

DEVELOPMENT AND CONSERVATION CONTROL COMMITTEE

At a meeting held on Wednesday, 4 August 2004 at 10.00 a.m..

PRESENT: Councillor RGR Smith– Chairman
Councillor Dr JPR Orme – Vice-Chairman

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| Councillors | Dr DR Bard | RE Barrett |
| | JD Batchelor | RF Bryant |
| | SM Edwards | R Hall |
| | Mrs SA Hatton | Mrs EM Heazell |
| | Mrs CA Hunt | HC Hurrell |
| | SGM Kindersley | RB Martlew |
| | MJ Mason | DH Morgan |
| | Mrs JA Muncey | Mrs CAED Murfitt |
| | CR Nightingale | EJ Pateman |
| | A Riley | Mrs DP Roberts |
| | NJ Scarr | Mrs DSK Spink MBE |
| | RJ Turner | |

Apologies for absence were received from Councillors Mrs PS Corney, Mrs J Dixon, Mrs A Elsby, Mrs JM Healey, JH Stewart, Dr JR Williamson, TJ Wotherspoon and SS Ziaian-Gillan.

PLANNING APPLICATIONS

- S/1090/04/LB & S/1091/04/F - GREAT WILBRAHAM**
Erection of single storey rear extension, 15 Angle End, Great Wilbraham for Mr and Mrs Ryan
REFUSED for the reasons set out in the report from the Director of Development Services.
RESOLVED to issue an Enforcement Notice to remove the single-storey rear extension.
- S/1310/04/F - GREAT WILBRAHAM**
Erection of a Dwelling on Land to the Rear of Rookery Farm, Frog End, Great Wilbraham for Wilbraham Estates Trustees
REFUSED for the reasons set out in the report from the Director of Development Services.
- S/1119/04/F - WATERBEACH**
Erection of Building to provide 8 Guest Rooms "Travellers Rest" Public House, Ely Road, Chittering for C. Crickmore
DELEGATED APPROVAL, subject to the receipt of satisfactory amended plans detailing proposals permanently to stop-up the existing access to and from the A10 Ely Road, and ensuring that all vehicular traffic accesses the site from School Lane, and subject also to drainage concerns being addressed to the satisfaction of the Local Planning Authority.
- S/1217/04/F - WATERBEACH**
Redevelopment of Existing Caravan Park to Comprise 39 Touring Pitches, New Toilet / Shower / Laundry Block, Reception Building and Internal Road. Extension to Season to 11 Months from 6th February to 5th January. "Travellers Rest" Caravan Park, Chittering for C. Crickmore
DEFERRED to enable officers to explore, with the applicant, a number of outstanding issues, including drainage and visibility splays and conditions on the length of stay of caravans.
- S/0249/04/F - THRILOW**
Erection of 2 Dwellings and Garages Following Demolition of Existing Dwelling and

Outbuildings at 42 Church Street for David Reed Homes

APPROVAL, as amended by drawing nos. 04001-02A (x2) and 04001-03A date stamped 26th May 2004, for the reasons set out in the report from the Director of Development Services and to the Conditions referred to therein.

Councillor RGR Smith declared a personal interest in this item as having been a part-owner of the land until late 2003.

6. S/1232/04/F - THRIFLOW

Conversion of one Dwelling into two Dwellings at 15 Woburn Place For T & J Ryan
APPROVAL, in accordance with the amended recommendation of the Director of Development Services following the receipt of amended plans showing existing and proposed window and door openings, for the reasons set out in the report from the Director of Development Services and subject to the deletion of Condition 1 therein, to Condition 2 becoming Condition 1, and to Condition 3 becoming Condition 2 and being reworded to the effect that, within three months of planning consent being granted, or such other timescale as may be agreed in writing by the Local Planning Authority, the parking will be provided in accordance with the amended plan and thereafter maintained.

7. S/0983/04/F - WHITTLESFORD

Extension – 16 Royston Road For Mr & Mrs Blackburne-Maze

APPROVED for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein, and an additional Condition requiring appropriate boundary treatment.

8. S/0103/04/F - WILLINGHAM

Erection of two houses, Land at 3, Fen End for Black Silk Ltd

APPROVAL, as amended by plans date-stamped 22nd June 2004, for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

9. S/1253/04/F - BABRAHAM

Erection of House and Garage Following Demolition of Village Hall – Village Hall Site, High Street for M Winter

Erection of House and Garage following demolition of Village Hall – Village Hall Site, High Street for M Winter

DELEGATED APPROVAL, for the reasons set out in the report from the Director of Development Services, on the casting vote of the Chairman, following the receipt of amended plans but subject to the applicant agreeing to re-locate the garage to an area behind the existing Village Hall. Approval would be subject to there being no material objections from the Trees and Landscape Officer, to the Conditions referred to in the report from the Director of Development Services, and to two additional Conditions requiring the frontage wall to be protected during construction work and the removal of permitted development rights. **Delegated refusal if the applicant does not agree to re-locate the garage on the grounds of the adverse impact on the amenity of the occupiers of Ember House.**

DELEGATED REFUSAL if the applicant does not agree to re-locate the garage on the grounds of the adverse impact on the amenity of the occupiers of Ember House.

