

DEVELOPMENT AND CONSERVATION CONTROL COMMITTEE

At a meeting held on Wednesday, 3 March 2004 at 10.00 a.m..

PRESENT: Councillor Mrs JM Healey – Chairman
Councillor JH Stewart – Vice-Chairman

Councillors	Dr DR Bard	CC Barker
	RE Barrett	JD Batchelor
	RF Bryant	R Driver
	CJ Gravatt	Mrs SA Hatton
	Mrs J Hughes	SGM Kindersley
	LCA Manning JP	JA Nicholas
	CR Nightingale	Dr JPR Orme
	Mrs DP Roberts	NJ Scarr
	RGR Smith	Mrs DSK Spink MBE
	LJ Wilson	AW Wyatt MBE

Councillors RF Collinson, WH Saberton and J Shepperson attended the meeting by invitation.

Apologies for absence were received from Councillors G Elsbury, R Hall, Mrs JA Muncey and Mrs CAED Murfitt.

1. OFFICER STATEMENT ABOUT CAMBOURNE AND OTHER NEW SETTLEMENTS

At the request of the Chief Executive, the Chairman made the following statement to Members:

“The Head of Legal Services stands by all his advice given to this Committee in connection with Cambourne and the other new settlement applications. Contrary to Councillor R Page’s assertion at the Council meeting on 26th February [2004], Mr Taylor believes his advice to have been correct throughout. It has not been challenged in any other quarter.”

2. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 4th February 2004, copies of which had been published with the agenda for full Council on 26th February 2004 and made available electronically.

3. PLANNING APPLICATIONS

The Committee **RESOLVED** that the following applications be determined as recommended in the report from the Director of Development Services, or otherwise as stated below, and that, in all cases, the Director of Development Services be given delegated authority to finalise details of Conditions and reasons for approval or refusal consistent with such determinations.

(1) S/0133/04/F - HARSTON

Removal of Condition 6 of planning permission S/0984/03/F to allow unrestricted access to the site at 140-146 High Street for Lancaster PLC

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to all Conditions previously applied to planning consent reference no. S/0984/03/F excluding Condition 6 therein. Members asked officers to re-apply any time restrictions for delivery vehicles relating to previous permissions.

(2) S/0029/04/O - HASLINGFIELD

Residential development (2 dwellings) following demolition of existing bungalow at 1 Butler Way for Mrs K Griffiths

DELEGATED APPROVAL, having noted the relevant policies contained in paragraph 3 of the report from the Director of Development Services, subject to standard Outline Conditions on the submission of Reserved Matters. Having noted comments from the Environment Agency, Members asked officers to consider attaching a Condition requiring that a scheme of foul water drainage be submitted, approved and implemented.

(3) S/2486/03/F - HISTON

Dwelling adjacent to 8 Farmstead Close for Alan Collinson

APPROVAL for the reasons set out in the report from the Director of Development Services, and subject to the Conditions referred to therein, and to an additional standard Condition requiring the use of matching materials.

(4) S/2445/03/F - LINTON

Demolition of existing dwellings and erection of 10 flats at 6-8 Cambridge Road for Moore Associates

DELEGATED APPROVAL, as amended by plans date stamped 4th February 2004, for the reasons set out in the report from the Director of Development Services, and subject to the Conditions contained therein and to comments awaited from the Local Highways Authority.

(5) S/0044/04/F - LITTLE SHELFORD

Extension, 10 Church Street for Mr and Mrs Christodoulou

APPROVAL, contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site and given due consideration to Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies EN/30 and HG/12 of the South Cambridgeshire Local Plan 2004, Members considered that the proposed development would not harm the street scene or character of the Conservation Area, and would not have an adverse impact on the amenity of no. 8 Church Street.

(6) S/0026/04/F - MELBOURN

Extension, 10 Greenbanks for P Karner

DELEGATED APPROVAL, following the receipt of a further amended plan setting back the lean-to ground floor extension on the front of the proposed side extension by one metre, thus negating any adverse visual impact on the street scene, which would have been contrary to Policy HG/12 of the South Cambridgeshire Local Plan 2004.

