

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 5 August 2009 at 2.00 p.m.

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

Councillors:	Mrs VM Barrett	Mrs PM Bear
	BR Burling	Mrs JM Guest
	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)), Paul Derry (Senior Planning Assistant), Gary Duthie (Senior Lawyer), Matthew Hare (Planning Officer), Gareth Jones (Corporate Manager, Planning & Sustainable Communities), Michael Jones (Senior Planning Assistant), Ray McMurray (Principal Planning Officer (East)), John Pym (New Village Senior Planning Officer), Stephen Reid (Senior Planning Lawyer), 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 RE Barrett, SM Edwards, Mrs JE Lockwood, NJ Scarr, Cllr Mrs JEO Squier and NIC Wright were in attendance, by invitation.

31. GENERAL DECLARATIONS OF INTEREST

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

32. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 1 July 2009.

33. S/2307/06/F - HAUXTON (LAND TO THE EAST OF THE A10 KNOWN AS THE FORMER BAYER CROPSCIENCE LTD SITE)

Roger Braithwaite (objector), Jennie Daly (for the applicant), Tony Allison (Hauxton Parish Council and Councillor Janet Lockwood (local Member) addressed the meeting.

The Committee **approved** the application, subject to the prior completion of a suitable Section 106 Legal Agreement including an obligation to secure agreement from Atkins or other specialist consultant to act as an impartial and independent expert tasked with producing a report confirming the achievement of proper remediation of the site and providing a collateral warranty for the benefit of South Cambridgeshire District Council, and subject to the Conditions referred to in the report, amended as necessary as a result of further consultation and negotiation.

Councillor Sebastian Kindersley declared a personal interest as Chairman of the Scrutiny and Overview Committee when it discussed this matter. He was now considering the

matter afresh.

Councillor Deborah Roberts declared a personal interest as a former employee of a previous company operating from this site. This employment related to a 12-month period some 32 years ago.

Councillor John Williams declared a personal interest as a former employee of companies operating from this site between 1973 and 1989, and as a recipient of a pension from that employment paid by Bayer CropScience which inherited the schemes.

Councillor Sally Hatton and Councillor Deborah Roberts voted to refuse the application.

34. S/2014/08/O - HAUXTON (AT LAND TO THE EAST OF THE A10 KNOWN AS THE FORMER BAYER CROPSCIENCE LTD SITE)

Dr. Charles Turner (objector), Jennie Daly (for the applicant), and Tony Allison (Hauxton 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 increase in the proposed density over that anticipated in Policy SP/7 of the Submission Draft Site Specific Policies Development Plan Document (January 2006) destined to form part of the South Cambridgeshire Local Development Framework, and the absence of any increased affordable housing provision above a scheme for 70 Extra Care Housing Units.

Councillor Sebastian Kindersley declared a personal interest as Chairman of the Scrutiny and Overview Committee when it discussed this matter. He was now considering the matter afresh.

Councillor Deborah Roberts declared a personal interest as a former employee of a previous company operating from this site. This employment related to a 12-month period some 32 years ago.

Councillor John Williams declared a personal interest as a former employee of companies operating from this site between 1973 and 1989, and as a recipient of a pension from that employment paid by Bayer CropScience which inherited the schemes.

Councillor Sally Hatton and Councillor Deborah Roberts voted to refuse the application.

35. S/0622/08/RM - ORCHARD PARK (LAND NORTH OF CHIEFTAIN WAY BETWEEN LAND PARCELS E1 AND E2 ADJACENT A14)

The Committee **approved** details of reserved matters of access, appearance, landscaping, layout and scale, as amended by plans date stamped 2 June 2009, subject to additional Conditions addressing the matters referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

Councillor Deborah Roberts was not present for part of the debate and did not vote.

36. S/0821/09/F - LINTON (LAND TO THE NORTH OF 42 BACK ROAD)

Barrie Wilson (applicant) addressed the meeting.

The Committee **approved** the application, as amended by drawing numbers 20A, 21A,

22B and 23A date stamped 17 July 2009, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

37. S/0843/09/F - LINTON (30 HILLWAY)

The Committee **approved** the application, as amended by drawing number HWL-02 Rev. B date stamped 20 July 2009, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

38. S/0177/03/F - MELDRETH (BIDDALLS BOULEVARD, KNEESWORTH ROAD)

Mr Thurlow (agent for the applicant) and Rob Searles (Meldreth Parish Council) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 5 August 2009. The Committee **refused** the proposal contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reasons for refusal as being Intensification resulting in the need to provide a safe pedestrian route towards the village to accord with policy DP/3 of the South Cambridgeshire Local Development Framework 2007, and the premature nature of the application in the context of the emerging Gypsy and traveller Development Plan Document.

39. S/0564/09/F - MILTON (6 SUNNINGDALE PARK, CHESTERTON FEN ROAD)

Prior to considering this application, the Committee attended a site visit on 5 August 2009. 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 danger of setting a precedent were a dayroom of such size and scale to be permitted, and failure by the applicant to demonstrate very special circumstances for an increased size in day room over and above that permitted at Appeal.

Councillor Hazel Smith declared a personal interest as having been present when Milton Parish Council considered this application. She summarised the history of this issue for the benefit of the Parish Council but was now considering it afresh.

Councillor Deborah Roberts was not present in the Chamber during any part of the debate and did not vote.

