

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 7 October 2009 at 2.00 p.m.

PRESENT: Councillor Pippa Corney – Chairman
Councillor Robert Turner – Vice-Chairman

Councillors:	Richard Barrett	Val Barrett
	Trisha Bear	Janice Guest
	Sally Hatton	Sebastian Kindersley
	Mervyn Loynes	Charles Nightingale
	Deborah Roberts	Hazel Smith
	Peter Topping	John Williams

Officers in attendance for all or part of the meeting:

Paul Derry (Senior Planning Assistant), Gary Duthie (Senior Lawyer), Saffron Garner (Senior Planning Assistant), Gareth Jones (Corporate Manager, Planning & Sustainable Communities), Michael Jones (Senior Planning Assistant), Ray McMurray (Principal Planning Officer (East)), Rob Mungovan (Ecology Officer), Melissa Reynolds (Team Leader (East)), David Rush (Development Control Manager), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)), Claire Sproats (Scientific Officer (Contaminated Land)), Susan Walford (Health Protection Team Leader) and Andrew Winter (Planning Assistant)

Councillors Simon Edwards, Steve Harangozo, Janet Lockwood, Ray Manning, Alex Riley, Jim Stewart and Nick Wright were in attendance, by invitation.

Apologies for absence were received from Councillor Brian Burling.

55. DEVELOPMENT CONTROL MANAGER

On behalf of the Planning Committee, the Chairman paid tribute to Mr. David Rush, Development Control Manager, who would be retiring from the Council on 17 October 2009. Following the presentation, those present joined the Chairman in showing their appreciation.

56. DECLARATIONS OF INTEREST

Councillor SGM Kindersley declared a general personal interest as a Cambridgeshire County Councillor, especially in connection with minute number 70 (Cambridgeshire Guided Busway).

57. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 2 September 2009.

58. S/1098/09/F - RAMPTON (LAND ADJOINING (1-8 PRIMROSE MEADOW, COW LANE)

Councillor Simon Edwards (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 the visually harmful siting detached from the existing site and the location being contrary to the criteria identified in the emerging Gypsy and Traveller Development Plan Document.

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

59. S/1048/09/F - COTTENHAM (THE LAKES, TWENTY PENCE)

Rick Bristow (Chairman of Cottenham Parish Council) and Councillor Simon Edwards (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 an unsustainable location for holiday homes due to the need to travel by car and the absence of alternative forms of transport. The Committee **authorised** officers to take enforcement action against the existing unauthorised residential use as four dwellings, with a six-month compliance period.

60. S/0990/09/F - DUXFORD (8 STATION ROAD WEST AND LAND TO THE SOUTH OF 10, 12 AND 14, STATION ROAD WEST)

Michael Smith (applicant's agent) addressed the meeting.

The Committee **approved** the application as amended by drawings received 30 July and 17 September 2009, subject to the Conditions in the report from the Corporate Manager (Planning and Sustainable Communities) and an extra Condition requiring the removal from the site of Japanese Knotweed.

61. S/2308/06/O - HAUXTON (LAND TO THE EAST OF THE A10 KNOWN AS THE FORMER BAYER CROPSCIENCE LTD SITE)

Dr Charles Turner (objector), Jennie Daley (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 Section 106 Legal Agreement in support of the development and providing local community facilities, Conditions substantially in the terms referred to in the report from the Corporate Manager (Planning and Sustainable Communities), an extra Condition requiring implementation of flood mitigation measures on Riddy Brook and full consultation with local people and Hauxton Parish Council on design issues at the Reserved Matters stage.

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.

62. S/0547/09/F- LONGSTANTON (LAND TO THE EAST OF 'LYNDHURST', STATION ROAD FOR ASPINALLS BUILDERS MERCHANTS LTD)

Pat Sheridan (objector), Don Proctor (applicant's agent), Tim Tucker (Chairman, Longstanton Parish Council), and Councillor Riley (local member) addressed the meeting.

Councillor Robert Turner in the Chair.

Prior to considering this application, the Committee attended a site visit on 7 October 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 encouragement of a local business venture outweighing countryside policies in the South Cambridgeshire Local Development Framework 2007.

Councillor Pippa Corney declared a personal and prejudicial interest in view of her friendship with the objector's daughter, and because of her business dealings with the applicant company. She withdrew from the Chamber, took no part in the debate and did not vote. Councillor Corney did not attend the site visit and had previously withdrawn from the room during consideration of this matter at the Chairman's agenda briefing.

63. S/1702/08/F- WILLINGHAM (ASPINALLS BUILDERS YARD, 2 STATION ROAD)

Don Proctor (applicant's agent) and Councillor Ray Manning (a local Member) addressed the meeting.

Councillor Robert Turner in the Chair.

Prior to considering this application, the Committee attended a site visit on 7 October 2009. The Committee gave officers **delegated powers to approve** the application contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities), subject to resolution of outstanding issues relating to flood risk and urban design. Members agreed the reason for approval as being the redevelopment of a brownfield site not appropriate for its present use.

