

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 9 May 2007 at 10.00 a.m.

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

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| Councillors: | RE Barrett | JD Batchelor |
| | Mrs PS Corney | Mrs A Elsby |
| | Mrs VG Ford | Mrs JM Guest |
| | R Hall | Mrs SA Hatton |
| | Mrs CAED Murfitt | CR Nightingale |
| | Mrs DP Roberts | 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 (Planning & Sustainable Communities)), Melissa Reynolds (Area Two Planning Officer), David Rush (Development Control Quality Manager), Ian Senior (Democratic Services Officer), Paul Sexton (Area Planning Officer), Catriona Dunnett (Principal Solicitor), Ray McMurray (Area Planning Officer) and John Pym (New Village Senior Planning Officer)

Councillors SM Edwards, Mrs SM Ellington, RMA Manning, MJ Mason and AG Orgee were in attendance, by invitation.

Apologies for absence were received from Councillors Mrs PM Bear, Mrs CA Hunt and JA Quinlan (local Member – Minute 20).

1. DECLARATIONS OF INTEREST

Councillors JD Batchelor, SGM Kindersley and RJ Turner declared 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 4 April 2007.

3. S/0346/07/F - SAWSTON (LAND AT 6A DALE WAY)

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, subject to the receipt of an amended plan making provision for vehicular access to the site, for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities) and subject to the Conditions referred to therein.

The Committee **RESOLVED** that the Enforcement Notice, issued in January 2006, should be withdrawn.

4. S/0513/07/F – SAWSTON (20 CHURCHFIELD AVENUE)

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.

5. S/0499/07/F – SAWSTON (EDGE OF DEAL GROVE WOODLAND OFF WOODLAND 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.

6. S/0361/07/F - GT ABINGTON (34 SOUTH ROAD)

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

7. S/0300/07/F - LITTLE ABINGTON (40 HIGH STREET)

Prior to considering this application, Members attended a site visit on 8th May 2007. The Committee gave officers **DELEGATED POWERS TO APPROVE OR REFUSE** the application, as amended by plans date stamped 30 April 2007, subject to the height of the fence on the western boundary of the site adjoining No. 38 High Street being no higher than 1.22 metres. Approval would be for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities) and subject to the Condition referred to therein.

8. S/0516/07/F – GREAT WILBRAHAM (7 TOFT LANE)

Prior to considering this application, Members attended a site visit on 8th May 2007. The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, subject to revised plans showing deletion of kitchen windows in the north east elevation, 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 extra Conditions relating to floor levels, visibility splays, and the removal of Permitted Development Rights that would have allowed extra windows at first floor level in the south east and south west elevations.

9. S/0550/07/F – WHITTLESFORD (WHITTLESFORD SOCIAL CLUB, 14 HIGH STREET)

The Committee **APPROVED** the application for a shorter temporary period of six months to allow for an assessment of the impact on the Conservation Area and on neighbour amenity, 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 to a further Condition prohibiting the use of artificial lighting in the shelter.

10. S/0493/07/F – WEST WICKHAM (FERNDALE, BURTON END)

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 clarification as to the Highways Register, to the receipt and approval of an amended plan showing a replacement hedge on the northern boundary, and to the Conditions referred to in the report.

11. S/0594/07/F – DRY DRAYTON (DWELLING AT LAND ADJACENT 8 COTTONS FIELD)

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application for

the reason set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to there being no new issues raised during the consultation period other than those already raised as part of planning permission reference S/0865/02/F.

12. S/0436/07/F – BARTON (CLARE FARM BARN, COMBERTON 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.

13. S/0544/07/F – BASSINGBOURN-CUM-KNEESWORTH (BROOK ORCHARD FARM, BROOK ORCHARD)

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. Although the application was a departure from the Development Plan, the construction of a building on this site had been established in principle by planning permission S/1472/04/ and, therefore, it was not considered necessary to refer the current application to the Secretary of State.

14. S/0355/07/F - COTTENHAM (LAND R/O 31 DENMARK ROAD)

Prior to considering this application, Members attended a site visit on 8th May 2007. The Committee **APPROVED** the application, as amended by plan no.06078/SK01C date stamped 11 April 2007, for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein and an additional Condition relating to working hours.

Mr Tony Nicolas, representing Cottenham Parish Council, addressed the Committee.

15. S/0522/07/F - OAKINGTON (LAND AT ARCADE FARM, KETTLES CLOSE/WATER LANE)

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 representations, to revised plans relating to vehicular and pedestrian access and visibility splays, to the Conditions referred to in the report, an additional Condition relating to floor levels and an informative relating to the requirement for a five metre unobstructed gap between the building and Award Ditch.

16. S/0324/07/F - HARSTON (LAND R/O 22 CHURCH STREET)

The Committee gave officers **DELEGATED POWER TO APPROVE OR REFUSE** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to formal comments from the Local Highways Authority on visibility splays and vehicular access to the site, and to the Conditions referred to in the report.

17. S/0060/07/F – HASLINGFIELD (DWELLING AT LAND ADJACENT 12 FOUNTAIN LANE)

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) to the Committee held on 7 March 2007, subject to the

Conditions referred to in that report and to formal comments from the Local Highways Authority on the parking scheme omitting a facility for the turning of vehicles on site.

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

18. S/0473/07/RM – IMPINGTON (LAND PARCEL A1, ARBURY CAMP, KINGS HEDGES ROAD)

Prior to considering this item, Members attended a site visit on 8 May 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 inadequate design, and the need to seek a landmark building that would relate well to the character of the recently constructed adjacent buildings.

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

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 Condition 1 in the report, the matters referred to in Condition 2 being encapsulated instead in a Section 106 Legal Agreement. It was noted that Anglian Water had not responded to Officers' request for a meeting to discuss the on-going problems being experienced within the villages of Histon and Impington. This issue would be referred to the relevant Portfolio Holders.

20. S/0581/07/F – SHEPRETH (17 MELDRETH ROAD)

Prior to considering this application, Members attended a site visit on 8th May 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 Conditions referred to therein and an additional Condition relating to hours of work.

21. 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:

- Ms A Lee – Erection of a day room – 6 Sunningdale, Chesterton Fen Road, Milton – Appeal allowed.
- Camstead Homes – Erection of 28 dwellings, provision of playing field for Over Primary School and rebuilding of front/side wall to 17 High Street - Land r/o The Lanes, High Street and Long Furlong, Over – Appeals allowed
- Mr & Mrs N Griffiths – Conversion into ecohome dwelling - Former covered reservoir and pumping station, North Road, Great Abington – Appeal allowed

22. APPEAL STATISTICS

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

The Meeting ended at 2.00 p.m.