10. S/1278/04/F - CROXTON

Change of Use to Hand Wash and Security Fencing (Retrospective) at Former Q8 Petrol Filling Station, Cambridge Road (A428), Croxton for T. Mason

REFUSED, contrary to the recommendation contained in the report from the Director of Development Services. Members expressed concern about highway safety and the appearance of the proposed security fencing.

11. S/1061/04/F - CASTLE CAMPS

Dwelling on land to the rear of The Shrubby, High Street for C Wenham

REFUSED, contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, Members raised concerns about the size, design and location of the proposed dwelling and the necessary surfacing of the access in terms of the resulting adverse effect on the character of the village in general and the amenity of the occupiers of Pear Tree Cottage and Serena in particular, and the desirability of protecting Green Lane for the benefit of the entire village.

12. S/0511/04/F - FOWLMERE

Extension and Conversion of Buildings into a Dwelling and Erection of Garage / Carport, Mill Farm, Fowlmere Road, Melbourn, for Plum Developments

DEFERRED for a site visit.

13. S/1294/04/F - FULBOURN

Erection of extensions, 9 Haggis Gap, Fulbourn for Mrs S.J. Doggett

DELEGATED APPROVAL subject either to the prior completion of a Section 106 Legal Agreement or to an addendum to the existing Agreement referred to in paragraph 18 of the report from the Director of Development Services, for the reasons set out, and subject to the Condition referred to, therein.

Councillor NJ Scarr declared a prejudicial interest in this item, due to the applicant being his partner, and withdrew from the Chamber.

Councillor Mrs DP Roberts declared a personal interest, as a close friend of the applicant, and withdrew from the Chamber.

14. S/1302/04/F - GAMLINGAY

Variation of Condition 1 of Planning Permission S/1737/01/O) to Allow a Further Period of 3 Years for the Submission of Reserved Matters for Industrial Development (Class B1 and B2), Land South of Station Road for Merton College

APPROVAL of a variation of Condition 1 of planning permission S/1737/01/O but for a lesser period of one year to encourage the early submission of a Reserved Matters application, subject to the Conditions previously imposed.

Councillor Mrs DSK Spink declared a personal interest in this item as a Governor of Gamlingay Village College, but remained in the Chamber and contributed to the debate.

15. S/1018/04/F - GREAT SHELFORD

Relocation of Mobile Home to House Temporary Staff Together with Siting of Portacabin – 144 Cambridge Road for Shelford Lodge Ltd

DELEGATED APPROVAL subject to confirmation that the portacabin is to be included in the application; the receipt of a plan which shows the mobile home on the existing hardstanding and as close as possible to the adjacent planted area between the hardstanding and the main building whilst still allowing the mobile home doors to face the main building and be opened; and the relocation of the portacabin to a position on the grassed area between the main building and the planted area but not adjacent to the boundary to No.138 Cambridge Road. Conditions referred to in the report plus a fifth condition stating that the portacabin shall only be used for the storage of those items listed in the applicant's letter.

Councillor Dr DR Bard declared a prejudicial interest in this item, due to a close relative having once been a resident in the Home, and withdrew from the Chamber.

16. S/1078/04/F - HIGHFIELDS CALDECOTE

Erection of House, Land Between 62 & 66 West Drive for I G M Construction
DELEGATED APPROVAL, for the reasons set out in the report from the Director of Development Services, subject to the receipt of satisfactory details relating to finished height and to the Conditions referred to in the report.

17. S/1065/04/O - HASLINGFIELD

Erection Of An Additional Dwelling And Change of Use of Land from Residential to Public House Use, 2 Badcock Road and Land Adjoining Road, for J A Jessop
DELEGATED APPROVAL for the reasons set out in the report from the Director of Development Services, subject to there being no new material objections as a result of further consultation with neighbours not previously carded, and to the Conditions set out in the report.

18. S/0844/04/F - HISTON

Erection of rear extension and conversion into 8 flats, 3-5 Station Road for Mr J and Mrs A Gordon
APPROVAL, as amended by letters dated 20th May 2004 and 1st June 2004 and plans date-stamped 9th June 2004, for the reasons set out in the report from the Director of Development Services, and subject to the Conditions set out therein (with Condition 6 being strengthened) and an additional Condition requiring details of surface water drainage from the car park.

Councillor DH Morgan declared a personal interest in this item, due to significant family connections with Histon, and withdrew from the Chamber.

19. S/1159/04/F - LITTLE SHELFORD

Erection of Dwelling Following Demolition of Existing Dwelling at 40 High Street for Mr & Mrs D Munro
DEFERRED for a site visit.

20. S/1066/04/F - LONGSTANTON

Erection of Fence and Gate and Change of Use of Land to Domestic Garden at 4 Magdalene Close, Longstanton for R Hinde
REFUSED contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, and taken into account both the character of the estate and planning policy, including Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003, Members took the view that the proposal would have an adverse effect on the estate as a whole and that, as a result, the land subject of this application should remain as amenity land.

