social Landlord land parcel sizes and consultation with local Members and Cambourne Parish Council.

Mr. Roger Hume, representing Cambourne Parish Council, addressed the meeting.

**7. S/6379/06/F - CAMBOURNE (CORNER OF MONKFIELD LANE/HIGH STREET)**

The Committee gave officers **DELEGATED POWERS TO APPROVE OR REFUSE** the application depending on the outcome of discussions with regulatory bodies on the suitability of the location for the proposed purpose, and determination of legal arguments as to whether the application should be considered as a Full application or as Reserved Matters. If approved, the reasons and Conditions would be as stated in the report from the Corporate Manager (Planning and Sustainable Communities).

**8. S/6389/07/RM - CAMBOURNE (HIGH STREET, MONKFIELD LANE & CHAFFINCH WALK)**

The Committee gave officers **DELEGATED POWERS TO APPROVE OR REFUSE** amended plans. If approved, the reasons and Conditions would be as stated in the report from the Corporate Manager (Planning and Sustainable Communities). with additional Conditions requiring ecological enhancement and tactile surfacing either side of the barrier.

**9. S/2373/06/O – HIGHFIELDS CALDECOTE (86 WEST DRIVE)**

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

Corporate Manager (Planning and Sustainable Communities) and subject to the Conditions referred to therein.

**10. S/2259/06/F – COMBERTON (LAND TO THE REAR OF 64 BARTON ROAD)**

Prior to considering this item, Members attended a site visit on 5 March 2007. The Committee **REFUSED** the application contrary to the recommendation contained in the report from the Corporate Manager (Planning and Sustainable Communities) for the reasons of the adverse impact on the character of the Conservation Area, and of the development of the proposed dwelling being not outweighed by visual improvements to the property at the front of the site, contrary to Policies SP7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and EN30 of the South Cambridgeshire Local Plan 2004.

Councillor Dr DR Bard was not present on the site visit, and abstained from voting.

**11. S/0186/07/O – FOWLMERE (LYNCH VILLA, HIGH STREET, FOWLMERE)**

The Committee gave officers **DELEGATED POWERS TO APPROVE OR REFUSE** the application, subject to the nature of outstanding consultation replies and to secure the provision of affordable housing. If approved, the reason and Conditions would be as stated in the report from the Corporate Manager (Planning and Sustainable Communities).

Councillor Mrs DP Roberts declared a personal interest as a member of Fowlmere Parish Council but was approaching this matter afresh.

**12. S/0060/07/F – HASLINGFIELD (LAND ADJACENT 12 FOUNTAIN LANE)**

Prior to considering this item, Members attended a site visit on 5 March 2007. The Committee gave officers **DELEGATED POWERS TO APPROVE OR REFUSE** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the re-arrangement of parking facilities and the Conditions referred to in the report.

Councillor SGM Kindersley declared a personal interest as a Cambridgeshire County Councillor, whose Electoral Division of Gamlingay covers the parish of Haslingfield.

**13. S/0134/07/F – HASLINGFIELD (43 NEW ROAD)**

Prior to considering this item, Members attended a site visit on 5 March 2007. The Committee gave Officers Delegated powers to **APPROVE or Refuse** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein.

Councillor SGM Kindersley declared a personal interest as a Cambridgeshire County Councillor, whose Electoral Division of Gamlingay covers the parish of Haslingfield.

Councillor Mrs EM Heazell, the local Member (in attendance but not a member of the Committee) stated that she knew the family of the applicant's agent but had not met the agent for some time and did not consider this sufficient to constitute a personal interest.

**14. S/0003/07/F - HISTON (KAY HITCH WAY)**

The Committee voted unanimously to **DEFER** this application to enable officers and local Members to meet with representatives of Anglian Water to determine the views of the

latter, with the applicant being informed about the reason for deferral.

Councillor MJ Mason, a local Member (in attendance but not a member of the Committee), declared a personal interest as a member of Histon Parish Council. He stated that he was in attendance at the current meeting not as a Parish Councillor but as a representative of the residents of Kay Hitch Way but was, in any event, considering the matter afresh.

