

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 3 June 2015 at 10.00 a.m.

PRESENT: Councillor Lynda Harford – Chairman
Councillor David Bard – Vice-Chairman

Councillors:	Anna Bradnam	Brian Burling
	Pippa Corney	Kevin Cuffley
	Sebastian Kindersley	Des O'Brien
	Deborah Roberts	Tim Scott
	Ben Shelton	Robert Turner

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Katie Christodoulides (Planning Officer), Gary Duthie (Senior Lawyer), Andrew Fillmore (Principal Planning Officer), Alistair Funge (Planning Enforcement Officer), John Koch (Planning Team Leader (West)), Karen Pell-Coggins (Principal Planning Officer), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)) and David Thompson (Principal Planning Officer)

Councillors Val Barrett, Jose Hales, Roger Hall, Janet Lockwood, Robin Page and Aidan Van de Weyer were in attendance, by invitation.

1. APOLOGIES

There were no Apologies for Absence.

2. DECLARATIONS OF INTEREST

Declarations of interest were declared as follows:

Councillor Lynda Harford

Non-pecuniary interest in respect of Minute 8 (S/2625/14/FL in Cottenham) as having attended the Parish Council meeting at which this application had been discussed in order to offer technical advice only. Councillor Harford was coming to the present meeting afresh.

Non-pecuniary interest in respect of Minute 13 (S/0619/15/FL in Impington) as being acquainted with the applicant. Councillor Harford was coming to the meeting afresh.

Non-pecuniary interest in respect of Minute 14 (S/1888/14/OL in Dry Drayton. As Cambridgeshire County Councillor for the Electoral Division of Bar Hill, Councillor Harford had been present when there had been discussion by Parish Councillors about this application but took no part in said discussions. Councillor Harford was coming to the current meeting afresh.

Councillor Sebastian Kindersley

Non pecuniary interest In respect of Minute 5 (S/2365/14/OL in Barrington). Councillor Kindersley had been involved with this matter as County Councillor and had given advice at a number of Parish Council meetings in Barrington, Haslingfield, Harlton and Orwell. He had also participated in a number of Public Meetings held in Barrington, Haslingfield, Harlton and Orwell. He had taken part in extensive discussions with the applicant company, CEMEX and with other interested parties and had made clear his opposition to any development in Barrington Quarry clearly and repeatedly to the applicant and local residents at every opportunity. He also is the Chairman of the Barrington Light Railway User Group and has attended the Barrington Quarry Liaison meetings since 2005. Councillor Kindersley would stand down from the Committee for this application, and address Members as the County Councillor for the Electoral Division of Gamlingay, which included the Parish of Barrington.

Councillor Deborah Roberts

Non-pecuniary interest in respect of Minute 15 (S/2829/14/FL in Fowlmere) as a member of Fowlmere Parish Council, considering the matter afresh.

Councillor Robert Turner

Non-pecuniary interests in respect of

- a) Minute 6 (S/2791/14/OL in Melbourn) as having held a meeting with the Parish Forum, and given advice as to how they could proceed, but without giving any indication as to his intentions.
- b) Minute 9 (S/0152/15/FL in Great Shelford) as having had dealings with the applicant's Agent, who was not happy with the officers' responses, and the proposed dwelling had to be modified to meet the officers' requests. Councillor Turner never gave any impression how he would vote if the application went to committee.

3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign the Minutes of the meeting held on 13 May 2015 as a correct record.

4. HAUXTON: PROPOSED DIVERSION OF PUBLIC FOOTPATH NO. 1 UNDER SECTION 257 OF THE TOWN AND COUNTRY PLANNING ACT 1990

The Committee considered a report on the proposed diversion of part of Public Footpath No.1 in Hauxton. Members noted that the diversion was needed in order to enable development of the former Bayer Crop Science site.

Cambridgeshire County Council had prepared the report in its capacity of agent for South Cambridgeshire District Council in processing public path orders under Section 257 of the Town and Country Planning Act 1990. This agency agreement had been agreed between the two Authorities in February 2007.

The Committee **agreed** that

1. South Cambridgeshire District Council, as Local Planning Authority, indicate to Cambridgeshire County Council that the Order be made;
2. an Order be made, under Section 257 of the Town and Country Planning Act 1990, to divert part of the Public Footpath No.1 Hauxton, as requested by the applicant; and
3. the final route be inspected by Cambridgeshire County Council, as Local Highways Authority, and certified as satisfactory before the Order comes into effect.

5. S/2365/14/OL - BARRINGTON (FORMER CEMEX CEMENT WORKS, BARRINGTON CEMENT PLANT, HASLINGFIELD ROAD)

Members visited the site on 2 June 2015.

Councillor Sebastian Kindersley, an ordinary member of the Planning Committee, withdrew from the meeting for the entirety of this item and sat in the public gallery. Apart from addressing the meeting as a public speaker, Councillor Kindersley took no part in the debate, and did not vote.

