

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 2 July 2008 at 2.00 p.m.

PRESENT: Councillor Mrs PS Corney – Chairman
Councillor RJ Turner – Vice-Chairman

Councillors:	Mrs PM Bear	BR Burling
	TD Bygott	Mrs JM Guest
	SGM Kindersley	MB Loynes
	CR Nightingale	Mrs DP Roberts
	Mrs HM Smith	JF Williams

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Team Leader), Paul Derry (Senior Planning Assistant), Gary Duthie (Senior Lawyer), Gareth Jones (Corporate Manager, Planning & Sustainable Communities), Ray McMurray (Principal Planning Officer), Melissa Reynolds (Team Leader), David Rush (Development Control Manager), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer) and Charles Swain (Assistant Planning Enforcement Officer)

Councillors Dr DR Bard, Mrs VM Barrett, R Hall, Mrs EM Heazell, PT Johnson and NIC Wright were in attendance, by invitation.

Apologies for absence were received from Councillors Mrs SA Hatton and Mrs CA Hunt.

18. GENERAL DECLARATIONS OF INTEREST

Councillor SGM Kindersley declared a personal interest as a Cambridgeshire County Councillor, especially in relation to minute number 24 (Little Eversden), which was a parish within his Electoral Division of Gamlingay.

19. PLANNING SUB-COMMITTEE

The Committee confirmed membership of the Planning Sub-Committee as follows:

Conservative Group members

Chairman of the Planning Committee – Councillor Mrs PS Corney
Vice-Chairman of the Planning Committee – Councillor RJ Turner
Councillor Mrs JM Guest
Councillor CR Nightingale

Liberal Democrat Group members

Councillor SGM Kindersley
Councillor Mrs HM Smith

Independent Group member

Councillor Mrs SA Hatton

20. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 4 June 2008, subject to:

1. noting that Minute no. 6 (Temporary Stop Notice as a planning enforcement tool – amendment to the Constitution) should have been a resolution of the Planning Committee and not a recommendation to Council.
2. an amendment to Minute no. 11 (S/0458/08/F- Weston Colville: Land east of Common Road, Weston Wood Farm, Weston Woods)
 - deleting the phrase ‘removal of an existing grain dryer in Horseheath’
 - inserting, immediately after the words ‘road signage’ a comma followed by the phrase ‘appropriate kerb reinforcement on the HGV route, and other necessary items’
3. deletion from Minute no. 13 (S/0468/08/F – Girton: 11 Mayfield Road) of the words “...confirmation by the Local Highways Authority that the layout incorporated an adequate turning circle...” and substitution by the words “...and an adequate turning circle, acceptance by the Local Highways Authority of that turning circle ...” and addition of the word “both” between the words “...existence of...” and “...an adequate access”

21. S/0551/08/F – BAR HILL (17 OTTER CLOSE)

Councillor R Hall (a local Member) addressed the meeting.

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, as amended by revised location plan 1213/LP1 date stamped 24 April 2008, subject to clarification as to the location of the gas main, consultation with the operator of the gas sub-station, and the Conditions set out in the report from the Corporate Manager (Planning and Sustainable Communities).

22. S/0686/08/F – COTTENHAM (LAND NORTH OF ORCHARD CLOSE)

The Committee noted that this application had been **WITHDRAWN** from this agenda and that the site visit scheduled for 2 July 2008 had been postponed.

23. S/0740/08/F – FOXTON (36 HIGH STREET)

Kathy Beardsall (applicant) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 2 July 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 proposal’s height, mass and proximity to the northeast and southeast boundaries making it overbearing to neighbouring properties at 38 High Street and 10 Edis Way. The application was therefore contrary to Policy DP/3 of the South Cambridgeshire Local Development Framework 2007.

24. S/0629/08/F – LITTLE EVERS DEN (AT LAND ADJ 52 HARLTON ROAD)

Mr JCP Dalton (Chairman of the Eversdens Parish Council) and Councillor Liz Heazell (local Member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 2 July 2008. The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, subject to no new material objections being received following conclusion of the consultation process, and safeguarding Conditions including one to minimise any adverse

impact from lighting on the site.

25. S/0723/08/F – HEYDON (43 FOWLMERE ROAD)

Philip Gough (objector), and Peter Smith (Heydon Parish Council) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 2 July 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 concern about the issues raised in sub-paragraphs (c) (front boundary treatment), (f) (pool house) and (g) (fence) at paragraph 3 of the report having a harmful effect on the Conservation Area and setting of the adjoining Listed Building. The Committee instructed officers to consider appropriate enforcement action in respect of each of those three sub-paragraphs and reasonable periods for compliance where appropriate.

26. S/0632/08/F – SAWSTON (25 GRANTA ROAD)

Wendy Bradford (on behalf of the applicant) and Councillor Dr David Bard (a local Member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 2 July 2008. The Committee **APPROVED** the application, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reasons for approval as being that the proposal was not overbearing, and there would be no loss of light to the neighbouring property at 23 Granta Road.

27. S/0654/08/O – WATERBEACH (LAND TO THE REAR OF 4, 6, 8, 10, 10A, 12, 14, 16 AND 18 ROSEMARY ROAD)

Marilyn Archdeacon (Objector) and Councillor Peter Johnson (a local member) addressed the meeting.

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

28. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

- Mr J Brown – Construction of bund and placing containers on the land to store Go Karts – Land adjacent to Church Farm, Church Farm Lane, Steeple Morden – Appeals against enforcement notices dismissed.
- Circle Anglia Housing Group – Demolition of 14 dwellings and erection of 28 affordable dwellings with associated roads, car parking and landscaping – Site at Silverdale Avenue, Coton – Appeal allowed.
- Mr S Duncan – Alteration, refurbishment and extension to dwelling – Wildfowl Cottage, Bait's Bite Lock, Horningsea – Planning and listed building appeals allowed. Appellant's application for costs against the Council dismissed.
- The Strategic Land Partnership LLP – Erection of four residential units– Land at 49 and rear of 51 – 55 Station Road, Histon – Appeal allowed.
- Michael O'Brien et al – Plots 5, 5a, 6, 10 and 11 Orchard Drive, Smithy Fen, Cottenham – Appeal dismissed.
- Mr P Jordan – Change of use from former public house to dwelling, erection of new

garage and garden wall – The former White Horse PH, High Street, West Wickham
– Appeal dismissed. Appellant's application for costs against the Council
dismissed.

Members noted that the appeal relating to Michael O'Brien et al – Plots 5, 5a, 6, 10 and 11
Orchard Drive, Smithy Fen, Cottenham had been recorded, incorrectly, in the report as
having been allowed.

29. ENFORCEMENT ACTION

The Committee **NOTED** a report on enforcement action ongoing as at 2 July 2008.

The Meeting ended at 4.30 p.m.