Councillor A Riley declared a personal interest in this item because he had contributed to the debate at Longstanton Parish Council. Although he also contributed to the debate at the current meeting, he did not vote.

21. S/1127/04/F - LONGSTANTON

Extension at 90 Thornhill Place, for Mr and Mrs Abbott
APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

Councillor A Riley declared a personal interest in this item because he had contributed to the debate at Longstanton Parish Council. Although he also contributed to the debate at

the current meeting, he did not vote.

22. S/1172/04/CIRCULAR 18/84 - LONGSTANTON

Continuation of Use of Land And Buildings as an Immigration Centre for a Further Temporary Period to 31st December 2006, Oakington Barracks, for The Home Office **RESOLVED** that, subject to no new material adverse comments being made by Longstanton Parish Council, officers be authorised to inform the Home Office that South Cambridgeshire District Council has no objection to the use of Oakington Barracks as an immigration centre for an additional period up to 31st December 2006, for the reasons set out in the report from the Director of Development Services and subject to the Conditions stated therein. Should the Parish Council come forward with new material adverse comments, this issue would be reported back to a future meeting of the Development and Conservation Control Committee for further consideration.

Councillor A Riley declared a personal interest in this item because he had contributed to the debate at Longstanton Parish Council. Although he also contributed to the debate at the current meeting, he did not vote.

23. S/1118/04/O - MELDRETH

24 Affordable Dwellings, Land adj. West Way, for Mr and Mrs M Sole
Having visited the site, Members were **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, referred to the Secretary of State, and not being called in by him for determination. Prior to such advertisement and referral, the applicants would be required to undertake that they would enter into a Section 106 Legal Agreement requiring that the affordable housing be for rental only, that that status would continue in perpetuity, and that public open space and a children's play area would be provided. In addition matters of visibility, health and safety and flood risk should be resolved prior to referral to the Secretary of State.

The local Member, Councillor Dr S van de Ven sent apologies for not being able to attend this meeting, although she was not a member of the committee.

24. S/1080/04/F - ORWELL

Extension to Bungalow to Form Two Storey Extension, 27 Hillside, for Mr Heffernan **DELEGATED APPROVAL** subject to the submission of revised plans showing increased projection of screens and methods and materials of construction, contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, and taken into account Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies HG12 and HG13 of the South Cambridgeshire Local Plan 2004, Members did not consider the proposal to have any significant adverse effect on the immediate locality.

APPEALS AND STATISTICS

25. 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
- Summaries of recent decisions of interest
- Appeals received
- Local Inquiry and Informal Hearing dates scheduled before the next meeting of the

Committee on 1st September 2004

- Appeals withdrawn or postponed
- Advance notification of future local inquiry and Informal Hearing dates (subject to postponement or cancellation)

26. APPLICATIONS AWAITING DECISIONS FOR MORE THAN 13 WEEKS

Members **RECEIVED** and discussed a list of applications over 13 weeks old awaiting decision as at 23rd July 2004.

27. PERFORMANCE CRITERIA

Members **NOTED** performance criteria for the three-month period ended 31st March 2004.

28. GRAPHICAL DATA

Members **NOTED** graphs in respect of:

- Total decisions issued quarterly by South Cambridgeshire District Council
- Planning Decisions for the period from January to March 2004
- Planning Decisions for the year ended 31st March 2004
- Percentage of applications determined within eight weeks
- Planning Decisions by development type and speed of evaluation for the three-month period and year ended 31st March 2004

STANDING ITEM

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

The Committee received a further report on progress being made by the Developers of Cambourne in complying with their obligations under the Section 106 Legal Agreement dated 20th April 1994. The New Village Senior Planning Officer gave a verbal update which included the following:

- the requirement for a new planning application in respect of amendments to the design of the proposed cricket pavilion at Lower Cambourne
- A letter from the LTA sent to the Cambourne Consortium requiring changes to the Tennis Courts at the MUGA
- The playing fields to be completed September 05
- The Council await a report from ROSPA as to the fitness of the Skateboard park.

Members raised the following issues:

- the need to ensure proper maintenance
- the need for tennis courts to be amended at the developers' expense
- soil preparation at the burial ground
- outstanding cost implications
- staffing implications
- the determination of trigger points
- the need for Cambourne Parish Council to become free-standing
- Ongoing discussions aimed at providing a sprung floor for the Community Centre

Councillors DH Morgan and Mrs DSK Spink (local Members) thanked officers for their

significant efforts in spearheading the District Council's stance to date.

RESOLVED that the Council reaffirm its stance in relation to seeking substantial compliance with the Section 106 Legal Agreement dated 20th April 1994, and that the Development and Conservation Control Committee request a further update at its next meeting on 1st September 2004, specifying a date on which it would reimpose its embargo on planning consents for market housing should the improvement in compliance with the Section 106 Agreement not continue.

The Meeting ended at 4.13 p.m.