(7) S/0040/04/F - LITTLE EVERSDEN

Extension at Meridian, Finch's Field for Mr P Mallows And Ms C Revell

DEFERRED for a site visit.

(8) S/0124/04/F - SAWSTON

Bungalow on land to the rear of 7 Church Lane for R Cullum

DELEGATED APPROVAL for the reasons set out in the report from the Director of Development Services, subject to comments awaited from the Council's Trees and Landscape Officer, to the Conditions contained in the report, and to an additional Condition requiring that improvements be made to the pedestrian visibility splay onto the adjacent footpath to the east of the proposed development.

(Councillors Dr DR Bard and Mrs SA Hatton declared personal interests in this item, but contributed to the debate.)

(9) S/1711/03/RM - SAWSTON

Erection of buildings for business use (classes B1 (A), (B) and (C)), parts of Dales Manor Business Park, Babraham Road, Sawston

DELEGATED APPROVAL of siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site, as amended by plans date stamped 11th December 2003 and 3rd February 2004, and for the reasons set out in the report from the Director of Development Services, Planning Conditions would be as set out in the report, subject to the inclusion, in Condition 2 therein, of the words "...and foul water..." between the words "...water..." and "...drainage...".

(10) S/1745/03/F - SAWSTON

Two dwellings and garage on land adjacent to no. 2 Granta Road for Camwest Ltd
DELEGATED APPROVAL, having taken advice from the Environment Agency, as amended by drawing nos. 01C, 02B and 04B date stamped 18th November 2003 and drawing no. 03D date stamped 23rd January 2004 subject to no objections being raised by the Chief Environmental Health Officer in connection with groundwater pollution and to the Conditions set out in the report from the Director of Development Services
(Councillor Mrs DP Roberts abstained from voting.)

(11) S/2554/03/F - SWAVESEY

Erection of house and garage; land adjacent to no. 33 Station Road
APPROVAL for the reasons set out in the report from the Director of Development Services, as amended, subject to Conditions referred to therein. Members asked officers to attach an additional Condition, seeking reinstatement and retention of the Causeway. (An amendment seeking a gable end as opposed to a hipped roof was put to a vote and was defeated.)

(12) S/0116/04/F - STOW-CUM-QUY

Erection of workshop and offices following demolition of existing building and canopy, former A1303 Service Station, Newmarket Road, Bottisham for B Mckay
The Committee was Minded to **APPROVE** the application, contrary to the recommendation contained in the report from the Director of Development Services, subject to it being advertised as a Departure from the Development Plan, being referred to the Secretary of State and not being called in by him for determination. Members considered that the redevelopment reflected the very special circumstances brought about by a change in business operations, and presented a good use of a brownfield site. As such, they considered that it would not be contrary to the aims of PPG2 'Green Belts', PPG7, 'Rural Economy', policies P1/2, P2/6, P7/4 and P9/2a) of the Cambridgeshire and Peterborough Structure Plan 2003, and policies GB1 and GB2 of the South Cambridgeshire Local Plan 2004.

(13) S/0829/03/F - WATERBEACH

Erection of dwelling and store/office and construction of access following part demolition of existing premises at 6 Greenside, for A Hardingham
APPROVAL, as amended on 12th January 2004, for the reasons set out in the report from the Director of Development Services, and subject to the Conditions set out therein.

(14) S/2089/03/F - WATERBEACH

Erection of eight houses, 12 Pieces Lane for Heddon Management Ltd
REFUSED, as amended by letter dated 6th February 2004 and plans date stamped 12th February 2004, for the reasons set out in the report from the Director of Development Services.

(Councillor SGM Kindersley declared a prejudicial interest in this item and withdrew from the Chamber.)

(15) S/2545/03/F - WATERBEACH

Two dwellings to the rear of no. 17 High Street for D Cooper

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions set out therein and to an additional Condition removing permitted development rights.

