

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 2 February 2011 at 2.00 p.m.

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

Councillors:	Val Barrett	Trisha Bear
	Brian Burling	Lynda Harford
	Sally Hatton	Sebastian Kindersley
	Mervyn Loynes	David McCraith
	Charles Nightingale	Deborah Roberts
	Hazel Smith	John F Williams
	Nick Wright	

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Development Control Manager), Paul Derry (Senior Planning Assistant), Saffron Garner (Senior Planning Assistant), Matthew Hare (Senior Planning Officer), Emily Ip (Planning Assistant), Gareth Jones (Head of Planning), Michael Jones (Senior Planning Assistant), John Koch (Team Leader), Ray McMurray (Principal Planning Officer (East)), Karen Pell-Coggins (Senior Planning Assistant), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)), Dan Smith (Planning Assistant), Andrew Winter (Planning Assistant) and Kate Wood (Planning Team Leader (East))

Councillors Richard Barrett, Mike Mason, Tony Orgee and Surinder Soond were in attendance, by invitation.

138. GENERAL DECLARATIONS OF INTEREST

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

139. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as correct records, the minutes of the meetings held on 12 January 2011.

140. S/2058/10 - WESTON COLVILLE (LAND SOUTH OF SPRINGHILL LODGE, BRINKLEY ROAD)

Colin Kerby (objector), Chris Anderson (applicant's agent) and Councillor Richard Barrett (a local Member) addressed the meeting.

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

141. S/2148/10 - COMBERTON (3, LONG ROAD)

Peter Ganczakowski (objector) and Amanda Bacon (Comberton Parish Council) addressed the meeting.

The Committee **approved** the application, as amended by plans 962/04 Revision A (date

stamped 10 January 2011), 962/03 Revision B, 962/05 Revision B, 962/06 Revision B, 962/07 Revision B, 962/08 Revision B (date stamped 18 January 2011), subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities), and a further Condition relating to the provision of pedestrian visibility splays as required by the Local Highways Authority. Members instructed officers to make sure that Condition 4 in the report took full account of their preference for permeable surfacing.

142. S/1186/10 - FOXTON (LAND BETWEEN 3-11 MORTIMERS LANE FOR AMBER HOMES LTD)

Martin Page (applicant's agent) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 2 February 2011. The Committee **approved** the application, upon the Chairman's casting vote, subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities) and a further Condition requiring the building to remain a separate one-bedroomed dwelling, and not to become an annexe to no. 7 Mortimers Lane.

143. S/1951/10 - GIRTON (3 CHERRY BOUNDS ROAD)

Mr. Polydorou (supporter) addressed the meeting.

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

144. S/0961/10 - HASLINGFIELD (HASLINGFIELD PRIMARY SCHOOL, HIGH STREET) - WITHDRAWN FROM THE AGENDA

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

145. S/1847/10 - IMPINGTON (LAND WEST OF MERRINGTON PLACE, OFF IMPINGTON LANE)

Colin Brown (applicant's agent), Brian Ing (Impington Parish Council) and Councillor Mike Mason (a local Member) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 2 February 2011. The Committee **approved** the application, as amended by plans CJM-02 1101-B date stamped 10 December 2010, Flood Risk Assessment and amended Landscape Management Plan date stamped 18 January 2011, and subject to the prior completion of a Section 106 Legal Agreement securing the provision of affordable housing, education, open space, community provision, public art, access matters, waste receptacles and monitoring, and to the Conditions set out in the report from the Corporate Manager (Planning and New Communities). The Committee agreed that Condition 8, relating to surface water drainage) should only be implemented after consultation with Impington Parish Council and local Members, particularly Councillor Mike Mason.

146. S/2101/10 - IMPINGTON (10 COLLEGE ROAD)

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

Prior to considering this application, the Committee viewed the site on 2 February 2011. The Committee **approved** the application as amended by drawings 242/01/P Revision A and 242-07P Revision A date stamped 12 January 2011, subject to the Conditions set out

in the report from the Corporate Manager (Planning and New Communities).

147. S/1463/10 - LONGSTANTON (LAND TO NORTH OF NELSON CRESCENT, HIGH STREET)

Tracy Cole (objector) and John Parmiter (applicant's agent) addressed the meeting.

