

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 5 December 2012 at 10.00 a.m.

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

Councillors:	David Bard	Val Barrett
	Brian Burling	Lynda Harford
	Sally Hatton	Tumi Hawkins
	Sebastian Kindersley	David McCraith
	Charles Nightingale	Deborah Roberts
	Hazel Smith	Nick Wright

Officers in attendance for all or part of the meeting:

Saffron Garner (Senior Planning Assistant), Matthew Hare (Senior Planning Officer), John Koch (Planning Team Leader (West)), Ray McMurray (Principal Planning Officer (East)), Jo Mills (Planning and New Communities Director), Andrew Phillips (Planning Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)), Dan Smith (Senior Planning Officer), Sarah Stevens (Head of Planning and Economic Development), Charles Swain (Enforcement Officer), Andrew Winter (Planning Officer) and Kate Wood (Planning Team Leader (East))

Councillors Jose Hales, Mick Martin, Tony Orgee and Peter Topping were in attendance, by invitation.

### **103. GENERAL DECLARATIONS OF INTEREST**

Members declared the following interests:

Councillor Barrett	Non-pecuniary interest as a member of Melbourn Parish Council (Mins. 111 and 112 refer).
Councillor Harford	Non-pecuniary interest by virtue of an acquaintance, through employment, with the applicant at 16 Teversham Road, Fulbourn (Min. 109 refers).
Councillor Hawkins	Non-pecuniary interest as having once owned land adjacent to Bossets Way, Caldecote (Min. 121 refers).
Councillor Kindersley	non-pecuniary interest as an elected Member of Cambridgeshire County Council, a statutory consultee for all planning applications on the agenda and, in particular, as the local County Councillor for Orwell (Min. 114 refers).
Councillor Nightingale	Disclosable Pecuniary Interest as owner of dwelling adjacent to Granta Terrace,

	Stapleford (Min. 106 refers). Non-pecuniary interest as Chairman of Great Shelford Parish Council and member of Stapleford Parish Council (Mins. 106 to 108 refer).
Councillor Smith	Non-pecuniary interest by virtue of an acquaintance with one of the objectors to the application in Duxford (Min. 105 refers).
Councillor Turner	Disclosable Pecuniary Interest by virtue of owning property opposite the site at Rectory Farm Road, Little Wilbraham (Min. 116 refers) and non-pecuniary interest as having been present at the meeting of Great Wilbraham Parish Council when the application at land to the rear of 12-18 The Lanes was considered (Min. 117 refers). He took no part in the Parish Council debate.
Councillor Wright	Non-pecuniary interest by virtue of having attended meetings some three years ago with representatives of Welch's Transport Group, and more recently in the context of his Planning & Economic Development Portfolio (mins. 105 to 108 in Duxford, Stapleford and Great Shelford refer).

#### 104. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 7 November 2012.

#### 105. S/1726/12/FL - DUXFORD (MOORFIELD ROAD)

Peter Bovill (applicant's agent) Ken Winterbottom (Whittlesford Parish Council), Councillor Martin (local member for Duxford) and Councillor Topping (local member for the Whittlesford Parish Council area) addressed the meeting.

Members visited the site on 4 December 2012. The Committee gave officers **delegated powers to approve** the application subject to (i) no objections being raised by the Local Highways Authority to the additional transport assessment information and revised plans, as amended by Health Impact Assessment date stamped 16 October 2012, Transport Assessment Addendum dated 23 October 2012, Addendum to Badger Survey Report dated 1 November 2012, Noise Impact Assessment date stamped 12 November 2012, and Flood Risk Assessment Rev 2 dated 5 October 2012), and drawing numbers D003-003-D14, D003-006-2 and D003-010 date stamped 21 November 2012, (ii) the prior completion of a Section 106 Legal Agreement to include a lorry routing agreement public art contribution, and provision for a viability base figure, and (iii) the Conditions set out in the report from the Planning and New Communities Director.