40. S/0628/09/F - FEN DRAYTON (14 COLLEGE FARM COURT)

Councillor Nick Wright (a local Member) addressed the meeting.

The Committee **approved** the application as recommended in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein and an extra Condition prohibiting the inclusion of further windows.

41. S/0446/09/F - FEN DRAYTON THE OLD SCHOOL, HIGH STREET

Mandy Smith (Fen Drayton Parish Council) and Councillor Nick Wright (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 reasons for refusal as being Highway and traffic issues, the absence of an adequate

turning circle, and conflict with policy DP/3 of the South Cambridgeshire Local Development Framework 2007.

42. S/0741/09/F - GREAT WILBRAHAM (LAND TO THE SOUTHEAST OF 1 BUTT LANE)

Graham Clarke (objector) and Nigel Start (Great Wilbraham Parish Council) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 5 August 2009. 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 conflict with Policies HG/5 and CH/5 of the South Cambridgeshire Local Development Framework 2007 because of density and impact on, and harm to, the Conservation Area and the rural character of the lane.

43. S/0368/09/F - LANDBEACH (NEBI - TARI, ELY ROAD, LANDBEACH)

Mr Smith (applicant) addressed the meeting.

The Committee **refused** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities).

44. S/0705/09/F - OVER (52 THE LANES)

Mrs. Sumpter (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).

45. S/1678/05/F - WESTON COLVILLE (AT LAND ADJ. 33 MILL HILL)

Councillor Richard Barrett (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 inadequate contribution towards the provision of affordable housing, contrary to Policy HG/3 of the South Cambridgeshire Local Development Framework 2007.

46. S/0251/09/F - COTTENHAM (AT LAND TO THE SOUTHEAST OF 2 EVERSLEY CLOSE)

Councillor Simon Edwards (a local Member) addressed the meeting.

The Committee **approved** the application, subject to the Conditions referred to in the report and an extra Condition requiring the gable ends to be entirely clad in boarding, with high level windows removed.

47. S/0572/09/F - DUXFORD (LAND TO THE SOUTH OF STATION ROAD WEST)

Nick Parkinson (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).

48. S/0665/09/F & S/0667/09/LB - FULBOURN (BUILDINGS AND LAND TO NORTH OF COACH HOUSE, FULBOURN MANOR, MANOR WALK)

Charmain Hawkins (applicant's agent) and Councillor Neil Scarr (a local Member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 5 August 2009. The Committee gave officers **delegated powers to refuse** the application, as amended by letter and drawings date stamped 5 August 2009, for the reasons (other than reference to photovoltaic cells) set out in the report from the Corporate Manager (Planning and Sustainable Communities), with revisions to address comments received and subject to Fulbourn Parish Council not raising any new material planning considerations. Reason 2 in the report would be expanded to refer to the lowering of windows in the Victorian part (donkey stables).

Councillor Peter Topping declared a personal interest as a member of Whittlesford Parish Council, which considered this application. He took no part in the debate at the parish Council meeting, and was now considering the matter afresh.

49. S/0662/09/F - FULBOURN (FULBOURN MILL, WILBRAHAM ROAD)

Dr Hutchinson (objector) and Councillor Neil Scarr (a local Member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 5 August 2009. The Committee gave officers **delegated powers to approve** the application as report, subject to the satisfactory conclusion of discussions with South Cambridgeshire District Council's Health and Environmental Services aimed at minimising noise nuisance, confirmation of details in relation to access for fire vehicles, and provision of public art.

50. S/0698/09/F LITTLE GRANSDEN (84 MAIN ROAD)

The Committee **deferred** the application for a site visit.

Councillor Sebastian Kindersley declared a personal interest by virtue of his acquaintance with the objecting neighbour.

51. PROPOSED PUBLIC FOOTPATH DIVERSION - HATLEY

The Committee considered a report on the proposed diversion of part of Public Footpath No.13, Hatley under Section 257 of the Town and Country Planning Act 1990.

The Committee **resolved** that a Public Path Diversion Order be made to divert part of Public Footpath no.13 Hatley from its existing route to the proposed new route, as shown on the map attached to the report, and requested that Cambridgeshire County Council draft an Order for sealing by South Cambridgeshire District Council.

Councillor Sebastian Kindersley declared a personal interest as the Clerk to Hatley Parish Council, and by virtue of his acquaintance with the residents affected.

52. REVIEW OF OFFICER DELEGATION AND THE CHAIRMAN'S DELEGATION MEETING

The Committee noted the proposed process for reviewing the operation of Officers' Delegation and Chairman's Delegation meetings.

53. 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 and Mrs Cowley – Erection of dwelling – Cattell's Mill, Mill Road, Willingham - Appeal allowed
- Mrs S Shevlin – Dropped kerb – 5 Cambridge Road, Waterbeach – Appeal allowed
- Mrs A Dant, Mr N Foster & Mr T Brown – Erection of 9 dwellings and associated vehicle access – land r/o 10a Rosemary Road and 3 St Andrew's Hill, Waterbeach – Appeal dismissed.
- Mr D Lee - Erection of dwelling -The Bell House, 9 Rectory Farm Road, Little Wilbraham – Appeal dismissed
- Wm Morrison Supermarkets plc – Extension to sales area – Morrison's, Broad Street, Cambourne – Appeal dismissed

54. APPEAL STATISTICS

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

The Meeting ended at 7.40 p.m.