**15. S/2255/06/F – LONGSTANTON (UNIT 5, NEW CLOSE FARM BUSINESS PARK, BAR ROAD)**

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

**16. S/1948/06/F – LONGSTANTON (LAND ADJ 23 THATCHERS WOOD)**

A proposal by Councillor CR Nightingale, seconded by Councillor JH Stewart that consideration of this application be deferred until Members had been supplied with the indicative street scene was defeated upon the Chairman's casting vote. The Committee **APPROVED** the application (as amended by letter date stamped 26 January 2007 and plans reference 603.01 Rev A and 603.02 Rev A date stamped 7 February 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.

**17. S/0038/07/F – SHEPRETH (STATION ROAD)**

Prior to considering this item, Members attended a site visit on 5 March 2007. The Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the revision of Condition 1 to require appropriate screening on the walkway to protect neighbour amenity.

Councillor Mrs DP Roberts declared a personal and prejudicial interest in this application by virtue of the site's close proximity to her husband's business, withdrew from the Chamber, took no part in the debate and did not vote.

**18. S/2364/06/F - MILTON (SANDY PARK, CHESTERTON FEN ROAD)**

The Committee was **MINDED TO APPROVE** the application, subject to the proposal being advertised as a departure from the Development Plan, referred to the Secretary of State and not being called in by her for determination, for a temporary period of three years, to the submission of satisfactory evidence of the applicants' Gypsy status, and to safeguarding Conditions. In addition it was agreed that, subject to resources being available, the Council, in association with Cambridge City Council, approach Anglian Water to explore the potential for providing mains drainage for the significant number of sites approved along Chesterton Fen Road.

Councillor Dr DR Bard declared a personal interest as Chairman of the Gypsy and Traveller Development Plan Document Member Reference Group.

Councillor Mrs HM Smith declared a personal interest as a member of Milton Parish Council and of the Gypsy and Traveller Development Plan Document Member Reference Group, but was considering the matter afresh.

Councillor Mrs DP Roberts was absent from the Chamber during the entirety of the consideration of this item, took no part in the debate and did not vote.

**19. S/0176/07/F – WIMPOLE (73 CAMBRIDGE ROAD)**

The Committee **APPROVED** the application 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 RF Bryant was present at the meeting at which Wimpole Parish Council had considered this application, but did not speak and was now considering the matter afresh.

Councillor SGM Kindersley declared a personal interest as a Cambridgeshire County Councillor, whose Electoral Division of Gamlingay covers the parish of Wimpole. He was present, in that capacity, at the meeting at which Wimpole Parish Council had considered this application, but did not speak and was now considering the matter afresh.

**20. S/2450/06/F – SAWSTON (11 BABRAHAM ROAD)**

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 Conditions referred to therein.

Councillor Dr DR Bard declared a personal interest as a member of Sawston Parish Council, but took no part in the debate when the Parish Council considered this application, did not vote there and was now considering the matter afresh.

Councillor Mrs SA Hatton declared a personal interest as Chairman of the Planning Committee of Sawston Parish Council, but stated that she never contributes to its debates and was, in any event, considering the matter afresh.

**21. S/0012/07/F - SAWSTON (DERNFORD FARM, STAPLEFORD)**

The Committee **APPROVED** the application, as amended by drawing number 06/1155:010A date stamped 12 February 2007, for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to a Deed of Variation (if required) relating to the Section 106 Legal Agreement dated 13 September 2005 and to the Conditions referred to in the report.

Councillor Dr DR Bard declared a personal interest as a member of Sawston Parish Council, but took no part in the debate when the Parish Council considered this application, did not vote there and was now considering the matter afresh.

Councillor CR Nightingale declared a personal interest as Chairman of Great Shelford Parish Council, which had been consulted on this application. However, he had not contributed to the debate or voted, and was now considering the matter afresh. He also attended the meeting of Stapleford Parish Council at which this application had been considered: he took no part in the debate, did not vote, and was now considering the matter afresh.