(16) S/1219/01/O - THRIFLOW

Residential development on land north of the A505, Heathfield for Landmatch Ltd
DELEGATED APPROVAL, for the reasons set out in the report from the Director of Development Services, subject to no new material objections being received from residents living along the north-western boundary of the site, the prior completion of a Section 106 Legal Agreement requiring a community contribution, public open space provision, and public open space establishment sum, to the Conditions set out in the report, and to additional Conditions relating to the hours of construction and a land contamination survey (if substantiated by the Chief Environmental Health Officer). (Councillor RGR Smith declared a prejudicial interest in this item and withdrew from the Chamber.)

(17) S/2447/03/LB - WILLINGHAM

Internal and external alterations- conversion of existing toilets to bathroom and existing kitchen to bedroom with blocking of external door and enlargement of window for French doors. Installation of WC in cupboard and conversion of vestry to kitchen with replacement window and enlarged opening for French doors. Partial enclosure of 1st floor balcony for bathroom, former Methodist chapel, 65 Church Street, Willingham For S Hall
APPROVAL of the bathroom (with the other alterations subject to the agreement of the Local Planning Authority), contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, Members considered that the proposed alterations to insert the bathroom into the balcony reflected the need for practical living conditions and would not result in the loss of historic fabric or have a detrimental impact on the character of either the interior or exterior appearance of the former chapel. Accordingly, they felt that the proposal did not contravene Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 or Policy EN/26 of the South Cambridgeshire Local Plan 2004.

(18) S/0037/04/F - LITTLE ABINGTON

Extension, 10 Hildersham Road for Mr Howe

Members noted that this application would be determined under delegated powers and that, therefore, it had been **WITHDRAWN** from the agenda.

(19) S/0047/03/F - CROYDON

Extensions, 21 High Street, Croydon for Mr and Mrs Martin

APPROVAL, contrary to the recommendation contained in the report from the Director of Development Services. Members considered that the scale and mass of the extension would not be such as to be overbearing on the amenity of nos. 20 and 22 High Street and that, accordingly, the proposal did not contravene Policy HG/12 of the South Cambridgeshire Local Plan 2004.

(Councillor LJ Wilson declared a personal interest in this item, but remained in the Chamber.)

(20) S/2237/03/F - WEST WRATTING

Dwelling and garage to the rear of no. 2 Viking Close (fronting Honey Hill) for B Pettit

DELEGATED APPROVAL as amended by drawings date stamped 23rd January 2004, for the reasons set out in the report from the Director of Development Services, subject to the receipt of satisfactory further amendments showing the provision of visibility splays and revised chimney design, to the Conditions set out in the report and to an additional Condition relating to finished floor levels.

(21) S/2403/03/F - OAKINGTON

Erection of 35 dwellings following demolition of existing buildings, former South Cambridgeshire District Council depot, 118 Water Lane for J S Bloor (Sudbury) Ltd
DELEGATED APPROVAL, as amended by plans dated 10th February 2004, subject to the prior completion of a Section 106 Legal Agreement requiring maintenance of public open space, an educational contribution, and the provision of affordable housing, to the Conditions referred to in the report from the Director of Development Services, and to any additional Conditions proposed by the Local Highways Authority and Environment Agency. Members noted that the proposal did not contravene any of the Cambridgeshire and Peterborough Structure Plan 2003 or South Cambridgeshire Local Plan 2004 policies referred to in paragraphs 8 and 9 of the report.

(22) S/2301/03/F - BASSINGBOURN-CUM-KNEESWORTH

Change of use to plant and tool hire business and erection of workshop at 36 Old North Road for Simon Warboys

REFUSED for the reason set out in the report from the Director of Development Services. Members noted that, in paragraph 1.04 of the report, the Grade II Listed Building referred to was no. 40 (and not no. 42 as stated in both that paragraph and in paragraph 7.02).

(23) S/0032/04/F - BOURN

Change of use from Greenkeeper's building to storage unit (retrospective application), The Camp, Toft Road for Mr P Crow and Mr S Hull

APPROVAL for a temporary period of two years, for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

(24) S/6231/03/F - CAMBOURNE

Change of use from Information Centre to temporary Community building, and ancillary storage container – Concept Centre, Cambourne Road, Cambourne (in the Parish of Caxton)

APPROVAL, for a temporary period up to 31st January 2005, subject to the Conditions referred to in the report from the Director of Development Services.