**106. S/1725/12/OL - STAPLEFORD (GRANTA TERRACE)**

Jim Welch (applicant) addressed the meeting.

Members visited the site on 4 December 2012. The Committee gave officers **delegated powers to approve** the application as amend The Committee gave officers delegated powers to approve the application as amended by Flood Risk Assessment (Part 2) date stamped 18 September 2012, Health Impact Assessment date stamped 18 October 2012, noise impact assessment date stamped 12 November 2012, and Tree Survey and drawing numbers G003/102 Rev PL3, 103 Rev PL3, 107 Rev PL2 and 675007/120 Rev PL1 date stamped 21 November 2012, (subject to (i) no objections being raised by the Environmental Health Officer and Local Highways Authority to any additional noise impact information provided and the revised access arrangement respectively), (ii) subject to the prior completion of a Section 106 Legal Agreement in accordance with the terms set out in this report from the Planning and New Communities Director and to include an overage provision amounting to 60% / 40% of surplus monies above a viability base figure (60% to be paid to South Cambridgeshire District Council, and such sum to be applied by the Council as an Affordable Housing commuted sum to mitigate towards the shortfall of Affordable Housing below 40% and arising from provision (across the 3 residential sites) of 21% and subject to the Conditions set out in the report from the Planning and New Communities Director.

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**107. S/1727/12/OL - STAPLEFORD (29-35 LONDON ROAD)**

Jim Welch (applicant) addressed the meeting.

Members visited the site on 4 December 2012. The Committee gave officers **delegated powers to approve** the application, as amended by tree survey date stamped 19 September 2012, drawing number SK51B date stamped 16 October 2012, noise impact assessment date stamped 12 November 2012, and drawing numbers G003/102 Rev PL3 and 104 Rev PL2 date stamped 21 November 2012, subject to the prior completion of a Section 106 Legal Agreement in accordance with the terms set out in this report from the Planning and New Communities Director and to include an overage provision amounting to 60% / 40% of surplus monies above a viability base figure (60% to be paid to South Cambridgeshire District Council, and such sum to be applied by the Council as an Affordable Housing commuted sum to mitigate towards the shortfall of Affordable Housing below 40% and arising from provision (across the 3 residential sites) of 21% and subject to the Conditions set out in the report from the Planning and New Communities Director.

**108. S/1728/12/OL - GREAT SHELFORD (32 LONDON ROAD)**

Jim Welch (applicant) addressed the meeting.

The Committee gave officers **delegated authority to approve** the application, as amended by tree survey date stamped 19 September 2012; drawing number SK52A date stamped 16 October 2012; noise impact assessment date stamped 12 November 2012; and drawing numbers G003/102 Rev PL3 and 105 Rev PL2 date stamped 21 November 2012, subject to the prior completion of a Section 106 Legal Agreement in accordance with the terms set out in this report from the Planning and New Communities Director and to include an overage provision amounting to 60% / 40% of surplus monies above a viability base figure (60% to be paid to South Cambridgeshire District Council, and such sum to be applied by the Council as an Affordable Housing commuted sum to mitigate towards the shortfall of Affordable Housing below 40% and arising from provision (across the 3 residential sites) of 21% and subject to the Conditions set out in the report from the Planning and New Communities Director.

**109. S/2024/12/FL - FULBOURN (16 TEVERSHAM ROAD)**

Rolan Hayson (applicant's agent) addressed the meeting.

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

**110. S/1996/12/FL - GIRTON (WELLBROOK WAY)**

Ian Fieldhouse (applicant) addressed the meeting.

Members visited the site on 4 December 2012. The Committee gave officers **delegated powers to approve** or refuse the application depending on the outcome of an independent viability assessment. If approved, the consent would be subject to appropriate safeguarding Conditions.

