

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 7 November 2007 at 2.00 p.m.

PRESENT: Councillor Mrs PS Corney – Chairman  
Councillor CR Nightingale – Vice-Chairman

Councillors:	RE Barrett	Mrs PM Bear
	TD Bygott	Mrs JM Guest
	Mrs SA Hatton	Mrs CA Hunt
	SGM Kindersley	Mrs DP Roberts
	Mrs HM Smith	RJ Turner
	JF Williams	

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Area Planning Officer), Catriona Dunnett (Principal Solicitor), David Grech (Principal Conservation Officer), Gareth Jones (Corporate Manager, Planning & Sustainable Communities), Ray McMurray (Area Planning Officer), Bob Morgan (Majors Champion), Melissa Reynolds (Area Planning Officer), David Rush (Development Control Quality Manager), Ian Senior (Democratic Services Officer), Paul Sexton (Area Planning Officer) and Kate Wood (Principal Planning Officer (Major Developments))

Councillors Dr DR Bard, Mrs SJO Doggett, Mrs EM Heazell, DC McCraith, A Riley, NJ Scarr, Mrs DSK Spink MBE and NIC Wright were in attendance, by invitation.

Apologies for absence were received from Councillor BR Burling.

### **114. GENERAL DECLARATIONS OF INTEREST**

Councillor SGM Kindersley declared a personal interest as a Cambridgeshire County Councillor.

### **115. MINUTES OF PREVIOUS MEETING**

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 3 October 2007.

### **116. S/1736/07/F - SAWSTON (7A DALE WAY)**

Pauline Rogers (AJ Rogers Building Ltd on behalf of the applicant) and Councillor Dr DR Bard (a local Member) addressed the Committee.

Prior to considering this application, Members attended a site visit on 7 November 2007. The Committee **APPROVED** the application, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members considered the proposal to be acceptable given its lack of any harm to the character of the area. Accordingly, the proposal did not conflict with either policies DP/2 or DP/3 of the South Cambridgeshire Local Development Framework 2007. Officers would no longer be seeking an amended plan as had been suggested in paragraph 16 of the report.

Councillor Dr DR Bard (not a member of the District Council's Planning Committee) declared a personal interest as a member of Sawston Parish Council's Planning Committee.

Councillor Mrs SA Hatton declared a personal interest as Chairman of Sawston Parish Council's Planning Committee but never voted in that capacity and was, in any event, considering the matter afresh.

**117. S/1707/07/F – SAWSTON (FIRE ENGINE SHED, HIGH STREET)**

Councillor Dr DR Bard (local Member) addressed the meeting.

Prior to considering this application, Members attended a site visit on 7 November 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 extra conditions relating to the accommodation of construction traffic, and requirement for a method statement about the preservation of the flint boundary wall.

Councillor Dr DR Bard (not a member of the District Council's Planning Committee) declared a personal interest as a member of Sawston Parish Council's Planning Committee.

Councillor Mrs SA Hatton declared a personal interest as Chairman of Sawston Parish Council's Planning Committee but never voted in that capacity and was, in any event, considering the matter afresh.

**118. S/1090/07/F – GILDEN MORDEN (RECTORY FARM)**

Mr Jackson (applicant) addressed the meeting.

Prior to considering this application, Members attended a site visit on 7 November 2007. The Committee **APPROVED** the application, for a temporary period of one year, for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities) presented to the Committee on [3 October 2007](#), subject to the Conditions referred to therein with an amended condition that no power operated machinery shall be operated before 9.00am on Saturdays (rather than 8.00am as stated in the report).

**119. S/1597/07/F – GREAT SHELFORD (40 CHURCH STREET)**

Ian Smith (objector) and Bob Townsend (applicant) addressed the meeting.

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 the Condition referred to therein, as amended to include a timescale for the work to be completed and to officers from the Planning, Conservation, Building Control and Environment Health services meeting with each other and agreeing on the resolution of the technical issues involved.

**120. S/1807/07/F – BASSINGBOURN-CUM-KNEESWORTH (EXTENSIONS AND ASSOCIATED ALTERATIONS TO 104 NORTH END)**

Dr Jane Wood (objector) and Councillor David McCraith (applicant) addressed the meeting.

The Committee **DEFERRED** this application for a site visit.

Councillor McCraith declared a personal and prejudicial interest as applicant. Under

paragraph 12(2) of the Members' Code of Conduct, he addressed the meeting, but then withdrew from the Chamber.

**121. S/0986/07/F AND S/0987/07/O – FULBOURN (THE WINDMILL ESTATE, OFF CAMBRIDGE ROAD/HAGGIS GAP/WINDMILL LANE)**

John Walton, Regeneration Manager from Accent Nene (applicant), Councillor NJ Scarr and Councillor Mrs S Doggett (local members) addressed the meeting.

Prior to considering this application, Members viewed the site in passing on 7 November 2007. The Committee gave officers **DELEGATED POWERS TO APPROVE** both applications for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), the Conditions referred to in the report and conditions to cover the following requirements of the Legal Agreement:

- affordable housing
- an education contribution
- off-site public open space / play equipment
- public art
- community hall
- maintenance of public open space
- appointment of a community development officer
- transport assessment payment

Members instructed officers to clarify with Cambridgeshire County Council the level of transport assessment payment that could reasonably be required at this advanced stage in the process.

