

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 4 June 2014 at 10.00 a.m.

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

Councillors: David Bard Val Barrett
Brian Burling Tumi Hawkins
Sebastian Kindersley David McCraith
Neil Scarr (substitute) Ben Shelton
Hazel Smith Nick Wright

Officers in attendance for all or part of the meeting:

Debra Bell (Planning Officer), Nigel Blazeby (Development Control Manager), Stephen Broadbelt (Environmental Health Officer Food and H&S), Lorraine Casey (Senior Planning Assistant), Katie Christodoulides (Planning Officer), Gary Duthie (Senior Lawyer), John Koch (Planning Team Leader (West)), Katie Parry (Senior Planning Officer), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)), Charles Swain (Principal Planning Enforcement Officer) and Rebecca Ward (Senior Planning Officer)

Councillors Kevin Cuffley, Neil Davies, Roger Hall, Peter Johnson, Tony Orgee, Edd Stonham, Buntly Waters and John Williams were in attendance, by invitation.

Apologies for absence were received from Councillors Robin Page and Deborah Roberts..

143. GENERAL DECLARATIONS OF INTEREST

Declarations of interest were made as follows:

Councillor David Bard	In respect of S/2239/13/FL in Sawston (Minute 145 refers), a non-pecuniary Interest as present at Sawston Parish Council meetings at which this matter had been discussed, but not at the one where the vote was taken. Councillor Bard was considering the matter afresh
Councillor Lynda Harford	In relation to S/2008/13/OL in Dry Drayton (Minute 154 refers) a non-pecuniary interest as having been involved in meetings with the applicants and at Oakington Parish Council. Councillor Harford was considering the matter afresh.
Councillor Sebastian Kindersley	In relation to S/2529/13/FL in Croydon (Minute 146 refers) a non-pecuniary interest as present at Croydon Parish Council meetings at which this matter had been discussed.
	In relation to S/2749/13/FL and S/2750/13/LB in Landbeach (Minute 152

refers) a non-pecuniary interest as an Elected Member of the applicant Local Authority, Cambridgeshire County Council.

Councillor Neil Scarr

In respect of S/1066/13/OL in Fulbourn (Minute 148 refers), a non-pecuniary Interest as present at Fulbourn Parish Council meetings at which this matter had been discussed.. Councillor Scarr was considering the matter afresh.

Councillor Ben Shelton

In respect of application S/0560/14/FL in Stapleford (Minute 151 refers), a non-pecuniary interest as a member of both Stapleford and Great Shelford Parish Councils.

144. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 7 May 2014.

145. S/2239/13/FL - SAWSTON (LAND TO NORTH OF DEAL GROVE OFF BABRAHAM ROAD)

Pat Westcott (objector), Meghan Bonner (applicant's agent), Jackie Smith (community supporter), and Councillor Kevin Cuffley (a local Member) addressed the meeting.

Members visited the site on 3 June 2014.

Members heard objections relating to access, the adverse impact on neighbours and an important ecological corridor, the loss of some trees and privacy, and noise.

The Committee was **minded to give officers delegated powers to approve** the application subject to

1. Reconsideration of ecology and access issues (including access from the A1307) in consultation with Parish Councils and local Members representing Sawston and Babraham.
2. Further consideration of the environmental impact, including from lighting on site;
3. Safeguarding Conditions and, if appropriate, the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990; and
4. The application being referred to the Secretary of State as a Departure from the Development Plan and not being called in for determination by him.

146. S/2529/13/FL - CROYDON (PORTLET, HIGH STREET)

Louise Grace (objector), Saffron Garner (applicant's agent), and a speaker from Croydon Parish Council addressed the meeting.

Members visited the site on 3 June 2014.

Members heard an objection based on scale, noise and the operation of an inappropriate commercial business from residential premises close to neighbours. They considered the possibility of requiring some form of acoustic fencing.

The Committee gave officers **delegated powers to approve** the application subject to

1. Agreement being reached between the applicant and Local Planning Authority about noise attenuation measures sufficient to minimise the adverse impact on neighbours; and
2. The Conditions referred to in the report from the Planning and New Communities Director, Conditions (c) and (d) being reworded.

147. S/1066/13/OL - FULBOURN (DEVELOPMENT BRIEF, FULBOURN AND IDA DARWIN HOSPITALS)

David Cottee (objector – Fulbourn Forum), Mark Hyde (applicant's agent), Mary Drage (Fulbourn Parish Council) and Councillor John Williams (a local Member) addressed the meeting.

