

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 4 June 2008 at 2.00 p.m.

Councillors: Mrs PM Bear
TD Bygott
Mrs SA Hatton
SGM Kindersley
Mrs DP Roberts
RJ Turner
TJ Wotherspoon

BR Burling
Mrs PS Corney
Mrs CA Hunt
CR Nightingale
Mrs HM Smith
JF Williams

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Team Leader), Gary Duthie (Senior Lawyer), Ray McMurray (Principal Planning Officer), Melissa Reynolds (Team Leader), David Rush (Development Control Manager) and Ian Senior (Democratic Services Officer)

Councillors AN Berent, Mrs VG Ford, Dr SA Harangozo, JA Hockney, PT Johnson, A Riley, JH Stewart and NIC Wright were in attendance, by invitation.

Apologies for absence were received from Councillors Mrs JM Guest and MB Loynes.

**Councillor JH Stewart
(Chairman of the Council) in
the Chair**

1. ELECTION OF CHAIRMAN

Councillor CR Nightingale nominated Councillor Mrs PS Corney as Chairman of the Planning Committee. Councillor B Burling seconded this.

Councillor Mrs DP Roberts nominated Councillor SGM Kindersley as Chairman of the Planning Committee. Councillor Mrs P Bear seconded this.

Councillors Mrs PS Corney and SGM Kindersley both consented to the nominations.

A secret ballot took place and the result was as follows:

Councillor Mrs PS Corney - 6 votes
Councillor SGM Kindersley - 6 votes

with one spoilt ballot paper received.

Councillor J Stewart observed that the convention at South Cambridgeshire District Council was that the immediate past Chairman of the Committee should be allowed to serve for a second year if that person wished to do so. Accordingly, he cast his vote as Chairman in favour of Councillor Mrs PS Corney and it was

RESOLVED that Councillor Mrs PS Corney be elected Chairman of the Planning Committee for 2008-09.

Councillor SGM Kindersley congratulated Councillor Mrs Ccorney on her re-election.

**Councillor Mrs PS Corney
took the Chair**

2. APPOINTMENT OF VICE-CHAIRMAN

Councillor Mrs PS Corney nominated Councillor RJ Turner as Vice-Chairman of the Planning Committee. Councillor B Burling seconded this.

Councillor RJ Turner consented to the nomination.

There being no other nominations, it was

RESOLVED that Councillor RJ Turner be appointed Vice-Chairman of the Planning Committee for 2008-09.

3. RE-APPOINTMENT OF THE PLANNING SUB-COMMITTEE

The Committee **RESOLVED** that seven Planning Committee members be appointed to serve on the Planning Sub-Committee, namely

Conservative Group members

Four members of the Planning Committee.

Liberal Democrat Group members

Councillors SGM Kindersley and Mrs HM Smith

Independent Group member

Councillor Mrs SA Hatton

4. GENERAL DECLARATIONS OF INTEREST

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

Councillor RJ Turner declared a personal interest as a Cambridgeshire County Councillor, especially in connection with Minute no. 15 – Cambridgeshire Guided Busway) and Minute no. 16 (Teversham) by virtue of him representing the Electoral Division of Fulbourn, which includes the parish of Teversham.

5. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 7 May 2008.

6. TEMPORARY STOP NOTICE AS A PLANNING ENFORCEMENT TOOL - AMENDMENT TO THE CONSTITUTION

The Committee considered a report seeking an amendment to the Council's Constitution that would then allow authority to issue a temporary stop notice to be delegated to appropriate officers where it was considered there had been a breach of planning control and it was necessary to safeguard the amenity of the area matter of urgency.

A member referred to paragraph 12 (2) of the report, expressing concern that the term “relevant caravan” might be discriminatory. The Senior Lawyer assured the Committee that this was not the case, and that the word “relevant” was an essential element of the amendment required.

In response to concern expressed by another member about the payment of compensation, the Senior Lawyer said that so long as the Council used the proposed tool correctly, then the issue of compensation would not arise.

The Committee **RESOLVED** that the Constitution be amended as follows:

- (1) That, in respect of Table 3 of Part 3 of the Constitution, paragraph 3(5), there be added the following clause, after paragraph 3(5)(b):

“3(5)(C) Ibid S.171E: Whether there appears to be a breach of planning control and whether it is expedient that the relevant activity should cease immediately – Temporary Stop Notice”

- (2) That in respect of Additional Delegated Powers, there be an amendment where highlighted in *bold* as follows:

“1. The Principal Solicitor and Corporate Manager for Planning and Sustainable Communities are individually authorised to issue and serve Enforcement Notices, Stop Notices **and Temporary Stop Notices** in connection with material changes of use of land and operational development associated with **relevant** caravan use in breach of planning control.”

7. **S/0505/08/F - GREAT SHELFORD (2 MINGLE LANE)**

Dr Michael Dawes (objector), Colin Brown (applicant’s agent), and Councillor A Berent (a local member) addressed the meeting.

The Committee **REFUSED** the application in accordance with the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reasons for refusal as being not only the reason set out in the report, but also noise emanating from vehicles using the proposed access close to no. 4 Mingle Lane, a failure to address the concerns expressed by the Inspector at the Appeal Hearing on 21 September 2006, adverse impact upon the trees on site (subject to confirmation by The Tees and Landscape Officer), overbearing nature and the proposal being out of keeping with the street scene.

Councillor CR Nightingale declared a personal and prejudicial interest as the applicant, withdrew from the Chamber, took no part in the debate and did not vote.

8. **S/0198/08/F – WATERBEACH (WATERBEACH RECREATION GROUND, CAMBRIDGE ROAD)**

Janet Cornwell (Waterbeach Parish Council) and Councillors JA Hockney and P Johnson (local members) addressed the meeting.

