

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 14 January 2009 at 2.00 p.m.

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

Councillors:	Mrs VM Barrett (substitute)	Mrs PM Bear
	BR Burling	Mrs SA Hatton
	SGM Kindersley	MB Loynes
	CR Nightingale	Mrs DP Roberts
	Mrs HM Smith	PW Topping
	JF Williams	

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Team Leader (West)), Michelle Crees (Senior Planning Officer), Gary Duthie (Senior Lawyer), Gareth Jones (Corporate Manager, Planning & Sustainable Communities), Ray McMurray (Principal Planning Officer (East)), Michael Osbourn (Senior Planning Assistant), Melissa Reynolds (Team Leader (East)), David Rush (Development Control Manager), Ian Senior (Democratic Services Officer) and Paul Sexton (Principal Planning Officer (West))

Councillors RT Summerfield and NIC Wright were in attendance, by invitation.

Apologies for absence were received from Councillors TD Bygott and Mrs JM Guest.

92. GENERAL DECLARATIONS OF INTEREST

Councillor SGM Kindersley declared a personal interest as a Cambridgeshire County Councillor, especially in connection with Minute number 99 (Wimpole), a parish covered by his Electoral Division of Gamlingay.

93. MINUTES OF PREVIOUS MEETING

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

94. S/1753/08/F – CARLTON (LAND NORTH OF ROSE COTTAGE, OFF BRINKLEY ROAD) - WITHDRAWN FROM THE AGENDA

The Committee noted that this application had been **withdrawn** from the agenda.

95. S/1678/05/F – WESTON COLVILLE (LAND ADJ. 33 MILL HILL FOR DR & MRS N COLEMAN)

The Committee **approved** the application, subject to the prior completion of a Section 106 Legal Agreement securing a contribution of £77,000 towards the provision of affordable housing and to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

96. S/1835/08/F – FULBOURN (HALL FARM, SCHOOL LANE)

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 application's non-compliance with Policy HG/3 of the South Cambridgeshire Local Development Framework, which requires the provision of an agreed mix of affordable housing.

97. S/1768/08/F – FULBOURN ('CHESTNUTS', 42 COX'S DROVE)

Tim Drake (applicant) 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) (Condition 8 being amended so as to prevent any type of amplification, *including* music) and an additional Condition restricting occupation to the Brethren of the Causeway Gospel Hall Trust.

98. S/1601/08/O – MILTON (AT THE FORMER EDF DEPOT AND TRAINING CENTRE, ELY ROAD)

Guy Flintoft (for the applicant), Jane Coston (Chairman, Milton Parish Council) and Councillor RT Summerfield (a local Member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 14 January 2009. The Committee gave officers **delegated powers to approve** the application, subject to the receipt of acceptable proposals relating to development in the vicinity of North Lodge, outstanding comments from consultees, and the application not being called in for determination by the Secretary of State.

Councillor Mrs PM Bear declared a personal interest as a personal friend of Jane Coston, addressing the Committee on behalf of Milton Parish Council.

Councillor SGM Kindersley declared a personal interest by virtue of his acquaintance with Jane Coston, addressing the Committee on behalf of Milton Parish Council, as a former Cambridgeshire County Councillor.

Councillor Mrs HM Smith declared a personal interest as a member of Milton Parish Council who had attended a number of meetings at which this scheme, including Section 106 issues, had been discussed. Together with other parish councillors, Councillor Smith had visited a similar scheme by the same developer in Rugby. She stated that she was considering the matter afresh.

99. S/0805/08/O – WIMPOLE (72A THE COTTAGES, WIMPOLE WOODYARD, CAMBRIDGE ROAD)

The Committee gave officers **delegated powers to approve** the application, subject to outstanding consultation responses relating to the amended plans, and safeguarding Conditions.

Councillor SGM Kindersley declared a personal interest as Cambridgeshire County Councillor for the Electoral Division of Gamlingay, covering the parish of Wimpole. He had attended meetings at which this application had been discussed.

100. S/1742/08/F – FEN DRAYTON (14 COLLEGE FARM COURT)

Mr Pawson (objector) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 14 January

2009. 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 non-compliance with Policy DP/3 of the South Cambridgeshire Local Development Framework 2007 (which requires that proposals should not have an unacceptable adverse impact on residential amenities) by virtue of the height and position of windows overlooking and causing loss of privacy to residents of the neighbouring property.