Members heard an objection on the basis that the site was not appropriate for housing.

The Committee **endorsed** the Development Brief as a material consideration for all subsequent planning applications in the village.

148. S/1066/13/OL - FULBOURN (FULBOURN AND IDA DARWIN HOSPITALS)

David Cottee (objector – Fulbourn Forum), Mark Hyde (applicant's agent), Mary Drage (Fulbourn Parish Council) and Councillor John Williams (a local Member) addressed the meeting.

Members heard concerns about perceived development creep into the "green wedge" between Fulbourn and Cambridge, and the unresolved issue of the on-site social club.

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 absence from the proposal of any appropriate community facilities.

149. S/1152/13/FL - IMPINGTON (FORMER BISHOPS HARDWARE STORE, OLD STATION YARD, CAMBRIDGE ROAD)

Stephen Temple (objector), David Jenkins (Impington Parish Council), and Councillors Neil Davies and Edd Stonham (local Members) 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 reasons for refusal as being the non-compliance with Policies DP/1 (Sustainable Development) and DP/2 (Design of New Development) contained in the South Cambridgeshire Local Development Framework 2007 and Policy E/8 (Mixed use development in the Histon and Impington station area) of the emerging South Cambridgeshire Local Plan 2013.

150. S/0067/14/FL - SWAVESEY (RYDERS FARM, 35 MIDDLEWATCH)

Members visited the site on 3 June 2014.

The Committee gave officers **delegated powers to approve** the application subject to:

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing financial contributions towards public open space, community facilities and waste receptacle provision; and
2. The Conditions referred to in the report from the Planning and New

Communities Director.

151. S/0560/14/FL- STAPLEFORD (22 MINGLE LANE)

John Turner (objector) and Philip Kratz (applicant's agent) addressed the meeting.

Members visited the site on 3 June 2014.

Members heard an objection based on a perceived overbearing nature and adverse impact on the street scene.

The Committee **approved** the application, as amended by plans date stamped 24 April 2014, subject to the Conditions set out in the report from the Planning and New Communities Director.

152. S/2749/13/FL AND S/2750/13/LB - LANDBEACH (WORT'S FARM)

Melanie Hale (objector – private capacity), John Dadge (applicant's agent and Councillor Peter Johnson (a local Member) addressed the meeting. Councillor James Hockney, the other local Member, was unable to attend the meeting, but submitted a written statement that was read out to Members.

Members heard objections on the basis of highway safety, access, parking and the adverse impact on the character of the Listed Building.

The Committee gave officers **delegated powers to approve** application number S/2749/13/FL subject to:

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing financial contributions towards
 - a. the provision and maintenance of off-site public open space
 - b. indoor community facilities
 - c. the provision of household waste receptacles
 - d. associated monitoring and legal fees
2. the Conditions set out in the report from the Planning and New Communities Director; and
3. an additional Condition requiring the provision of bird and bat boxes.

The Committee gave officers delegated powers to approve application number S/2750/13/LB subject to the Conditions set out in the report from the Planning and New Communities Director.

153. S/0403/14/FL - LANDBEACH (LAND TO REAR OF 51, HIGH STREET)

Philip Kratz (agent acting on behalf of the neighbours), Lww Bevans (applicant's agent), and Councillor Peter Johnson (a local Member) addressed the meeting. Councillor James Hockney, the other local Member, was unable to attend the meeting, but submitted a written statement that was read out to Members.

Members visited the site on 3 June 2014.

Members heard an objection based on design, and the proposal's inconsistency with the linear form of the village.

The Committee **approved** the application subject to

4. the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing financial contributions towards
 - a. the provision and maintenance of public open space
 - b. community facilities
 - c. the provision of household waste receptacles; and
5. Plans confirming the position of the dwelling in relation to the site levels
6. the conditions set out in the report from the Planning and New Communities Director.

154. S/2008/13/OL - DRY DRAYTON (HACKERS FRUIT FARM, HUNTINGDON ROAD)

Andrew Campbell (applicant's agent), and Councillors Roger Hall and Bunty Waters (local Members) addressed the meeting.

Members visited the site on 3 June 2014.

The Committee **refused** the application for the reasons set out in the report from the Planning and New Communities Director.

155. ENFORCEMENT REPORT

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

156. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee **resolved** to give officers the authority sought in paragraph 8 of the report from the Planning and New Communities Director for the reasons set out in paragraphs 9, 10 and 11.

The Meeting ended at 3.20 p.m.
