

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 3 December 2008 at 2.00 p.m.

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

Councillors: RE Barrett (substitute) Mrs VM Barrett (substitute)
Mrs PM Bear BR Burling
TD Bygott Mrs JM Guest
Mrs SA Hatton SGM Kindersley
CR Nightingale Mrs HM Smith
JF Williams

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Team Leader (West)), 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), Paul Sexton (Principal Planning Officer (West)) and Dan Smith (Planning Assistant)

Councillors NCF Bolitho, NN Cathcart, Dr SA Harangozo, Mrs EM Heazell, MJ Mason and NIC Wright were in attendance, by invitation.

Apologies for absence were received from Councillors MB Loynes, Mrs DP Roberts and PW Topping.

75. GENERAL DECLARATIONS OF INTEREST

Councillor SGM Kindersley declared a personal interest as a Cambridgeshire County Councillor, especially in connection with Minute numbers 85 (Little Eversden) and , parishes covered by his Electoral Division of Gamlingay, and 90 (Cambridgeshire Guided Busway).

76. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 5 November 2008.

77. S/1863/08/F – STAPLEFORD (11A CHURCH STREET)

Prior to considering this application, the Committee attended a site visit on 3 December 2008. The Committee **approved** the application subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

78. S/0812/08/F - STAPLEFORD (KEEPERS COTTAGE, HAVERHILL ROAD)

Dr Ruth Meyer (objector) and Mr Culbert (applicant) addressed the meeting.

The Committee gave officers **delegated powers to approve** the application as amended by drawings date stamped 20 June 2008 and 15 September 2008, subject to the receipt of an amended plan to resolve concerns raised by the Landscape Design Officer, to no objections being received from the Ecology Officer, and to the Conditions referred to in

the report from the Corporate Manager (Planning and Sustainable Communities).

79. S/1614/08/F – BASSINGBOURN-CUM-KNEESWORTH (THE CAUSEWAY)

Mr Peter Robinson (objector) and Councillor NN Cathcart (a local Member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 3 December 2008. The Committee gave officers **delegated powers to approve** the application subject to outstanding consultation responses, the receipt of an acceptable flood risk assessment, completion of a Section 106 Legal Agreement, and Conditions securing affordable housing in perpetuity and prevention of occupation of any of the dwellings until resolution of the highway issues concerning traffic speed and road safety, and relating to landscaping, details of lighting, protection of the permissive footpath, renewable energy, car parking, and refuse bin storage.

80. S/1531/08/F - COMBERTON (WESTFIELD FARM, ROYSTON LANE)

Councillor Dr SA Harangozo (local Member) addressed the meeting.

The Committee **approved** the application subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities) and an additional Condition requiring extra landscaping.

81. S/1592/08/F – COMBERTON (LAND AT THE VALLEY)

Councillor Dr SA Harangozo (local Member) addressed the meeting.

Committee members had previously received a written statement of objection to the proposal on behalf of the residents of The Valley and St Thomas Close, Comberton. Councillor Dr SA Harangozo (local Member) addressed the meeting.

The Committee **approved** the application, subject to Conditions securing affordability in perpetuity in accordance with the amended tenure split (seven 2-bed dwellings and four 3-bed dwellings) and policy, open space infrastructure provision, a scheme for the equipping and maintenance of the children's play space, submission of a full landscaping scheme, landscape implementation, renewable energy scheme, water conservation strategy, materials for walls, roofs and hard surfaces, retention of car parking spaces, street lighting, drainage and foul sewage disposal, boundary treatment, archaeology, keeping front gardens open, routes and time restrictions for construction traffic, highway conditions recommended by the Local Highways Authority, biodiversity and 'highway improvements to The Valley.

82. S/1840/08/F - COTTENHAM (LAND NORTH OF ORCHARD CLOSE)

Councillor N Bolitho (a local Member) addressed the meeting.

The Committee gave officers **delegated powers to approve** the application subject to the nature of outstanding consultation responses, a Section 106 Legal Agreement securing the provision of affordable housing in perpetuity and a contribution towards public open space, and safeguarding Conditions.

83. S/1821/08/F & S/1823/08/LB – ICKLETON (CALDREES MANOR, 2 ABBEY STREET)

Mrs Gaye Parry (applicant's agent) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 3 December 2008. The Committee **refused** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities).

Councillor JF Williams declared a personal interest by virtue of having an acquaintance with the applicant.

84. S/1558/08/O – FOWLMERE (LAND EAST OF PIPERS CLOSE) - WITHDRAWN

The Committee noted that this application had been **withdrawn** from the agenda.

85. S/1584/08/F- LITTLE EVERS DEN (16 LOWFIELDS)

Mr Hull (applicant's agent) and Councillor Mrs EM Heazell (local Member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 3 December 2008. The Committee gave officers **delegated powers to approve** the application, subject to the resolution of visibility splay issues, the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities), and additional Conditions removing Permitted Development Rights relating to alterations and extensions, precluding deliveries to or from the site between specified hours and requiring that hard surfacing to the front of the dwellings be of a permeable nature.

86. S/1655/08/F – HISTON (6 COTTENHAM ROAD)

Mr Parish (Chairman of Histon Parish Council) and Councillor MJ Mason (a local Member) 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 reason for refusal as being inappropriate use in a residential area by reason of harm to the amenity of neighbours.

Members instructed officers to seek independent highways advice should the Local Highways Authority not support the view about highway safety. Should that view be supported either by the Local Highways Authority or by independent advisers, highway safety would be cited as another reason for refusal.

Members voted unanimously to take enforcement action and instructed officers to set a compliance period of six months.

87. S/1640/08/RM - LINTON (LAND R/O NEWDIGATE HOUSE, HORSEHEATH ROAD) - DETERMINED UNDER DELEGATED POWERS

This application had been determined under the scheme of delegation and was therefore **withdrawn** from the agenda.

88. S/1628/08/F- BARRINGTON (LAND ADJACENT 17 ORWELL ROAD)

Aiden van de Weyer (objector), Don Proctor (applicant's agent), and Tony Fletcher, Chairman of Barrington Parish Council) addressed the meeting.

The Committee **refused** the application for the reason set out in the report from the

Corporate Manager (Planning and Sustainable Communities) and because Members saw the design as being out of character with the local area and because the bulk of the proposal and its proximity to the boundary would have an overbearing impact on properties in Orwell Terrace

89. S/1598/08/F – SAWSTON (FORMER MARLEY BUILDING MATERIALS LTD, BABRAHAM ROAD)

Will Lusty (applicant’s agent) addressed the meeting.

The Committee gave officers **delegated powers to approve** the application in line with the amended recommendation contained in the report from the Corporate Manager (Planning and Sustainable Communities), subject to Conditions relating to boundary noise levels, acoustic fencing, operating hours, other noise attenuation measures, an appropriate lighting scheme, a limit on HGV movements, the routing of lorries, and a restriction on the location of opening doors.

Councillor SGM Kindersley declared a personal interest by virtue of his acquaintance with a representative (Tim Holmes) of the developer.

90. C/6/9/1A – CAMBRIDGESHIRE GUIDED BUSWAY (ARBURY PARK SOUTH BUS STOP) AND C/6/9/1A – CAMBRIDGESHIRE GUIDED BUSWAY (HISTON & IMPINGTON BUS STOPS)

Councillor MJ Mason (a local Member) addressed the meeting.

The Committee **discharged** Condition 3(a)(i) in respect of the design and external appearance of the bus stops at Arbury Park South and Histon and Impington.

91. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

The Meeting ended at 5.45 p.m.
