

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 3 March 2010 at 2.00 p.m.

PRESENT: Councillor Pippa Corney – Chairman
Councillor Peter Topping – Vice-Chairman

Councillors:	Richard Barrett	Val Barrett
	Trisha Bear	Janice Guest
	Sebastian Kindersley	Mervyn Loynes
	Mike Mason	David McCraith
	Charles Nightingale	Deborah Roberts
	Hazel Smith	John Williams

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Team Leader (West)), Laura Clarke-Jones (Planning Assistant), Paul Derry (Senior Planning Assistant), Gary Duthie (Senior Lawyer), Saffron Garner (Senior Planning Assistant), Gareth Jones (Corporate Manager, Planning & Sustainable Communities), Ray McMurray (Principal Planning Officer (East)), Corrie Newell (Principal Conservation Officer), Karen Pell-Coggins (Senior Planning Assistant), Melissa Reynolds (Team Leader (East)), Ian Senior (Democratic Services Officer) and Russell Watkins (Environmental Health Officer (Environmental Protection))

Councillors Nigel Cathcart, Simon Edwards, Ray Manning and Nick Wright were in attendance, by invitation.

Apologies for absence were received from Councillors Brian Burling, Sally Hatton and Robert Turner.

135. VICE-CHAIRMAN OF THE MEETING

In the absence of Councillor Robert Turner, Planning Committee Vice-Chairman, it was proposed, seconded and agreed that Councillor Peter Topping be appointed Acting Vice-Chairman of the meeting.

136. GENERAL DECLARATIONS OF INTEREST

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

137. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 3 February 2010.

138. S/1840/09/F - SWAVESEY (87 MILL FARMHOUSE, MIDDLE WATCH)

The Committee **approved** the application, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

139. S/1673/09/F - LITTLE SHELFORD (15 HIGH STREET)

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).

140. S/0020/10/F- THRILOW (85 KINGSWAY, HEATHFIELD, DUXFORD)

The Committee **approved** the application, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

141. S/1760/09/F - CASTLE CAMPS (LAND TO THE SOUTH OF FIEDE HOUSE, HAVERHILL ROAD)

The Committee **approved** the application, subject to the Conditions referred to in the report to the Planning Committee on 3 February 2010 from the Corporate Manager (Planning and Sustainable Communities).

142. S/6103/00/F - CAMBOURNE (PLOT 3000, SOUTH SIDE CAMBOURNE BUSINESS PARK)

The Committee **approved** the application to regularise the car parking use that had continued since 31 March 2009 with a view to ceasing that use on 30 April 2010.

143. S/1178/09/F - COTTENHAM (PLOT 12, VICTORIA VIEW, SMITH FEN)

Jackie Smith (objector), Candy Sherridan (speaking on behalf of the applicant) and Councillor Simon Edwards (a local Member) addressed the meeting. A statement from Councillor Tim Wotherspoon (a local Member) was read out at the meeting.

The Committee **refused** the application contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities) and referred to a future meeting of the Planning Enforcement Sub-Committee consideration of enforcement options. Members agreed the reasons for refusing the application as being:

1. The continued use of the site for a chalet, touring caravan, day room and other domestic paraphernalia would further consolidate the area covered by lawful caravan sites at Setchell Drove and Water Lane, Cottenham, and have a significant adverse effect on the character and appearance of the area by eroding the openness between the two lawful sites contrary to Policies DP/1 1(p), DP/2 1(a) and DP/3 2(m) of the South Cambridgeshire LDF 'Development Control Policies DPD 2007;
2. Approval of the application (as opposed to toleration of the existing use) would create a precedent that planning permission should be granted for other gypsy sites at Victoria View and elsewhere across Smithy Fen. The cumulative impact of such developments would be seriously harmful to the character and appearance of the surrounding landscape.
3. The Council has had due regard to the applicants' existing personal circumstances including the availability of alternative sites, his general need for a site, and his age and health, but does not consider these are sufficient either individually or collectively to outweigh the non-compliance with the development plan. This includes granting planning permission on a temporary basis where the perceived harm would still be significant.

Having sought legal advice, Councillor Deborah Roberts withdrew to the viewing gallery,

and remained out of sight of Committee members during the entirety of the debate, took no part in the debate and did not vote.

