

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 4 March 2009 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
	MB Loynes	Mrs DP Roberts
	Mrs HM Smith	JF Williams

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Team Leader (West)), Paul Derry (Senior Planning Assistant), Gary Duthie (Senior Lawyer), Gareth Jones (Corporate Manager, Planning & Sustainable Communities), Ray McMurray (Principal Planning Officer (East)), Corrie Newell (Principal Conservation Officer), Stephen Reid (Senior Planning Lawyer), Melissa Reynolds (Team Leader (East)), David Rush (Development Control Manager), Ian Senior (Democratic Services Officer), Pamela Thornton (Senior Planning Officer) and Kate Wood (Principal Planning Officer (Major Developments))

Councillors NN Cathcart, SM Edwards, MJ Mason, DC McCraith and NIC Wright were in attendance, by invitation.

Apologies for absence were received from Councillors PW Topping and RJ Turner.

### **126. APPOINTMENT OF VICE-CHAIRMAN FOR THE MEETING**

The Committee **RESOLVED** that Councillor CR Nightingale be appointed Vice-Chairman of the meeting.

### **127. GENERAL DECLARATIONS OF INTEREST**

Councillor SGM Kindersley declared a personal interest as a Cambridgeshire County Councillor.

### **128. MINUTES OF PREVIOUS MEETING**

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 4 February 2009.

### **129. S/2172/08/F – CAMBOURNE (JEAVONS WOOD AND ADJACENT LAND, EASTGATE)**

Councillor David Morgan (a local Member) addressed the meeting.

The Committee **approved** the application, subject to the completion of a Section 106 agreement securing pedestrian and cycle crossings near the Eastgate / Jeavons Lane junction, and the provision and maintenance of a woodland park public open space on the remainder of site CR06 "Jeavons Wood", to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities) and to the application not being called in for determination by the Secretary of State. An amendment seeking

deletion from the application of the proposed footpath to the south of the site was proposed by Councillor Loynes, seconded by Councillor Roberts, voted upon and lost.

Councillor SGM Kindersley declared a personal interest as a member of the applicant local authority.

**130. S/2379/01/0 – IMPINGTON (ORCHARD PARK)**

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

The Committee **noted** the report and instructed officers to monitor further progress and make sure that community facilities were provided and delivered in accordance with agreed timescales. In reply to a question from the local Member, not directly connected with the item, the Planning Lawyer (New Communities) confirmed that the three local Members (Councillors J Chatfield, N Davies and M Mason) would receive independent legal advice as part of their roles as ‘caretaker’ representatives pending elections to the Orchard Park Community Council.

**131. S/1424/08/RM - PAPWORTH EVERARD (LAND SOUTH OF CHURCH LANE AND WEST OF ERMINE STREET SOUTH)**

Peter Biggs (for the applicant), Paul Hicks (Papworth Everard Parish Council) and Councillor Nick Wright (a local Member) addressed the meeting.

The Committee gave officers **delegated powers to approve** the Reserved Matters of the siting, design and external appearance of the buildings, and the landscaping of the site, subject to consultation with local Members, comments received through the amendment consultation period, the prior completion of an agreed Unilateral Undertaking, the Conditions referred to in the report and to it being in accordance with the outline planning permission reference S/2476/03/O.

**132. S/1624/08/RM - PAPWORTH EVERARD (LAND SOUTH OF CHURCH LANE AND WEST OF ERMINE STREET SOUTH)**

Paul Hicks (Papworth Everard Parish Council) and Councillor Nick Wright (a local Member) addressed the meeting. Peter Biggs (for the applicant) was present but chose not to speak.

The Committee gave officers **delegated powers to approve** the Reserved Matters of the siting, design and external appearance of the buildings, and the landscaping of the site, subject to the exclusion of Plot 144, consultation with local Members, comments received through the amendment consultation period, the prior completion of an agreed Unilateral Undertaking, the Conditions referred to in the report and to it being in accordance with the outline planning permission reference S/2476/03/O.

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

Mr Philip Leggitt (applicant) and Councillor Nick Wright (a local Member) addressed the meeting. Paul Hicks (Papworth Everard Parish Council) was present but chose not to speak.

