

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 7 May 2008 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 SA Hatton
SGM Kindersley Mrs DP Roberts
Mrs HM Smith JF Williams

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Team Leader), Gary Duthie (Senior Lawyer), David Grech (Principal Conservation Officer), David Hamilton (Landscape Design Officer), Gareth Jones (Corporate Manager, Planning & Sustainable Communities), Ray McMurray (Principal Planning Officer), Rob Mungovan (Ecology Officer), Melissa Reynolds (Team Leader), David Rush (Development Control Manager), Ian Senior (Democratic Services Officer) and Paul Sexton (Area Planning Officer)

Councillors JD Batchelor, A Riley and JH Stewart were in attendance, by invitation.

Apologies for absence were received from Councillors BR Burling, Mrs JM Guest, Mrs CA Hunt and RJ Turner.

195. GENERAL DECLARATIONS OF INTEREST

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

196. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 2 April 2008.

197. S/0312/08/F – LINTON (8A THE GRIP)

Patricia Perry (objector), Charmain Hawkins (applicant's agent) and Councillor John Batchelor (a local Member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 7 May 2008. The Committee **APPROVED** the application, subject to the prior completion of a Section 106 Legal Agreement requiring that the building be used only for purposes ancillary to the domestic use of the main dwelling, including use as an annexe by family members, and to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

Councillor Mrs PM Bear declared a personal interest by virtue of her acquaintance with both the applicant and objector.

Councillor JD Batchelor declared a personal interest by virtue of his acquaintance with both the applicant and objector.

198. S/1881/07/RM – LINTON (LAND R/O NEWDIGATE HOUSE, HORSEHEATH ROAD)

Deborah O'Brien (objector), Philip Kratz (applicant's agent) and Councillor John Batchelor (a local Member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 7 May 2008. 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 the position of units 3-5 close to the east boundary of the site and their adverse impact on the amenity of the occupiers of dwellings in Dolphin Close by virtue of overlooking, overshadowing and overbearing impact and the inadequacy of the natural screening along this boundary.

Councillor RE Barrett declared a personal interest by virtue of his acquaintance with residents adjoining the application site.

199. S/1970/07/A21- LONGSTANTON (LAND WEST OF LONGSTANTON (HOME FARM))

Colin Hicks (objector), Tim Tucker (Parish Council) and Councillor Alex Riley (local member) addressed the meeting.

The Committee **APPROVED** the application for an increase from 500 to 546 dwellings, subject to the prior completion of a Section 106 Legal Agreement securing the provision of 35% affordable housing, education, if required, public open space contributions, the provision of fire hydrants, and also to transfer of the recreation ground extension to Longstanton Parish Council.

200. S/0376/08/F - WESTON COLVILLE (MINES FARM, WESTON GREEN)

Michael Hampton (objector) and Tom Emerson (applicant's agent) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 7 May 2008. The Committee **REFUSED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities).

Councillor SGM Kindersley declared a personal and prejudicial interest by virtue of being related to the applicants, withdrew from the Chamber prior to the debate and did not vote.

201. S/1201/07/F – BOURN (SITE OF FORMER RUNWAY, BOURN AIRFIELD)

Neil Waterson (applicant's agent) withdrew his request to address the meeting.

The Committee **APPROVED** the application, as amended, subject to the prior completion of a Section 106 Legal Agreement requiring the carrying out of traffic works to prevent HGV vehicles turning left out of, and right into, the site and to Conditions securing a noise management scheme (including hours of work) to be agreed with the local Members for Bourn and Caldecote, details of landscaping, boundary treatment, lighting, location and type of any power driven plant or equipment, noise levels of vehicles accessing the site, a scheme of signage, a plan showing the area to be used for storage (no storage outside this area), and a restriction on storage heights to single storage containers only.

202. S/0330/08/F – ICKLETON (RIVERSIDE BARNES, 111 FROGGE STREET)

Stephen Cornwell (tenant supporter) addressed the meeting.

The Committee **APPROVED** the application contrary to the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reasons for approval as being the lack of any adverse impact on the area, the lack of any need for additional buildings, the sustainable nature of the development, and the provision of local employment and affordable commercial opportunities. Members also noted that some units on the site already had the benefit of a Certificate of Lawful Existing Use or Development.

Councillor John Williams declared a personal interest by virtue of his acquaintance with both the objector referred to in the report and the applicant.

203. S/0297/08/F – GIRTON (HOTEL FELIX, WHITEHOUSE LANE)

The Committee was **MINDED TO APPROVE** the application, subject to it being referred to the Secretary of State in accordance with the Town and Country Planning (Green Belt) Direction 2005 and not being called in for decision by her, and to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

204. S/0307/08/F – HISTON (LAND AT BISHOPS CYCLES, 49 STATION ROAD AND LAND R/O 51- 55 STATION ROAD)

Justin Bainton (applicant's agent) addressed the meeting.

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, subject to the prior completion of a Section 106 Legal Agreement securing a financial contribution towards public open space, the submission of details relating to full visibility plays and tree works, and to the Conditions (as amended) referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

205. PUBLIC SPEAKING AT PLANNING COMMITTEE

The Committee considered a report reviewing public speaking at meetings of the Planning Committee and the protocol introduced at the meeting in August 2007.

Members focused in particular on two areas of concern. In relation to the suggestion that local Members not on the Committee should also register to speak, the Chairman explained that, if the agenda order were changed, items without any non-Committee speakers would be moved to the later part of the meeting. Therefore, the suggestion made in the report, which was not an instruction, was intended to help local Members. In relation to the issue of the Committee asking questions of clarification of public speakers, Councillor Mrs DP Roberts proposed that such questions should include circumstances where Committee members wanted to raise new issues (not raised during public speaking). This proposal was seconded by Councillor Mrs PM Bear and, upon a vote being taken, was lost. The Senior Lawyer summed up by saying that questions of clarification should not be adversarial in nature and, by acknowledging the varying public speaking abilities of contributors, the Committee would be protecting the integrity of the Local Planning Authority's decision-making. The Chairman added that she could exercise her discretion should further questions of fact arise during the course of the Committee's debate on a particular planning application.

The Committee

RESOLVED that the revised public speaking protocol for meetings of the Planning

Committee be adopted, as displayed on the Council's website and referred to in the report from the Chief Executive, with immediate effect.

206. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

- Circle Anglia – 76 affordable dwellings – Land off Cambridge Road, Great Shelford – Appeal dismissed.

207. APPEAL STATISTICS

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

The Meeting ended at 5.50 p.m.