**22. S/0076/07/F - PAMPISFORD (LANGFORD ARCH INDUSTRIAL ESTATE, LONDON ROAD)**

The Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein and to additional Conditions recommended by the Environment Agency.

Amy Richardson (Legal Advisor) declared a personal and prejudicial interest by virtue of a conflict of interest caused by her Firm, Messrs Taylor Vinters, Solicitors, acting for the applicants, withdrew from the Chamber and did not advise the Committee on any aspect of this application.

Councillor Mrs SA Hatton voted for refusal of the application.

**23. S/2338/06/F - HINXTON (THE RED LION PUBLIC HOUSE, 32 HIGH STREET)**

The Committee gave officers **DELEGATED POWERS TO APPROVE OR REFUSE** the application depending on the outcome of discussions between officers and the applicant on the re-orientation of car parking spaces, the placement of roof lights and the level and height of the proposed building. Approval would be for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), and subject to the Conditions referred to therein.

Jane Chater, Chairman of Hinxtton Parish Council, addressed the meeting.

Councillor Dr DR Bard was not present on the site visit, and abstained from voting.

**24. S/0141/07/F – STEEPLE MORDEN (LAND ADJ THE SCHOOL HOUSE, 5 HAY STREET)**

Prior to considering this item, Members attended a site visit on 5 March 2007. The Committee gave officers **DELEGATED POWERS TO APPROVE OR REFUSE** the application subject to confirmation of the height of the existing dwelling, and to achievement of necessary visibility splays. Approval would be for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein.

**25. S/0068/07/F – STEEPLE MORDEN (115 HAY STREET)**

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

Councillor CR Nightingale declared a personal interest by virtue of his acquaintance with Mr Bishop (one of the applicants and the son of a former South Cambridgeshire District Councillor).

Councillor Mrs DSK Spink declared a personal interest by virtue of her acquaintance with Mr Bishop (one of the applicants and the son of a former South Cambridgeshire District Councillor).

**26. S/2375/06/F - GREAT SHELFORD (111 CAMBRIDGE 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.

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

**27. S/0067/07/F - STAPLEFORD (LAND ADJ 17 GOG MAGOG WAY)**

The Committee was **MINDED TO REFUSE** the application, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities), subject to officers, Stapleford Parish Council and the applicant meeting to discuss the possibility of submitting an amended planning application. Members agreed that, in the absence of an amended application, the reason for refusal would be overdevelopment, which was out of character of the area, and overbearing impact on the neighbour's property.

Amy Richardson (Legal Advisor) declared a personal and prejudicial interest by virtue of a conflict of interest caused by her Firm, Messrs Taylor Vinters, Solicitors, acting for the applicants, withdrew from the Chamber and did not advise the Committee on any aspect of this application.

Councillor CR Nightingale declared a personal interest as having attended the meeting of Stapleford Parish Council at which this application had been considered. He took no part in the debate there, did not vote, and was now considering the matter afresh.

## **28. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION**

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

- D Fairey – Outline application for 11 dwelling units – Land r/o Newdigate House, Horseheath Road, Linton – Appeal allowed
- Mrs K O'Brien – Enforcement action re siting of caravan, mobile home and utility block - Plot 15 Water Lane, Smithy Fen, Cottenham – Appeal dismissed
- S Duncan – Alteration and refurbishment of existing building, extension, boathouse and garage – Wildfowl Cottage, Baits Bite Lock, Horningsea - Appeals dismissed - Appellant's claim for costs dismissed.
- Car Park Valeting Ltd – Enforcement action against use of car park for valeting operation - Tesco Stores, Bar Hill – Appeal dismissed
- Scotsdale Garden Centre – Display of three non-illuminated signboards – Cambridge Road, Great Shelford – Appeal allowed - Appellant's claim for costs dismissed.
- O<sup>2</sup> UK Ltd – Erection of 15m high telecommunications monopole – London Road, Gt Shelford - Appeal allowed

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**The Meeting ended at 5.30 p.m.**

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