

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 6 July 2011 at 2.00 p.m.

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

Councillors:	Val Barrett	Brian Burling
	Lynda Harford	Sally Hatton
	Tumi Hawkins	Caroline Hunt
	Sebastian Kindersley	Raymond Matthews (substitute)
	David McCraith	Charles Nightingale
	Deborah Roberts	Hazel Smith

Officers in attendance for all or part of the meeting:

David Bevan (Conservation Manager), Nigel Blazeby (Development Control Manager), Paul Derry (Senior Planning Assistant), Gary Duthie (Senior Lawyer), Michael Jones (Senior Planning Officer), Corrie Newell (Principal Conservation Officer), Michael Osbourn (Senior Planning Assistant), Karen Pell-Coggins (Senior Planning Assistant), Andrew Phillips (Planning Officer), Ian Senior (Democratic Services Officer), Dan Smith (Planning Officer), Charles Swain (Enforcement Officer) and Kate Wood (Planning Team Leader (East))

Councillors David Bard, Ray Manning, Mike Mason, Tony Orgee, Ben Shelton, Bridget Smith, Jim Stewart and Nick Wright were in attendance, by invitation.

Apologies for absence were received from Councillor Mervyn Loynes.

18. GENERAL DECLARATIONS OF INTEREST

Councillor Sebastian Kindersley declared a personal interest as an elected Member of Cambridgeshire County Council, a statutory consultee for all planning applications on the agenda.

19. MINUTES OF PREVIOUS MEETINGS

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 1 June 2011.

20. S/0506/09 - WEST WRATTING (CAMGRAIN APC, LONDON ROAD, BALSHAM)

The Committee noted that this application had been **withdrawn** from the current agenda and would now be reported to a Special Planning Committee meeting on 18 July 2011.

21. S/0905/11 - HARDWICK (BLUE LION, 74 MAIN STREET)

David Shanahan (objector), the Applicant, Mr Jim Stewart (local member) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 6 July 2011. The Committee **refused** the application for the reasons set out in the report from the Corporate Manager (Planning and New Communities) and **resolved** that an Enforcement Notice be served, with a compliance period of one month, requiring removal of the decking and all other materials from the application site, and restoration of the site to the condition it was

in immediately prior to the unauthorised works taking place.

22. S/0226/11 - TOFT (MERIDIAN GOLF CLUB)

Vivienne Saunders (applicant) and Elizabeth Dolman (Toft Parish Council) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 6 July 2011. The Committee gave officers **delegated powers to approve** the application contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities), subject to it being advertised as a Departure from the Development Plan and to no adverse material comments being received as a result. Planning Consent would be subject to a number of safeguarding Conditions relating to, among other things, the hours of construction.

23. S/0779/11- COTTENHAM (CUCKOO HILL FARM, OAKINGTON ROAD)

The Committee noted that this application had been **withdrawn** from the agenda and would now be determined by officers under delegated powers.

24. S/0928/11 - COTTENHAM (137 HIGH STREET)

Peter Tompkins (applicant) addressed the meeting.

The Committee **approved** the application subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities) minus the condition in relation to obscure glazing, and additional conditions relating to the design of the garden, and treatment of the boundary between the application site and no.139 High Street.

Councillor Lynda Harford declared a personal interest as a member of Cottenham Parish Council. However, Councillor Harford is not a member of the Parish Council's Planning Sub-Committee and had not been involved therefore in its consideration of this application.

25 (a) S/0772/11 - Gamlingay (Robsie, Potton Road, Mill Hill)

Mrs Squance (applicant), Nick Howard (Gamlingay Parish Council), and Councillor Bridget Smith (local member) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 6 July 2011. The Committee **approved** the application contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Planning Consent would be subject to a number of safeguarding Conditions, including the removal of Permitted Development Rights. Members agreed the reason for approval as being that the height and mass of the proposed replacement dwelling would not be out of scale when compared with the building to be replaced, and would not have a significant adverse impact on the surrounding countryside or cause harm in planning terms to the rural character of the locality. Consequently, Members considered that the proposal did not conflict with Policies DP/2, DP/3 or HG/7 of the South Cambridgeshire Local Development Framework 2007.

Councillor Sebastian Kindersley declared a personal interest by virtue of his acquaintance with the applicant family.

Councillor Bridget Smith declared a personal interest because, in the past, she had taught Mrs Squance (one of the applicants) at Gamlingay Village College and, recently, had had

conversations with both Mr and Mrs Squance about them volunteering to help with The charity Forward Gamlingay, of which Councillor Smith was a trustee.

26. S/0842/11 - HISTON (KINGSWAY)

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

Upon the Chairman's casting vote, the Committee **approved** the application subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities) and an Informative regarding the clarification of any right of access for the neighbouring property.

27. S/0710/11 - ORCHARD PARK (LAND PARCEL H1)

Tim Slater (applicant's agent), Claire Blair (Orchard Park Community Council), Councillor Mike Mason (a local member) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 6 July 2011. The Committee gave officers **delegated powers to approve** the application, as amended by plans received 18 April 2011 and 2 June 2011, subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities), and to the appropriateness of the submitted Unilateral Undertaking relating to financial contributions towards the provision of public art and highway network improvements.

28. S/1023/10 - MELBOURN (49 HIGH STREET)

Clive Purbrook (objector) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 6 July 2011. The Committee **refused** the application contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Members agreed the reasons for refusal as being that they had insufficient information to persuade them that the application was appropriate given the uncertainty about the Use Class being applied for, and the potential adverse impact on neighbour amenity that might be caused.

29. S/0798/11 - PAPWORTH EVERARD (SUMMERSFIELD, ERMINE STREET SOUTH)

Patrick McCarthy (applicant) and Councillor Nick Wright (a local Member) addressed the meeting.

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

30. S/0776/11 - FEN DRAYTON (54 PARK LANE)

David Mead (applicant's agent), Derek Robinson (Fen Drayton Parish Council) and Councillor Nick Wright (a local member) addressed the meeting.

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

31. S/1077/11 - SWAVESEY (104 MIDDLE WATCH)

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

32. S/0380/11 & S/0381/11 - BABRAHAM (CHALK FARM, HIGH STREET)

Gill Kotschy (applicant) and Councillor Tony Orgee (local member) addressed the meeting.

The Committee **approved** the application contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Members agreed the reason for approval as being that the applicant had demonstrated, through extensive marketing of the offices and annexe that the property was no longer appropriate for employment use. Consequently, there was no conflict with Policy ET/6 of the South Cambridgeshire Local Development Framework 2007.

33. S/0654/11 - STAPLEFORD (27 MINGLE LANE)

Philip Kratz (applicant's agent) addressed the meeting.

The Committee **approved** the application, as amended by drawing numbers PL01 Rev B, PL02 Revision B, PL03 Revision B and PL04 Revision B date stamped 10 June 2011, subject to the Conditions contained in the report from the Corporate Manager (Planning and New Communities) and the update report produced subsequent to publication of the agenda.

34. S/0856/11 - SAWSTON (33 HIGH STREET)

Councillor David Bard (a local member) addressed the meeting.

Prior to considering this application, the Committee viewed the site on 6 July 2011. The Committee **approved** the application subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities).

35. CAMBOURNE DRAINAGE UPDATE

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

The Senior Lawyer informed Members that a further presentation would be made at the Planning Committee meeting on 3 August 2011.

36. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

37. ENFORCEMENT ACTION - CURRENT CASES

The Committee **received and noted** a summary of current enforcement cases.

The Meeting ended at 6.25 p.m.
