

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 1 October 2008 at 2.00 p.m.

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

Councillors:	Mrs VM Barrett	Mrs PM Bear
	TD Bygott	R Hall
	Mrs SA Hatton	SGM Kindersley
	MB Loynes	CR Nightingale
	Mrs DP Roberts	Mrs HM Smith
	JF Williams	

Officers in attendance for all or part of the meeting:

Paul Derry (Senior Planning Assistant), Gary Duthie (Senior Lawyer), Gareth Jones (Corporate Manager, Planning & Sustainable Communities), Ray McMurray (Principal Planning Officer (East)), Rob Mungovan (Ecology Officer), Melissa Reynolds (Team Leader (East)), David Rush (Development Control Manager), Ian Senior (Democratic Services Officer) and Paul Sexton (Principal Planning Officer (West))

Councillors Mrs EM Heazell, PT Johnson and MJ Mason were in attendance, by invitation.

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

50. GENERAL DECLARATIONS OF INTEREST

Councillor SGM Kindersley declared a personal interest as a Cambridgeshire County Councillor, especially in connection with Minute no. 54 in Haslingfield, a parish covered by his Electoral Division of Gamlingay.

51. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 3 September 2008.

52. S/1386/08/F - FULBOURN (7 HINTON ROAD)

Mrs Elizabeth Poulter (objector) addressed the meeting.

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

Councillor SGM Kindersley declared a personal interest by virtue of his acquaintance with the applicant.

53. S/1221/08/F - GAMLINGAY (3 COACH HOUSE COURT, THE MALTINGS)

Lawrence Edwards-Major (objector) 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 reasons for refusal as being the proposal's adverse impact on the Conservation Area by reason of the design being out of keeping with the "simplicity" of the roofline of the

existing building, its harmful impact on the amenity of the neighbouring property at No 4 Coach House Court and its conflict with policies in the South Cambridgeshire Local Development Framework (particularly Policies DP/3 and CH/5).

Councillor SGM Kindersley declared a personal interest because a fellow Member representing Gamlingay on South Cambridgeshire District Council (Councillor Bridget Smith) had a legal interest in the property and because one of the objectors was a predecessor Member representing the Gamlingay ward.

54. S/1381/08/F - HASLINGFIELD (14 CHURCH STREET)

Councillor Liz Heazell (the local Member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 1 October 2008. The Committee **APPROVED** the application, as amended by drawing SRD/4929/05/08 No.2, date stamped 17th September 2008, subject to the Conditions referred to in the report and an additional Condition restricting the use of the extension to a purpose ancillary to that of no. 14 Church Street.

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

55. S/1356/08/F - IMPINGTON (AT THE FORMER UNWINS SITE, IMPINGTON LANE)

David Collins (objector), Colin Brown (applicant's agent), Mr Ing (Impington Parish Council) and Councillor Mike Mason (a local member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 1 October 2008. The Committee was **MINDED TO APPROVE** the application, subject to it being referred to the Secretary of State as a Departure from the Development Plan, specifically Policy ET/6 of the South Cambridgeshire Local Development Framework 2007. If the application was not called in for determination, the Committee gave officers **DELEGATED AUTHORITY** to approve the application, subject to the nature of outstanding comments and receipt of revised plans, to safeguarding Conditions, the completion of a Section 106 Legal Agreement securing the provision of public open space, affordable housing and public art, and further securing the maintenance of landscaping, and a contribution to transport and education infrastructure.

Councillor CR Nightingale declared a personal interest because of his acquaintance with the applicant's agent, did not contribute to the debate and did not vote.

56. S/1141/08/F - LANDBEACH (FORMER DUFFIELD VOLVO SITE, A10 ELY ROAD)

Councillor PT Johnson (a local Member) addressed the meeting.

The Committee **APPROVED** the application as amended by plan no. D002 Revision P15, date stamped 15 September 2008 and subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

57. S/0167/08/F - WILLINGHAM (18 MILL ROAD AT CATTELL'S MILL SITE, MILL ROAD)

Neil Harris (objector) and Justin Bainton (applicant's agent) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 1 October

2008. 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 overbearing and overshadowing effect on neighbouring properties to the west by virtue of its scale, bulk and position on site, contrary to Policy DP/3 of the South Cambridgeshire Local Development Framework 2007. Members instructed officers to explore the appropriateness of serving a Tree Preservation Order on the owner of the site.

58. S/1319/08/F - SAWSTON (LINK ROAD)

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, subject to the nature of outstanding comments, to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities), and to additional Conditions (if appropriate) relating to bird boxes, traffic measures, visibility splays, water conservation and parking.

59. S/1332/08/F - SAWSTON (SAWSTON BUSINESS PARK, MILL LANE)

The Committee **DEFERRED** the application to allow consideration by the applicant of comments and the holding objection from the Local Highways Authority. If the transportation issues have not been resolved by 31 October 2008, the Committee gave officers **DELEGATED POWERS TO REFUSE** the application.

60. S/1302/08/O - SAWSTON (SAWSTON BUSINESS PARK, MILL LANE)

The Committee **DEFERRED** the application to allow consideration by the applicant of comments and the holding objection from the Local Highways Authority. If the transportation issues have not been resolved by 31 October 2008, the Committee gave officers **DELEGATED POWERS TO REFUSE** the application.

61. PLANNING SUB-COMMITTEE – FUTURE ARRANGEMENTS FOR ENFORCEMENT AGAINST BREACHES OF PLANNING CONTROL

The Committee considered a report reviewing the way in which South Cambridgeshire District Council should deal with all aspects of regulation where there has been a breach of planning control.

Members made the following points

- The enforcement process should not be delayed unreasonably
- All enforcement should be dealt with in a single Member forum
- The Planning Sub-Committee's terms of Reference should be updated
- Equality and fairness was of paramount importance
- The Planning Committee should deal with all enforcement issues
- Public speaking should be extended to enforcement issues
- There were training implications were traveller-related issues to be dealt with by the larger Planning Committee
- A Sub-Committee offered greater flexibility

The Committee **DEFERRED** making a decision about this issue until officers had had an opportunity to discuss it further with the Planning Portfolio Holder, the Chairman and Vice-Chairman of the Planning Committee and Vice-Chairman of the Planning Sub-Committee.

62. CHANGES IN HOUSEHOLDER PERMITTED DEVELOPMENT RIGHTS (EFFECTIVE FROM 1 OCTOBER 2008)

The Development Control Manager summarised the effect of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, effective from 1 October 2008. A brief summary of the changes had already been distributed to Members and posted on the weekly bulletin.

He said that a practical demonstration of the implications, using material available on the Planning Portal (www.planningportal.gov.uk), would be available to Members prior to the Planning Committee meeting on 5 November 2008.

A committee member said it remained to be seen whether the introduction of the new rules would result in an increase in enforcement-related issues.

63. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

- ◆ Stannifer Developments Ltd – Proposed new settlement at Mereham and associated improvements to A10 and the Jane Coston Bridge – Appeals dismissed. Applications for costs against the appellant dismissed.
- ◆ Mr H Price – Retention of Gypsy caravan site – Land at Moor Drove, Histon – Appeal allowed.

64. ENFORCEMENT ACTION PROGRESS REPORT

The Committee **NOTED** a report on enforcement action ongoing as at 1 October 2008.

The Meeting ended at 5.10 p.m.