The Committee was **MINDED TO APPROVE** the application as amended by letter dated 3rd April 2008 and drawings KK/0802/1 Revision A, KK/0802/2 Revision A and KK/0802/4 Revision A, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities), receipt of a detailed car parking plan and comments from the Local Highways Authority, Landscape Design Officer and Sport

England, and referral to the Secretary of State in accordance with the Town and Country Planning (Green Belt) Directive 2005 and to the application not being called in by her for determination.

9. S/2048/06/F – WILLINGHAM (2 THE WILLOW, R/O GREEN ACRE, MEADOW ROAD)

The Committee **RESOLVED** that temporary permission be granted for three years subject to Conditions requiring, among other things, the provision of appropriate landscaping and drainage.

Councillor Mrs DP Roberts was not in the Chamber during any part of the debate or vote.

10. S/2183//06/F – WILLINGHAM (7 BELSARS FIELD, SCHOLE ROAD WILLINGHAM)

The Committee **RESOLVED** that temporary permission be granted for three years subject to Conditions requiring, among other things, the provision of safe access and appropriate landscaping and drainage.

Councillor Mrs DP Roberts was not in the Chamber during any part of the debate or vote.

11. S/0458/08/F – WESTON COLVILLE (LAND EAST OF COMMON ROAD, WESTON WOOD FARM, WESTON WOODS)

Ian Fleming (applicant) addressed the meeting.

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, in accordance with the Officer's revised recommendation, subject to the prior completion of a Section 106 Legal Agreement relating to removal of an existing grain dryer in Horseheath, routing of HGV traffic, contributions towards the road signage, and further consultation with local parish councils about the revised plans for HGV movements.

12. S/0558/08/F – COMBERTON (LAND AT THE VALLEY)

Simon Drummond-Hay (for the applicant), Dr Howard Roscoe (Comberton Parish Council), and Councillor Dr SA Harangozo (local member) addressed the meeting. A written statement of objections raised by local residents had previously been circulated to members of the Committee.

Prior to considering this application, the Committee attended a site visit on 4 June 2008. **The Committee REFUSED the application, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities), on the grounds of size, location, means of access to the site, and the impact of additional traffic on the Valley, all of which outweighed the need for affordable housing.**

Councillor NIC Wright declared a personal and prejudicial interest by virtue of his brother-in-law having part ownership of the land involved, withdrew from the Chamber and took no part in the debate. As Planning Portfolio Holder and, therefore, not a Committee member, he could not have voted in any event.

13. S/0468/08/F – GIRTON (11 MAYFIELD ROAD)

Keith Thomas (objector), Richard Owers (applicant's agent), and Councillor Dr DR de Lacey (a local member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 4 June 2008.

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, subject to the receipt of amended layout plans showing the existence of an adequate access to the rear communal area, confirmation by the Local Highways Authority that the layout incorporated an adequate turning circle, and the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

14. S/0597/08/F – HARDWICK (7 WORCESTER AVENUE)

Councillor JH Stewart (local Member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 4 June 2008. The Committee **APPROVED** the application, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities), on the grounds that the development would not significantly harm the openness of the estate.

15. C/6/9/1A - CAMBRIDGESHIRE GUIDED BUSWAY (STATION ROAD, LONGSTANTON)

Tim Tucker (Parish Council Chairman) and Councillor Alex Riley (local member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 4 June 2008. The Committee gave Officers delegated powers to **DISCHARGE** Condition 3(a)(vi) relating to the design and external appearance of the Longstanton Park and Ride site in accordance with the amended drawings submitted by letters dated 8th November 2007 and 20th March 2008, subject to agreement being reached on a timescale for completion of the dedicated bus, foot and cycle way connection to Northstowe, the use of full cut off luminaries in accordance with the recommendations of the Institute of Lighting Engineers, revisions to planting proposals between the balancing pond and the B1050 carriageway to include an appropriate replacement of the hedge, suitable measures to protect the access and parking on it at "Southwell" and the provision of a footway / cycleway between Longstanton and the Park and Ride site. The Committee **DISCHARGED** Condition 3(a)(iii) relating to the design and external appearance of the junction of the Longstanton B1050 carriageway with the Guideway in accordance with the letter dated 18th January 2008 and drawing no. CGBHJY- JNLON-D-1-001B, subject to agreement about the extent and siting of signage and on the detailed signals design by Cambridgeshire County Council 's Signals Team.

During the consideration of this item, the Committee **RESOLVED** to continue the business of the meeting in accordance with paragraph 9 of the Council's Standing Orders (Duration of meeting).

16. S/0490/08/RM – TEVERSHAM (LAND OFF HIGH STREET)

Nigel Duff (objector) and Simon Martin (Parish Council Chairman) addressed the meeting.

The Committee gave officers **DELEGATED POWERS TO APPROVE** the Reserved Matters application, subject to comments from the Highway Authority and Police Architectural Liaison Officer, in accordance with outline planning permission S/1121/05/O dated 2nd September 2005 and the Conditions attached thereto, and to an additional Condition requiring a traffic management scheme for large scale events being held on site.

Councillor Mrs CA Hunt declared a personal and prejudicial interest as the instigator of the Teversham Hall project. She had been closely involved with the project for over three years and, as a member of Teversham Parish Council, had also been chairman of the committee that had submitted the outline planning application. Councillor Mrs Hunt

withdrew from the Chamber, took no part in the debate and did not vote, so as to avoid any perception of bias or allegation of pre-determination

Councillor RJ Turner declared a personal interest by virtue of him representing the Electoral Division of Fulbourn (includes the parish of Teversham) on Cambridgeshire County Council.

17. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee received a report on Appeals against planning decisions and enforcement action.

The Meeting ended at 7.00 p.m.