101. S/1688/08/RM - PAPWORTH EVERARD (LAND SOUTH OF CHURCH LANE AND WEST OF ERMINE STREET SOUTH)

Philip Leggett (Applicant), Paul Hicks (Papworth Everard Parish Council), and Councillor NIC Wright (a local Member) addressed the meeting.

The Committee **deferred** making a decision to allow further consultation with, among others, Papworth Everard Parish Council

102. S/1738/08/F – SAWSTON (LAND TO THE SOUTH OF 49 HUNTINGDON ROAD)

The Committee **approved** the application as amended by plan reference 83/CP/15 Revision A date stamped 4 December 2008, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities) and an additional Condition requiring that the surface of the car parking spaces be provided with a sustainable method of surface water drainage.

Councillor CR Nightingale was not present at the beginning of the debate, and did not vote.

103. S/1733/08/F- LITTLE SHELFORD (SYCAMORE HOUSE RESTAURANT, 1 CHURCH STREET)

Brenda Bishop (objector), Paul Belton (applicant's agent) and Collette Patterson (Little Shelford Parish Council) 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 loss of the distinctive open character of the area , which resulted in harm to the Conservation Area.

Councillor SGM Kindersley declared a personal interest by virtue of his acquaintance with Brenda Bishop, addressing the Committee as an objector and referred to in paragraph 19 of the report, a former member of South Cambridgeshire District Council.

Councillor CR Nightingale declared a personal interest as Brenda Bishop, addressing the Committee as an objector and referred to in paragraph 19 of the report, was a former member of South Cambridgeshire District Council, and Paul Belton, addressing the Committee as the applicant's agent, sometimes did some work for him. Councillor Nightingale stated that he had attended parish council meetings at which this application was considered, but had taken no part in the debate.

104. S/1637/08/F- LITTLE SHELFORD (41 HAUXTON ROAD)

Mr Knight (applicant's agent) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 14 January

2009. The Committee **approved** the application, subject to the Condition referred to in the report from the Corporate Manager (Planning and Sustainable Communities) and an additional Condition restricting construction hours.

Councillor CR Nightingale declared a personal interest by virtue of having attended parish council meetings at which this application was considered, but had taken no part in the debate.

105. S/1025/08/F – STOW-CUM-QUY (QUY MILL HOTEL, NEWMARKET ROAD)

Don Proctor (applicant's agent) and Tim Bonivia (Stow-cum-Quy Parish Council) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 14 January 2009. The Committee gave officers **delegated powers to approve** the application, subject to the agreement of amended drawings, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed that the preservation of the buildings, the interests of tourism and the benefits for employment justified making an exception to the District Council's Green Belt Policies.

It was deemed unnecessary to refer the application to the Secretary of State

106. S/1605/08/F – HORNINGSEA (3 THE SQUARE)

Patricia Smith (objector), Mr Halford (applicant) and Duncan Apthorp (Horningsea Parish Council) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 14 January 2009. 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 proximity to the southern boundary of no. 4 The Square together with the length of the proposal, resulting in there being an overbearing effect and oppressive impact on the dwelling and garden at no. 4 The Square.

107. S/1568/08/F – OVER (PADDOCK REAR OF 6 MEADOW LANE)

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 that, with reference to paragraph 5 of the report, the proposal amounted to inappropriate development in the countryside, was unsuitable for agricultural purposes and would have an adverse impact on neighbours' amenity.

The Committee **resolved** that an Enforcement Notice be served with a three-month compliance period if the container was not removed voluntarily.

108. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

- Barratt Homes Limited – Erection of 182 dwellings – Land parcel L2 and land to rear of POS 5, Arbury Camp, Kings Hedges Road, Impington – Appeal dismissed.
- Mr D Daish – Removal of condition that requires occupation of dwelling in conjunction with Hare & Hounds PH – 62 High Street, Harlton – Appeal allowed

- Northern Affordable Homes Ltd – 19 affordable dwellings – Land at the Valley, Comberton – Appeal dismissed

109. ENFORCEMENT ACTION

The Committee **noted** a report on enforcement action ongoing as at 14 January 2009.

The Meeting ended at 5.30 p.m.

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