

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 6 February 2013 at 10.00 a.m.

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

Councillors: Val Barrett Brian Burling
Lynda Harford Tumi Hawkins
Sebastian Kindersley 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), Gary Duthie (Senior Lawyer), Saffron Garner (Senior Planning Assistant), Matthew Hare (Senior Planning Officer), John Koch (Planning Team Leader (West)), Ray McMurray (Principal Planning Officer (East)), Rosalind Richardson (Trees and Landscape Officer), Ian Senior (Democratic Services Officer), Sarah Stevens (Head of Planning and Economic Development), Charles Swain (Enforcement Officer), Rebecca Ward (Planning Officer), Andrew Winter (Planning Officer) and Kate Wood (Planning Team Leader (East))

Councillors Trisha Bear and Roger Hickford were in attendance, by invitation.

Apologies for absence were received from Councillor Neil Scarr.

147. GENERAL DECLARATIONS OF INTEREST

Councillor Val Barrett	Non-pecuniary interest as a member of Melbourn Parish Council, now considering applications S/2609/11 and S/0090/12 afresh (Minutes 149 and 150 refer).
Councillor Brian Burling	Non-pecuniary interest as a member of Over Parish Council who was present, but did not vote, at the meeting at which the Parish Council considered application S/1771/12 (Minute 157 refers). Now considering the matter afresh.
Councillor Linda Harford	Non-pecuniary interest as a member of Cottenham Parish Council, who was present at a number of meetings at which the Parish Council considered application S/2509/12 (Minute 152 refers) but who did not express any views and was now considering the matter afresh.
Councillor Sebastian Kindersley	Non-pecuniary interest as a member of Cambridgeshire County Council, a statutory consultee, and as the County Councillor for the Electoral Division of

Gamlingay, which includes the parish of Haslingfield (Minute 151 refers).

148. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 9 January 2013.

149. S/2609/11 - MELBOURN (31 THE MOOR)

Robert Smart (objector) and Chris Anderson (applicant's agent) addressed the meeting.

Members visited the site on 5 February 2013. The Committee noted concerns surrounding the perceived overbearing nature of the proposal, loss of light, the likely increase in traffic and impact on the neighbour but **approved** the application subject to the Conditions referred to in the report from the Planning and New Communities Director.

150. S/0090/12 - MELBOURN (ADJ 2 LAWNS CLOSE)

Russell Foulger (objector) and David Jones (applicant's agent) addressed the meeting.

The Committee noted concern about the perceived loss of light and the Parish Council's "oversight" in not assuming responsibility for maintaining the land, but recognised it's duty to act reasonably and **discharged** Conditions 7 and 8 of Planning Consent SC/1216/72.

151. S/2411/12 - HASLINGFIELD (21 CHURCH STREET)

Terresa Harrold (objector), Chris Galpin (applicant) and John Wheelhouse (Parish Council) addressed the meeting.

Members visited the site on 5 February 2013. The Committee noted concern about impact on the Conservation Area, proximity to the boundary, adverse effect on neighbour amenity, overbearing nature, perceived noise, parking problems and flood risk, and the link with a "business venture" and **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 the scale and design of the proposal, which neither preserved nor enhanced the Conservation Area. The proposal therefore contravened Policy CH/5 of the South Cambridgeshire Local Development Framework 2007.

152. S/2509/12 - COTTENHAM (LONG DROVE AND BEACH ROAD)

Peter Biggs (applicant's agent) addressed the meeting.

The Committee expressed concern about the housing allocations arrangement but **approved** the Application subject to finalisation of Section 106 negotiations and comments of the Landscape Design Officer on amended proposals, and to the Conditions set out in the report and written update from the Planning and New Communities Director. Members indicated a wish for the affordable housing provision to be offered first to persons with a local connection.

153. C/11/17/074/003/02/12/SC - OAKINGTON (TREE PRESERVATION ORDER AT 14 CAMBRIDGE ROAD)

The Committee **deferred** making a decision pending a site visit on 5 March 2013.

154. S/2127/12 - GIRTON (THORNTON HOUSE, HUNTINGDON ROAD)

Nigel Boulding (objector) and Chris Peters (applicant's agent) addressed the meeting.

The Committee gave officers **delegated power to approve** the application, subject to reconfiguring the on-site parking area by repositioning the bin store and cycle racks to allow vehicles to enter and leave in forward gear, the Conditions set out in the report from the Planning and New Communities Director, an additional Condition requiring reinstatement of landscaping to address the issue of light pollution, and an Informative stating that any future material change of use would necessitate a further planning application.

155. S/2420/12 - LINTON (9 TO 15 CAMBRIDGE ROAD)

Paul Poulter (Parish Council) and Councillors Trisha Bear and Roger Hickford (local Members) addressed the meeting.

Members visited the site on 5 February 2013. The Committee noted concerns about site access, bulk, highway safety and adverse impact on the street scene, but gave officers **delegated power to approve** the application subject to the Conditions referred to in the report and written update from the Planning and New Communities Director, and the outcome of negotiations to resolve outstanding issues of design and landscaping and finalising of a Section 106 Legal Agreement.

156. S/2403/12 - TEVERSHAM (14 FERNDALE)

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

157. S/1771/12 - OVER (LAND SE 1 MUSTILLS LANE)

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

158. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

159. ENFORCEMENT ACTION UPDATE

Performance – Planning Services
The Committee **received and noted** an Update on enforcement action.

160. PERFORMANCE - PLANNING SERVICES

The Head of Planning and Economic Development updated the Committee about continuing performance improvements within the Council's Planning Service.

The Head of Planning and Economic Development paid tribute to officers for achieving their targets and, while conceding there was still some work to be done, for example in shortening reports, she highlighted improved quality of service, more better consultation, better delegation and more consistent decision-making. The Pre-application process was also running more effectively.

Councillor Deborah Roberts called for a more formal working relationship with Planning Agents.

161. SENIOR PLANNING OFFICER

The Committee noted that this had been the last meeting for Saffron Garner, Senior Planning Officer, before her departure from South Cambridgeshire District Council and return to the private sector. Members asked the Head of Planning and Economic Development to convey to Saffron Garner their appreciation of all her hard work while with the Council and their heart-felt best wishes in her future career.

The Meeting ended at 1.40 p.m.