144. S/1919/09/F - OVER (LAND TO THE SOUTH OF 38 MILL ROAD, OVER)

Rosie Wayman (Over Parish Council) addressed the meeting.

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

Councillor Pippa Corney declared a personal and prejudicial interest because the applicant is her husband. Councillor Corney withdrew from the Chamber, took no part in the discussion and took no part in the vote to defer for a site visit.

Councillor Peter Topping took the chair for this item.

145. S/1714/09/O - OVER (LAND TO THE NORTH OF CHAIN FARM, OVERCOTE ROAD)

The Committee **approved** the application, as amended by e-mail dated 1 February 2010, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

146. S/1699/09/F - OVER (LAND NORTH OF THE PIGGERY, HADEN WAY, WILLINGHAM)

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 refusing the application as being:

1. Potential adverse impact on the amenity of residents in Haden Way, by virtue of noise. Application contains insufficient noise information and fails to demonstrate that an acceptable amenity relationship can be achieved.
2. Highway safety, subject to the receipt of supporting evidence from an Independent Highways Consultant.

147. S/1803/09/F - WILLINGHAM (6 CADWIN FIELD, SCHOLE ROAD)

Councillor Ray Manning (a local Member) addressed the meeting.

The Committee **approved** the application for a temporary period up to 18 August 2012, subject to the conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities) and an additional Condition restricting occupation to the applicant and any dependents.

Councillor Deborah Roberts was not present in the Chamber during any part of the consideration of this item, took no part in the debate and did not vote.

148. S/1881/09/F - WILLINGHAM (13 HIGH STREET)

Councillor Ray Manning (a local Member) 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).

149. S/1917/09/F AND S/1918/09/LB - BASSINGBOURN CUM KNEESWORTH (51 OLD NORTH ROAD)

Michael Kelly (solicitor for Des Downey – objector) addressed the meeting.

The Committee **approved** the applications subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

Councillor Sebastian Kindersley declared a personal interest as a customer of the Yuva restaurant, 51 Old North Road, Basingbourn.

150. S/1916/09/F - BASSINGBOURN CUM KNEESWORTH (51 OLD NORTH ROAD)

Michael Kelly (solicitor for Des Downey – objector) addressed the meeting.

The Committee **approved** the applications subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities), compliance with Condition 4 (installation of extraction system and flue) being required within three months of the decision notice being issued.

Councillor Sebastian Kindersley declared a personal interest as a customer of the Yuva restaurant, 51 Old North Road, Basingbourn.

151. S/1516/09/F AND S/1519/09/LB - BASSINGBOURN CUM KNEESWORTH (51 OLD NORTH ROAD)

The Committee **approved** the applications subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

Councillor Sebastian Kindersley declared a personal interest as a customer of the Yuva restaurant, 51 Old North Road, Basingbourn.

152. S/1830/09/F - CALDECOTE (MANOR FARM, MAIN STREET)

David Williams (applicant's agent) addressed the meeting.

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

153. S/1956/09/F - GREAT AND LITTLE CHISHILL (LAND SOUTH-WEST OF WALLERS CLOSE)

Colin Aylott (supporter) and Andrew Gardiner (Great and Little Chishill Parish Council) addressed the meeting.

The Committee **approved** the application for a temporary period of two years, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities), subject to Condition 1 referring to twenty visitors instead of ten and Condition 3 referring to six volunteers instead of four, and to an Informative seeking the establishment of a local liaison group involving, among others, a representative from Great and Little Chishill Parish Council.

154. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee **noted** a report on Appeals against planning decisions and enforcement action.

155. CORPORATE MANAGER (PLANNING AND SUSTAINABLE COMMUNITIES)

Gareth Jones informed Members that this might be his final Planning Committee meeting as Corporate Manager (Planning and Sustainable Communities). On behalf of the Committee, Councillors Pippa Corney, Sebastian Kindersley, Mike Mason and Deborah Roberts paid tribute to Mr. Jones, and to his professionalism, knowledge and personality. As Planning Portfolio Holder, Councillor Nick Wright added his compliments. Those present joined the Chairman in showing their appreciation.

The Meeting ended at 6.35 p.m.
