

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 4 February 2009 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
	Mrs SA Hatton	SGM Kindersley
	MB Loynes	CR Nightingale
	Mrs HM Smith	PW Topping
	JF Williams	

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Team Leader (West)), Gary Duthie (Senior Lawyer), Greg Kearney (Environmental Health Officer (Planning Specialist)), Ray McMurray (Principal Planning Officer (East)), Melissa Reynolds (Team Leader (East)), David Rush (Development Control Manager), Ian Senior (Democratic Services Officer) and Paul Sexton (Principal Planning Officer (West))

Councillors PT Johnson, RMA Manning, MJ Mason, Mrs CAED Murfitt, Mrs BZD Smith and NIC Wright were in attendance, by invitation.

Apologies for absence were received from Councillor Mrs DP Roberts.

110. GENERAL DECLARATIONS OF INTEREST

Councillor SGM Kindersley declared a personal interest as a Cambridgeshire County Councillor, especially in connection with Minute numbers 112 and 113 (Gamlingay).

111. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 14 January 2009.

112. S/1771/08/O – GAMLINGAY (LAND SOUTH OF STATION ROAD)

Philip Gorton (objector), Martin Page (applicant's agent), and Councillor Bridget Smith (a local member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 4 February 2009. The Committee gave officers **delegated powers to approve** the application, subject to the nature of outstanding consultation responses and to the Secretary of State not calling in the application for determination.

Councillor SGM Kindersley declared a personal interest by virtue of

- his acquaintance with Mr Gorton, addressing the Committee as an objector and a fellow Trustee of the Sir John Jacobs Almshouses charity
- his attendance at all of the public and Gamlingay Parish Council meetings at which this application was considered although he was now approaching the matter afresh

Councillor BZD Smith declared a personal interest by virtue of

- being employed by Gamlingay Parish Council as project facilitator for the Gamlingay

- Community Hub Project
- her attendance at the meeting of Gamlingay Parish Council at which this application was considered
- her husband being employed by KMG Systems, located on adjoining land to the east

Councillor T Bygott was not present during the consideration of this item and did not vote.

113. S/2088/08/RM – GAMLINGAY (22A WEST ROAD)

Martin Page (applicant's agent) and Councillor Bridget Smith (a local member)

Prior to considering this application, the Committee attended a site visit on 4 February 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 failure of the proposed density of 16 dwellings per hectare to represent best use of the land, resulting in the application not being in accordance with Policy HG/1 of the South Cambridgeshire Local Development Framework 2007.

Councillor SGM Kindersley declared a personal interest by virtue of his attendance at all of the public and Gamlingay Parish Council meetings at which this application was considered although he was now approaching the matter afresh

Councillor BZD Smith declared a personal interest by virtue of her attendance at the meeting of Gamlingay Parish Council at which this application was considered

114. S/1873/08/F – BASSINGBOURN-CUM-KNEESWORTH (BROOK ORCHARD FARM, BROOK ROAD)

David Bickersteth (objector), Amy Richardson (applicant's agent), and Lynda Murphy (Litlington Parish Council) addressed the meeting.

The Committee gave officers **delegated powers to approve** the application, subject to any comments from the Local Highways Authority, and a Condition restricting any additional uses to Class B1 and B8 (Storage) only.

115. S/2059/08/F – HISTON (LAND NORTH OF 26 COTTENHAM ROAD)

Doug Bullen (objector), Mr Thurman (Histon Parish Council) and Councillor Mike Mason (a local member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 4 February 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 their concern at the inadequacy of the proposed pedestrian visibility splays.

116. S/1945/08/F – IMPINGTON (IMPINGTON VILLAGE COLLEGE, NEW ROAD)

The Committee gave officers **delegated powers to approve** the application, subject to resolving design issues, receipt of a revised block plan, north east elevation drawing and drawing of visibility splays, and measures intended to protect trees and enhance cycle provision, and to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

Councillor HM Smith declared an interest as a regular user of the swimming pool at Impington Village College.

117. S/2060/08/F – MELBOURN (LAND TO THE NORTH EAST OF 19/21 DOLPHIN LANE)

Don Proctor (applicant's agent) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 4 February 2009. The Committee **approved** the application contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reason for approval as being the proposed site's acceptable relationship with the built up area of the village on three sides of the site and the design not harming the character and appearance of the Conservation Area or the setting of Listed Buildings.

Councillor Janice Guest declared a personal interest as a member of Melbourn Parish Council's Planning Committee, but stated that she had taken no part in discussion there relating to this application and was considering the matter afresh.

118. S/1669/05/F – TEVERSHAM (750-754, NEWMARKET ROAD)

The Committee **authorised officers to enter into a Deed of Variation** with the applicant so as to amend the Section 106 Legal Agreement and allow the letting of the eleven private units on assured shorthold tenancies of not more than 12 months each.

119. S/1822/08/F – PAMISFORD (SOLOPARK PLC, STATION ROAD)

Don Proctor (applicant's agent) 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).

Councillor CR Nightingale declared a personal interest by virtue of his acquaintance with one of the neighbours.

120. S/2029/08/F – GULDEN MORDEN (5 COLD HARBOUR FARM)

Michelle Hills (Applicant), Mr Joe Holroyd (Guilden Morden Parish Council), and Councillor Cicely Murfitt (local member) addressed the meeting.

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 the absence of any adverse impact from the proposal on the character of the countryside, the character of the former barn or on neighbour amenities. While noting that the application was a Departure from the Development Plan, they did not consider it necessary to refer it to the Secretary of State.

121. S/1811/08/F – LANDBEACH (WALNUT FARM YARD, HIGH STREET)

Dr Fraser Allen (Objector) and John Dadge (applicant's agent) addressed the meeting. Councillor Peter Johnson (a local Member) had been present at the meeting but had to leave before consideration of this application. An officer read out Councillor Johnson's comments.

Prior to considering this application, the Committee attended a site visit on 4 February 2009. The Committee **refused** the application for Reasons 1, 2, 3, 4 and 6 in the report

from the Corporate Manager (Planning and Sustainable Communities) (Reason 5 in the report being deleted), and an extra reason relating to the proposal's overbearing impact on the garden and dwelling at no. 79 High Street, contrary to Policy DP/3 of the Local Development Framework.

122. S/1919/08/F – WILLINGHAM (3 CADWIN FIELD, SCHOLE ROAD)

Phillip King (Willingham Parish Council) and Councillor RMA Manning (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 that approval would have placed additional pressure on local infrastructure, particularly the local school.

123. 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

- H R Builders Limited – Erection of 20 affordable dwellings – Land adjacent to St George's Court, Impington – Appeal dismissed.
- Landmark Real Estate – Erection of dwelling – Hillside, Orwell Road, Barrington – Appeal dismissed
- Mrs P E Francis Trust – Erection of dwellings and car port – 64 Station Road, Stow-cum-Quy – Appeal dismissed
- Mr M Page – Change of use from light industrial to licensed premises (private members club) – 16a Norman Way Industrial Estate, Over - Appeal dismissed
- Whitfield Group – Use of premises without complying with conditions imposed on a previous planning permission – Unit J, Broad Lane Industrial Estate, Cottenham – Appeal allowed. Appellant's application for costs against the Council dismissed

124. APPEAL STATISTICS

The Committee **noted** that an information report on Appeal statistics had been published on the Council's website.

125. PLANNING SUB-COMMITTEE

The Committee **received** the minutes of the Planning Sub-Committee meetings held on 29 July 2008, 2 December 2008, and 13 January 2009.

The Meeting ended at 5.48 p.m.