Councillor Pippa Corney declared a personal and prejudicial interest in view of her business dealings with the applicant company. She withdrew from the Chamber, took no part in the debate and did not vote. Councillor Corney had previously withdrawn from the room during consideration of this matter at the Chairman's agenda briefing.

64. S/0745/09/F - LONGSTANTON (LAND TO NORTH OF NELSON CRESCENT, HIGH STREET)

Tim Tucker (Chairman, Longstanton Parish Council) and Councillor Alex Riley (local Member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 7 October 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 loss of community land and the unresolved issue of affordable housing.

65. S/0574/09/F - OVER (2 WILLINGHAM ROAD)

Prior to considering this application, the Committee attended a site visit on 7 October 2009. The Committee **approved** the application, as amended by drawings 006C, 007C and 008C date stamped 30 July 2009, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities) and extra Conditions relating to the design of windows, and retention of the mature tree at the front of the property.

Councillor Deborah Roberts was not present at the beginning of the debate, and did not vote.

66. S/0809/09/F - FEN DRAYTON (10 COLLEGE FARM COURT)

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

67. S/1177/09/F - WILLINGHAM (LAND NORTH OF WESTFIELD)

Ian Ross (objector) addressed the meeting.

Councillor Robert Turner in the Chair.

Prior to considering this application, the Committee attended a site visit on 7 October 2009. The Committee **refused** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the word "adequate" in Reason 3 being replaced with the word "inadequate", and two additional reasons relating to the loss of a Yew tree, and the applicant's lack of ownership or control over land required to provide adequate visibility splays.

Councillor Pippa Corney declared a personal and prejudicial interest because her sister-in-law lives at Westfield. She withdrew from the Chamber, took no part in the debate and did not vote. Councillor Corney did not attend the site visit and had previously withdrawn from the room during consideration of this matter at the Chairman's agenda briefing.

68. S/1073/09/F - WILLINGHAM (LONG ACRE, MEADOW ROAD)

The Committee gave officers **delegated powers to approve** the application for a temporary period of three years, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities) and to comments that may be received from the Traveller Site Team Leader and other consultees.

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

69. S/1191/09/F - WILLINGHAM (BEAUMONT PLACE, MEADOW ROAD)

The Committee gave officers **delegated powers to approve** the application for a temporary period of three years, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities), an extra Condition requiring the applicant to resolve the contaminated land issue, and to comments that may be received from the Traveller Site Team Leader and other consultees, or to refuse it (should the applicant be unwilling to accept a temporary consent) in the context of consultation being carried out in relation to the Gypsy and Traveller Development Plan Document.

Councillor Sally Hatton voted to refuse the application.

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

70. C/6/9/1A - CAMBRIDGESHIRE GUIDED BUSWAY (DISCHARGE OF CONDITION 5 - LIGHTING)

The Committee **resolved** that

1. Condition 5 be discharged in relation to the bus stops on the Guideway, other than at Histon and Impington, in accordance with lighting system details submitted by letters dated 15 June and 3 August 2009, subject to the use of full cut-off luminaires that meet Institution of Lighting Engineers standards;
2. Cambridgeshire County Council be requested to consider installing solar lights within the bound section of the maintenance track / cycle way;
3. Further consideration be given to discharging Condition 5 as it relates to the bus stops at Histon / Impington on the east and west bound guide way, once the number of light columns has been reduced to the number authorised in the approved layout.

Councillor Sebastian Kindersley declared a personal interest as a member of Cambridgeshire County Council.

71. REVIEW OF CHAIRMAN'S DELEGATION MEETING

Representatives from Comberton, Heydon and Stapleford Parish Councils briefly addressed the meeting.

The Committee **resolved**

1. that a revised delegation procedure be considered at the Planning Committee meeting on 4 November 2009, and introduced as soon thereafter as is practical, subject to review after 12 months' operation;
2. that, upon its adoption by Planning Committee and introduction of such a revised delegation procedure, Chairman's Delegation meetings be abolished;
3. that parish councils be invited to submit their further comments at the end of the period of 12 months referred to in (1) above; and
4. that, so as to ensure continuity and flexibility of service, Development Control Team Leaders be given the same degree of delegated responsibility as the Corporate Manager (Planning and Sustainable Communities) and Development Control Manager.

72. 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 K Esplin – erection of house and garage(revised details including pool house, screen fencing and front boundary treatment – 43 Fowlmere Road, Heydon –

planning and enforcement appeals allowed.

- Mr D S Hobbs – use of premises as licensed club – 16A Norman Way Industrial Estate, Over – enforcement appeal allowed

73. ENFORCEMENT ACTION

The Committee **noted** a report on enforcement action ongoing as at 7 October 2009.

The Meeting ended at 6.35 p.m.