**111. S/1796/12/FL - MELBOURN (29 HIGH STREET)**

The Committee gave officers **delegated powers to approve** the application, as amended, subject to no materially new objections being received during the consultation period on the amended drawings, confirmation from the Environmental Health Officer that the revised details satisfactorily address his concerns, and the Conditions referred to in the report from the Planning and New Communities Director, and an additional Condition relating to finished floor levels.

**112. S/1402/12/FL - MELBOURN (151-155 HIGH STREET)**

Mr Newton (applicant), Mr Sherwen (Parish Council), and Councillor Jose Hales (local Member) addressed the meeting.

Members visited the site on 4 December 2012. The Committee **refused** the application for the reason set out in the report from the Planning and New Communities Director.

**113. S/2025/12/FL - SHEPRETH (ROYSTON GARDEN CENTRE)**

John Vale (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, an additional Condition relating to lighting, and a Grampian Condition requiring the planting of replacement screening.

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

Ray Peacock (applicant) addressed the meeting.

Members visited the site on 4 December 2012. The Committee **approved** the application subject to the Conditions set out in the report from the Planning and New Communities Director.

**115. S/1509/12/VC - PAPWORTH EVERARD (SUMMERSFIELD, ERMINE STREET)**

Ken Armstrong (applicant) and Crhris Howlett (Parish Council) addressed the meeting.

The Committee gave officers **delegated powers to approve** the application, subject to the outcome of further consultation responses, the prior completion of a Section 106 Legal Agreement and the Conditions set out in the report from the Planning and New Communities Director.

**116. S/1444/12/FL - LITTLE WILBRAHAM (THE SCHOLARS, RECTORY FARM ROAD)**

Members visited the site on 4 December 2012. The Committee **refused** the application contrary to the recommendation in the report from the Planning and New Communities Director. Members agreed the reasons for refusal as being noise from the air conditioning units, height of the wall, residential amenity and impact on the neighbours and Conservation Area.

**117. S/1855/12/OL - GREAT WILBRAHAM (LAND REAR OF 12 TO 18 THE LANES)**

Nigel Start (objector) and Simon Gilbey (applicant's agent) addressed the meeting.

Members visited the site on 4 December 2012. The Committee gave officers **delegated powers to approve** the application subject to the prior completion of a Section 106 Legal Agreement requiring the provision of onsite Affordable Housing or a contribution towards offsite Affordable Housing, and to the Conditions referred to in the report from the Planning and New Communities Director.

**118. S/1371/12/O - WATERBEACH (2 PRIMROSE LANE)**

The Committee gave officers **delegated powers to approve** the application, subject to the prior completion of a Section 106 Legal Agreement securing affordable housing contribution and open space, community facilities and waste receptacles contributions and to the Conditions referred to in the report from the pnc.

**119. S/1621/12/VC - WILLINGHAM (THE OAKS, MEADOW ROAD)**

Tom Buckley (applicant) and Phil King (Parish Council) addressed the meeting.

Had it been in a position to determine the application, the Committee indicated that it **would have been minded to approve** the application, subject to identifying the location of the two caravans approved, and to the Conditions set out in the report from the Planning and New Communities Director. This statement would help to inform the Council's position at the forthcoming Appeal Hearing.

**120. S/1733/12/FL - BASSINGBOURN (WIRELESS STATION, PRIMROSE HILL)**

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

**121. S/1995/12/FL - CALDECOTE (LAND AT BOSSETS WAY)**

Alan Levett (Parish Council) addressed the meeting.

The Committee gave officers **delegated powers to approve** the application subject to further advice about drainage, Affordable Housing figures being agreed, and the Conditions referred to in the report from the Planning and New Communities Director.

**122. ENFORCEMENT ACTION UPDATE**

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

**123. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION**

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

**124. PROPOSED TIMETABLE OF PLANNING COMMITTEE MEETINGS, 2013-14**

The Committee **agreed** the dates of future Planning Committee meetings up to, and including May 2014, as attached to the agenda.

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**The Meeting ended at 4.39 p.m.**

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