

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 7 November 2012 at 10.00 a.m.

PRESENT: Councillor Robert Turner – Chairman
Councillor David Bard – Vice-Chairman

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

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Development Control Manager), Katie Christodoulides (Planning Officer), Paul Derry (Senior Planning Assistant), Edward Durrant (Principal Planning Officer), Gary Duthie (Senior Lawyer), Dr Jon Finney (Development Control Engineer City and South, Cambridgeshire County Council), Saffron Garner (Senior Planning Assistant), Matthew Hare (Senior Planning Officer), John Koch (Planning Team Leader (West)), Karen Pell-Coggins (Senior Planning Assistant), Andrew Phillips (Planning Officer), Melissa Reynolds (Team Leader (Planning)), Ian Senior (Democratic Services Officer), Charles Swain (Enforcement Officer) and Kate Wood (Planning Team Leader (East))

Councillors Alison Elcox, Mervyn Loynes, Ray Manning and Cicely Murfitt were in attendance, by invitation.

Apologies for absence were received from Councillor Val Barrett.

81. DECLARATIONS OF INTEREST

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

82. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 3 October 2012.

83. S/1656/12/FL - OVER (CHAIN FARM, OVERCOTE ROAD)

The Committee **approved** the application subject to the Conditions set out in the report from the Planning and New Communities Director.

Councillor Brian Burling declared a Disclosable Pecuniary Interest because he owns the land that is the subject of the application and because he is related to the applicant. He withdrew from the Chamber, took no part in the debate and did not vote.

84. S/1963/12/VC - WILLINGHAM (3 LONGACRE, MEADOW ROAD)

A statement was made to the Committee on behalf of Arthur Brown (applicant). Councillor Ray Manning (a local Member) also addressed the meeting.

The Committee **approved** the application subject to the Conditions set out in the report from the Planning and New Communities Director.

Councillor Deborah Roberts withdrew to the public gallery, took no part in the debate and did not vote.

85. S/1465/12/FL - WILLINGHAM (FOXES MEADOW)

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

The Committee **approved** the application subject to Conditions 1, 3, 4, 5 and 6 set out in the report from the Planning and New Communities Director, Condition 2 relating to consent being for a temporary period up to 31 March 2014 having been deleted, and **resolved** that the requirement from the applicant for infrastructure payments be waived in this instance.

Councillor Deborah Roberts withdrew to the public gallery, took no part in the debate and did not vote.

86. S/2020/12/FL - WILLINGHAM (37A CADWIN NURSERIES, RAMPTON ROAD)

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

The Committee **refused** the application contrary to the recommendation in the report from the Planning and New Communities Director. Members agreed the reason for refusal as being the principle of not allowing non-agricultural development in the countryside.

87. S/1611/12/FL - BOURN (LAND SOUTH OF CAMBOURNE)

Steve Jones (for the objectors) Chris Poulton (applicant's agent) and Councillors Alison Elcox and Mervyn Loynes (local Members) addressed the meeting.

The Committee **approved** the application subject to the Conditions referred to in the report from the Planning and New Communities Director, an additional Condition requiring removal of all solar panels, plant and machinery hereby permitted and reinstatement of the site upon cessation of its use as a solar energy farm, and appropriate Informatives.

88. S/1666/12/FL - CAMBOURNE (SITES AT HIGH STREET AND BACK LANE)

Councillors Alison Elcox and Mervyn Loynes (local Members) addressed the meeting.

The Committee **approved** the application subject to the Conditions set out in the report from the Planning and New Communities Director.

Councillor Sally Hatton was not present in the Chamber during the first part of the debate and did not vote.

89. S/0534/12/VC - CAMBOURNE (MORRISONS, BROAD STREET)

Ed Kemsley (applicant's agent) Roger Hume (Cambourne Parish Council) and Councillors Alison Elcox and Mervyn Loynes addressed the meeting.

The Committee **deferred** a decision, instructing officers to commission from an independent retail consultant a report on the proposal's impact on the viability of future

retail development along Cambourne High Street.

90. S/1693/12/FL - CALDECOTE (101A WEST DRIVE)

Mike Phillips (Grafton Management Committee) and Alan Levett (Parish Council) addressed the meeting.