(25) S/2198/03/F - COTTENHAM

House and garage, land to the rear of and adjacent to no. 31 Denmark Road for Co-Operative Group (CWS) Ltd

APPROVAL, as amended by letter and plans dated 17th February 2004, subject to safeguarding Conditions. Members noted that the proposal did not contravene the policies referred to in paragraphs 7 to 10 of the report from the Director of Development Services.

(26) S/0126/04/O - RAMPTON

Two dwellings adjacent to Fenways, 38 Cow Lane for Mr and Mrs Margetts

REFUSED for the reasons set out in the report from the Director of Development Services.

(27) S/2414/03/F - ELSWORTH

Erection of two dwellings on land off The Drift and to the rear of nos. 4 and 5 Cowdell End for W Gaskin

APPROVAL, as amended by plans date-stamped 29th January 2004, for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein.

(28) S/2522/03/F - FEN DRAYTON

Erection of house and garage on land to the rear of Manor Farmhouse, High Street for Mr and Mrs K G Newport

APPROVAL for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein.

(29) S/2561/03/F - FULBOURN

Erection of an extension and outbuilding, Hind Lodgers House for Mr and Mrs Mason
REFUSED for the reasons set out in the report from the Director of Development Services.

(30) S/0145/04/F - GAMLINGAY

Erection of bungalow to replace mobile home, Fountain Farm, Park Lane, for Mr G Taylor
The Committee was minded to **APPROVE** the application, contrary to the recommendation contained in the report from the Director of Development Services, subject to it being advertised as a departure from the Development Plan,. Subsequent to such advertisement, officers would liaise with the local Member to determine whether or not the application should be referred to the Secretary of State. Members took into account the fact that there was no requirement to remove the existing mobile home from the site, and also the personal circumstances of the applicant's mother, who would occupy the bungalow, and considered that a bungalow on this site was preferable to a mobile home, despite Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies SE/8 and HG/14 of the South Cambridgeshire Local Plan 2004. Members asked officers to attach a Condition requiring suitable landscaping, and to withdraw permitted development rights for extensions. A further drawing should be obtained prior to granting consent showing the internal layout of the proposed bungalow designed to meet the needs of the applicant's mother.

(31) S/2539/03/F - GIRTON

17 metre high monopole telecommunications mast and associated development on land off Wellbrook Court, Wellbrook Way for Orange PCS
REFUSED for the reasons set out in the report from the Director of Development Services.

4. UPDATE ON APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee noted the following from the report prepared by the Director of Development Services:

- Decisions notified by the Secretary of State
- Appeals received
- Local Inquiry and Informal Hearing dates scheduled before the next meeting of the Committee on 7th April 2004
- Appeals withdrawn or postponed
- Advance notification of future local inquiry and Informal Hearing dates (subject to postponement or cancellation)

5. CAMBOURNE SECTION 106 LEGAL AGREEMENT - FACILITIES AND TIMING OF PROVISION

This item had not been on the agenda, but the Chairman agreed that it should be considered in view of its importance.

The Committee noted a further report on the lack of provision, in Cambourne, of a series of facilities required under the terms of the Section 106 Legal Agreement dated 20th April 1994.

The Leader of the Council welcomed progress being made with the Community Centre, and urged Members to re-affirm the Council's stance in relation to withholding planning

permission for any more market housing until the community facilities required by the Section 106 Agreement had been provided to the satisfaction of the Local Planning Authority.

The Development Control Quality Manager informed Members that development of the Burial Ground had started, and that officers would be seeking assurances from the developers that other community facilities, particularly the allotments and playing fields, would be progressed soon. He understood that as much planting as possible would be undertaken during the current planting season. Members endorsed that approach.

The Deputy Director of Development Services informed Members that the Council was currently seeking tenders for lawyers to represent South Cambridgeshire District Council at the Inquiry into Cambourne Enhanced.

It was **RESOLVED** that the Council's stance be maintained for the time being, and a further report to be received at the next meeting.

The Meeting ended at 5.35 p.m.