The Committee gave officers **delegated powers to approve** the Reserved Matters of the siting, design and external appearance of the buildings, and the landscaping of the site subject to exclusion of Plot 160 on design grounds, consultation with local Members,

further discussion with the Conservation Manager, comments received through the amended consultation period, the prior completion of an agreed Unilateral Undertaking, the Conditions referred to in the report, and it being in accordance with the outline planning permission reference S/2476/03/O.

**134. S/1561/02/LB AND S/1498/02/F – COTTENHAM (DUNSTALL HOUSE, 193 HIGH STREET)**

Mark Evans (owner) and Councillor Simon Edwards (a local Member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 4 March 2009. The Committee **resolved** not to take enforcement action, subject to replacement of the coping stones and the addition of a further three courses of bricks to the end of the wall.

**135. S/2151/08/F - ICKLETON (DWELLING – LAND TO THE NORTH WEST OF 9-17 GRANGE ROAD)**

Phillip Rowe (applicant) and Terry Sadler (Ickleton 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 reasons for refusal as being the proposal's adverse impact on the open and rural character of the area and not being in keeping with the existing linear pattern of development, contrary to Policies DP/2 and DP/7 of the South Cambridgeshire Local Development Framework 2007.

Councillor JF Williams declared a personal interest by virtue of his acquaintance with some of the residents of Grange Road.

**136. S/1862/08/F – DUXFORD (RED LION HOTEL, 42 STATION ROAD EAST)**

Sophie Gregorios–Pippas (applicant) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 4 March 2009. 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 economic and tourism benefits such as to outweigh any harm to the listed building and the proposal's compliance, on balance, with Policies in the South Cambridgeshire Local Development Framework 2007.

Councillor Mrs DP Roberts voted for refusal and asked that her vote be recorded accordingly.

**137. S/2066/08/O – DUXFORD (LAND SOUTH OF 8 STATION ROAD WEST)**

Duncan Taylor (objector) and Tim Holmes (applicant) addressed the meeting.

The Committee **approved** the application as amended by layout plan 0802/PL2/SP/01E date stamped 26 January 2009, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

Councillor JF Williams declared a personal interest by virtue of his acquaintance with the applicant and some of the objectors in Station Road, and with the applicant's agent.

**138. S/2101/08/F – BASSINGBOURN (THE CEDARS & THE ORCHARD, 26 SOUTH END)**

Rupert Webb (objector) and Thomas Sims (applicant's agent) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 4 March 2009. The Committee **refused** Application S/2101/08/F on the grounds that the scale and form of the proposed development failed either to preserve or enhance the Bassingbourn Conservation Area, and that the proposal adversely impacted on existing trees and neighbour amenity. The Committee **refused** Application S/2104/08/CAC contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities) on the ground of prematurity.

**139. COUNCIL STANDING ORDER NO. 9 - DURATION OF MEETING**

Council Standing Order no. 9 states that

“ Unless three-quarters of members present vote for the meeting to continue, any meeting that has lasted for four hours, excluding adjournments will adjourn immediately. Remaining business will be considered at a time and date fixed by the Chairman. If he / she does not fix a date, the remaining business will be considered at the next ordinary meeting.”

The meeting having lasted for four hours, excluding adjournments, the Committee **resolved** *nem con* that it should continue.

**140. S/1475/07/LB – GAMLINGAY (47 CHURCH STREET)**

John Coward (owner) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 4 March 2009. The Committee **resolved** not to take enforcement action. Members agreed that the wall blended in well with its surroundings and that rebuilding it would not result in any improvement.

**141. S/2166/08/O – GAMLINGAY (6 LITTLE HEATH)**

Mr. Halpin (applicant) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 4 March 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 exceptional circumstances given that the site already had planning permission for the permanent stationing there of a mobile home such as to override Policy HG/7 of the South Cambridgeshire Local Development Framework 2007.

Councillor SGM Kindersley declared a personal interest by virtue of his acquaintance with the applicant, especially through his links with Forward Gamlingay.

Councillor Mrs DP Roberts declared a personal interest by virtue of her acquaintance with the applicant.

**142. 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

- Mr C Nightingale – Erection of two dwellings following the demolition of existing dwelling – 2 Mingle Lane, Great Shelford – Appeal allowed.
- Ms Sarah Lee – Retention of unauthorised dayroom building – Plot 6 Sunningdale, Chesterton Fen Road, Milton – Appeal against enforcement notice allowed.

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**The Meeting ended at 6.35 p.m.**

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