The following personal interests were declared:

- Councillors Mrs S Doggett and NJ Scarr as local Members closely involved with the project for a number of years
- Councillors Mrs EM Heazell and Mrs DP Roberts as former Housing Portfolio Holders involved with the Windmill Estate Steering Group
- Councillor Mrs DSK Spink as Housing and Environmental Services Portfolio Holder involved with the Windmill Estate Steering Group
- Councillor RJ Turner as a member of the Windmill Estate Steering Group
- Councillor SGM Kindersley by virtue of his involvement in the Windmill Estate project as a former leader of South Cambridgeshire District Council

**122. S/0163/07/F – HISTON (LAND AT BISHOPS CYCLES, 49 STATION ROAD AND LAND R/O 51- 55 STATION ROAD)**

Colin Brown (agent for the applicant) and Colin Rose (Histon Parish Council) addressed the meeting.

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 proposal's negative impact on the conservation area, contrary to Policy CH/5 of the South Cambridgeshire Local Development Framework

Councillor TD Bygott was not present at the beginning of the debate and did not vote.

**123. S/1390/07/RM – LONGSTANTON (PHASE 3B - HOME FARM)**

Colin Hicks (objector), Russell Drummond (agent for the applicant David Wilson Homes)

and Councillor Alex Riley (local member) addressed the meeting.

The Committee **APPROVED** the application in accordance with the submitted plans as amended by plans DWSM3 SL2 Revision E, LS3/LS3B/01B and SB8, drawings 1 and 2 all date stamped 23<sup>rd</sup> October 2007 and subject to safeguarding conditions, including deletion of a footpath link from Phase 3B to Fews Lane. The Committee authorised the Principal Solicitor to take any and all necessary enforcement action including injunctive action; action for specific performance and service of enforcement notices and stop notices should there be a breach by any or all of the developers at Home Farm of the trigger point contained within the Section 106 Legal Agreement dated 16<sup>th</sup> October 2000 and Condition 21 of the outline planning permission reference number S/0682/95/O requiring completion of construction of a bypass for Longstanton prior to occupation of the 251<sup>st</sup> dwelling.

**124. S/1870/07/F – BAR HILL (45 VIKING WAY)**

Councillor Mrs PS Corney declared a personal and prejudicial interest in this item by virtue of her close relationship with the applicant, withdrew from the Chamber, took no part in the debate and did not vote

Councillor CR Nightingale in the Chair.

The Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to any safeguarding conditions deemed necessary.

**125. S/0476/07/O – COTTENHAM (LAND ADJ. 39A VICTORY 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 no adverse comments being received prior to expiry of the consultation period and to the Conditions, as amended, referred to in the report. The reasons for approval would need to acknowledge the circumstances for not requiring affordable housing and public open space contributions in this particular case.

**126. S/1496/07/RM – IMPINGTON (LAND AT ARBURY CAMP, KINGS HEDGES ROAD)**

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

**127. CAMBOURNE UPPER CAMBOURNE STANDARD BOUNDARY DETAILS**

The Committee **APPROVED** the “Upper Cambourne Standard Boundary Details October 2007” for Development Control purposes as part of the Cambourne Design Guide in accordance with Outline Planning Permission S/1371/92/O for Cambourne.

**128. S/1371/92/O – CAMBOURNE (CAMBOURNE SPORTS CENTRE: PROPOSED VARIATION TO SECTION 106 AGREEMENT)**

The Committee **APPROVED** an alteration to the Section 106 ‘trigger point’ for the provision of Cambourne Sports Centre to 31<sup>st</sup> March 2009.

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

The Committee **NOTED** a report on Appeals against planning decisions and enforcement action, and received a decision summary relating to

- Mr G Slowman – Two storey front extension – 77 Heydon Road, **Great Chishill** – Appeal allowed. Application for costs dismissed

**130. VICTORIA VIEW, SMITHY FEN, COTTENHAM - PLOTS 1, 2, 6, 8 AND 11**

This item had not been published with the original agenda and, therefore, had not been in the public domain for the statutory period. The Chairman admitted the report at this meeting on the ground of its urgency. At its meeting on [2 November 2007](#), the Planning Sub-Committee had requested that the parent committee consider the item because its consideration was essential as part of an application to the High Court for a permanent injunction later in November, prior to the next scheduled meetings of either the Planning Committee or Planning Sub-Committee.

The Committee noted that a planning application had been received and registered in respect of Plots 1, 2, 6, 8 and 11 Victoria View, Smithy Fen, Cottenham. The application sought retrospective change of use of land to site one mobile home, one touring caravan and one day room on each of the five plots for gypsies and travellers.

Having regard to all the relevant material considerations, including the guidance in Circular 14/91 and the possibility of Judicial Review, the Committee **RESOLVED** that the Local Planning Authority should exercise the power under Section 70A of the Town and Country Planning Act 1990 to decline to determine the application.

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**The Meeting ended at 5.55 p.m.**

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