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

148. S/1881/10 - MELBOURN (OAK COTTAGE, 6A VICARAGE CLOSE)

Jason Hall (objector) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 2 February 2011. The Committee **refused** the application contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Members agreed the reason for refusal as being that, by virtue of its size, siting and design, the proposed extension would have a harmful impact on the character and appearance of the existing dwelling and would therefore fail to maintain the positive contribution that the dwelling makes to the street scene in this part of Vicarage Close. It would also have an overbearing impact on the outlook from the neighbouring residential property at 3 Kays Close and would be directly contrary to the views of the planning inspector who, when allowing an appeal for the erection of the dwelling on 30 January 2004, stated there were exceptional circumstances in this case to restrict permitted development rights to avoid serious adverse effects on the living conditions of neighbouring residents. The development would therefore be contrary to Policies DP/2 and DP/3 of the South Cambridgeshire Local Development Framework Development Control Policies DPD which state that all new development must be of high quality design in order to preserve or enhance the local area and not have an unacceptable adverse impact on residential amenity.

149. S/2161/10 - SHEPRETH (21 MELDRETH ROAD)

Councillor Soond (local Member) addressed the meeting.

The Committee **approved** the application, in line with officers' amended recommendation, subject to safeguarding Conditions relating to, among other things, open space provision, external materials to be used, community facilities provision, the Section 106 monitoring fee, provision of waste receptacles, restrictions on the hours of construction, prevention of windows to the rear elevations at first floor level, a minimum cill height for the high level rooflights where necessary, landscaping and boundary treatments, and highway conditions relating to retention of visibility splays drainage of the access, and the materials to be used for the access.

150. S/1107/10 - MELDRETH (GOCOLD LTD, STATION YARD, HIGH STREET)

Nick Davis (on behalf of the applicant company), Rob Searles (Meldreth Parish Council) and Councillor Soond (local Member) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 2 February 2011. The Committee **approved** the application, subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities) and a further Condition relating to site boundary treatment.

151. S/1365/10 - GREAT ABINGTON (PHASE II, GRANTA PARK)

Justin Bainton (applicant's agent) and Councillor Tony Orgee (local Member) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 2 February 2011. The Committee gave officers **delegated powers to approve** the application, subject to the Conditions referred to in the report from the Corporate Manager (Planning and New Communities), and to agreement being reached over the additional Conditions set out in the Update report from the Corporate Manager (Planning and New Communities).

152. S/2078/10 - GREAT SHELFORD (144 CAMBRIDGE ROAD)

The Committee **refused** the application contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Reason: Members considered that the proposal would have an unacceptable impact on the amenities of current and future residents.

Councillor Charles Nightingale declared a personal interest as a member of Great Shelford Parish Council.

153. S/2212/10 - WHITTLESFORD (NEW HOUSE (FORMERLY NO.12), ROYSTON ROAD)

The Committee **approved** the application, subject to the prior completion of a revised Section 106 Legal Agreement as specified in paragraph 22 of the report from the Corporate Manager (Planning and New Communities), and to the Conditions set out in that report.

154. S/2285/10 - WILLINGHAM (12, GREEN STREET)

Francis Caldwell (applicant's agent) and Ian Barratt (Willingham Parish Council) addressed the meeting.

The Committee gave officers **delegated powers to approve** the application, subject to agreement being reached to protect the Sycamore tree close to the boundary of the application site, the Conditions referred to in the report from the Corporate Manager (Planning and New Communities) (in consultation with Willingham Parish Council and local Members, particularly Councillor Brian Burling), Condition 13 specifically restricting construction vehicles to accessing the site via Green Street, and to an additional Condition relating to archaeological investigation.

155. CAMBOURNE DRAINAGE UPDATE

The Committee **received and noted** a report updating Members about measures being adopted in Cambourne to address flooding concerns in Cambourne.

The Planning Lawyer reported that, regrettably, there had recently been further instances in Cambourne when tinkering had been needed.

Peter From Anglian Water addressed the meeting. With the assistance of a PowerPoint presentation, he gave Members an overview of the telemetry system used by Anglian Water.

In response to a question, the Planning Lawyer undertook to ascertain whether or not

Anglian Water was charging Cambourne residents for the disposal of surface water. Mr. Confirmed that Anglian Water was not paying anything towards the cost of tinkering.

The Chairman said it was essential that residents knew who to report faults to. Without such information, it would be impossible to gauge the full extent of the problem.

The Planning Lawyer told Anglian Water and WSP that tinkering was not an acceptable solution. While it continued, there was no prospect of the application to build another 950 dwellings in Cambourne being progressed any further.

Colin Sharp from WSP addressed the meeting. He updated Members on progress against the Action Plan. Discussion ensued about the effectiveness of ground level and underground testing.

The importance of resolving flooding and drainage issues in Cambourne was highlighted by the fact that similar issues were beginning to affect the development at Orchard Park.

156. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

The Meeting ended at 6.08 p.m.