The Committee **approved** the application subject to the Conditions set out in the report from the Planning and New Communities Director, Condition 3 being reworded to better specify the extent and nature of the boundary treatment.

Councillor Tumi Hawkins declared a non-disclosable pecuniary interest because she lives in West Drive, albeit not close to the application site.

91. S/0699/11/OL - CALDECOTE (SITE ADJ. 6 MAIN STREET)

Mrs Hazel (objector), Brian Christian (applicant's agent) and Alan Levett (Parish Council) addressed the meeting.

The Committee gave officers **delegated powers to approve** the application, subject to resolution of highway and access issues in consultation with the Committee Chairman and local Member, and to Conditions 1-13, 15 and 18 set out in the report dated 7 March 2012 from the Planning and New Communities Director.

Councillor Brian Burling declared a Non-Pecuniary Interest because of his acquaintance with the applicant.

92. S/0798/12/FL - BAR HILL (15 VIKING WAY)

The Committee **approved** the application subject to the Conditions set out in the report from the Planning and New Communities Director.

93. S/0702/12/FL - LITLINGTON (HORSE & GROOM, BALDOCK ROAD)

Andy Thompson (agent), Rupert Matthews (supporter) and Councillor Cicely Murfitt (local Member for The Mordens) addressed the meeting.

The Committee **refused** the application for the reasons set out in the report from the Planning and New Communities Director, with two small amendments: in Reason 1, the word 'approved' should be replaced with the word 'existing' so that Reason 1 states as follows, 'The scheme proposes redevelopment of the entire site and the floor area is proposed to be nearly 11 times bigger than that originally *existing* under S/0509/09/F.....' and in Reason 4 (fourth sentence) the word 'design should be included so that it states, 'However, it is considered that due to its design, location, size and scale, the development will have a significantly adverse impact on the surrounding landscape.'

94. S/1814/12/FL - KINGSTON (SUMMERHILL, TINKERS LANE)

Mike Warren (objector) and Don Proctor (applicant's agent) addressed the meeting.

The Committee **refused** the application contrary to the recommendation in the report from the Planning and New Communities Director. Members agreed the reason for refusal as being the overbearing impact of the proposal on the neighbouring dwelling known as Netscroft.

95. S/1463/12/FL AND S/1631/12/LB - GREAT EVERSDEN (MERRYS FARM, WIMPOLE ROAD)

Daniel Jones (applicant's agent) and Steve Dinsdale (Parish Council) addressed the meeting.

The Committee **approved** application S/1463/12/FL contrary to the recommendation in the report from the Planning and New Communities Director. Members considered the site to be sustainable and a visual improvement to the area. The Committee approved application S/1631/12/LB in line with the report from the Planning and New Communities Director.

96. S/1809/12/FL - IMPINGTON (2 HEReward CLOSE)

Dilwar Hussain (applicant's agent) addressed the meeting.

The Committee **approved** the application as amended by plans date stamped 16 October 2012 subject to the Conditions set out in the report from the Planning and New Communities Director.

97. S/1892/12/FL - WATERBEACH (41 ROSEMARY ROAD)

The Committee **approved** the application subject to the Conditions set out in the report from the Planning and New Communities Director.

98. S/2029/12/FL - ORWELL (36 TOWN GREEN ROAD)

Liz Wicken (objector) and Raymond Peacock (applicant) addressed the meeting.

The Committee **deferred** a decision pending a site visit.

99. S/1937/12/VC - BOXWORTH (SITE NEAR TO HIGHBARN COTTAGES, BATTLEGATE ROAD)

Alison Burt (applicant's agent) addressed the meeting.

The Committee **approved** the application subject to the Conditions set out in the report from the Planning and New Communities Director.

100. S/1509/12/VC - PAPWORTH EVERARD (SUMMERSFIELD, ERMINE STREET SOUTH)

Guy Caswell (for the applicant) and Chris Howlett (Papworth Everard Parish Council) addressed the meeting.

The Committee gave officers **delegated powers to refuse** the application subject to the outcome of further consultation responses and negotiation with the applicant. If, as a result, officers considered that the application had been modified sufficiently to warrant approval, a report would be submitted to a future Planning Committee meeting for Members' further consideration.

101. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

102. ENFORCEMENT ACTION UPDATE

The Committee **received and noted** an Update on enforcement action.

The Meeting ended at 3.45 p.m.