Mike Brunner (an objector from Barrington), Elizabeth Cooke (an objector from Haslingfield), Ian Southcote (applicant's agent), Tony Fletcher (Barrington Parish Council), Robert Branch (Haslingfield Parish Council), Councillor Aidan Van de Weyer (local Member for Barrington), Councillor Robin Page (local Member for Haslingfield) and Councillor Sebastian Kindersley (County Councillor for the Electoral Division of Gamlingay, including the Parish of Barrington) addressed the meeting. During the course of public speaking, Planning Committee members noted

- Concern about unsustainable growth
- Negative impact on the local school
- Traffic implications, particularly for Haslingfield
- The travel plan in place when the site had a commercial use
- Environmental issues
- Flooding concern
- Impact on primary health care provision
- Concern about the lack of any economic benefit
- A statement that housing, though needed, should not be provided at any cost
- The site's remote location would necessitate car use
- A plea not to destroy the countryside
- An observation that five year land supply was only one of several policies to be considered

The Committee gave officers **delegated powers to approve** the application, subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing

- The building of three new classrooms at Barrington Primary School - £1,010,520
- Provision of pedestrian cycle links and improvements to Foxton Station, Traffic Management within Barrington Village, Bus Service and Infrastructure Improvements - £2,040,00
- New village hall and refurbishment of existing sports pavilion - £1,465,000
- Provision of new football pitch, two tennis courts, car park serving the
- recreation facilities, land for allotments - £292,000
- Healthcare contribution - £185,900
- Household waste receptacles - £17,136
- Public open space maintenance - £200,000
- Transfer of land to Barrington Parish Council

and to safeguarding Conditions, including those set out in the update report.

6. S/2791/14/OL - MELBOURN (LAND EAST OF NEW ROAD)

Members visited the site on 2 June 2015.

Colin Conner (representing the Meldhac group of local residents) and Shane Lawrence (objectors), Tim Havers (applicant's agent), Philip Kratz (agent for Melbourn Parish Council), and Councillors Val Barrett and Jose Hales (local Members) addressed the meeting. During the course of public speaking, Planning Committee members noted

- Concern about access to facilities and public transport
- Concern about the quality of design and quality of life
- Infrastructure considerations, including traffic and pressure on the doctors surgery
- Concern about the disproportionate nature of the site
- A suggestion that the proposal was in the wrong location
- Scepticism about the need for a care home
- The 40% level of affordable housing (both positive and negative) surrounding environmental, social and economic factors
- The contribution the development would make in tackling the current shortfall within South Cambridgeshire in the supply of land for housing
- Sustainability arguments
- An agreed reduced period of two years for dealing with Reserved Matters
- The consequences of many of the Council's policies being deemed "out of date" by virtue of its inability to demonstrate a five-year housing land supply
- An argument that benefits from the development were not sufficient to outweigh planning harm

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 that the proposal amounted to an unsustainable development in that it would

1. have an adverse visual impact on this part of the village and cumulatively create a hard urban edge to the village; and
2. fail to deliver community cohesion through its demands on the local doctor's surgery and primary school for which there is no certainty that the additional

capacity required can be met

7. S/0070/15/FL - MELBOURN (40 MEDCALFE WAY)

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

8. S/2625/14/FL - COTTENHAM (1 LAMBS LANE)

Ralph Rickards (objector) and Tony Nicholas (Cottenham Parish Council) addressed the meeting. During the course of public speaking, Planning Committee members noted

- Overshadowing, above and beyond that caused by existing trees
- Highway safety concerns

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

9. S/0152/15/FL - GREAT SHELFORD (1 MINGLE LANE)

Members visited the site on 2 June 2015.

Shazia Hussain (applicant) addressed the meeting, saying the proposal sought to make the property fit for the purpose of a growing family.

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

10. S/0572/15/FL - GREAT SHELFORD (2 GRANHAMS ROAD)

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

11. S/1013/15/FL - COTTENHAM (CAMBRIDGE WASTE MANAGEMENT PARK, WATERBEACH)

The Committee gave officers **delegated powers to approve** the application subject to the receipt of outstanding comments from consultees, Conditions requested by them, and the Conditions set out in the report from the Planning and New Communities Director.

12. S/0619/15/FL - IMPINGTON (3 THE CRESCENT)

Members visited the site on 2 June 2015.

Stephen Temple (objector) and Councillor David Jenkins (Histon & Impington Parish Council) addressed the meeting. During the course of public speaking, Planning Committee members noted

- The Protected Village Amenity Area
- The mixed character of Impington

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:

1. The adverse impact on the character, amenity, tranquillity and function of the

Village Amenity Area contrary to Policy CH/6 of the South Protected Cambridgeshire Local Development Framework 2007 and Policy NH/11 of the Proposed Local Plan; and

2. The adverse impact on the spaciousness and open character of the area, and setting of the Grade II* Listed windmill.

13. S/0324/15/FL - LINTON (2 HIGH STREET) - WITHDRAWN FROM THE AGENDA

The Committee noted that this item had been **withdrawn from the agenda**. It would instead be determined under officer delegation following the withdrawal of its objections by Linton Parish Council.

14. S/1888/14/OL - DRY DRAYTON (HACKERS FRUIT FARM)

Mr Hacker (applicant) and Councillor Roger Hall (a local Member) addressed the meeting. During the course of public speaking, Planning Committee members noted

- The implications of improvements to the A14
- Green Belt issues
- Extent of the extension proposed
- Traffic implications for the village of Dry Drayton
- Landscaping
- Likely impact on the open countryside

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

15. S/2829/14/FL - FOWLMERE (REAR OF LANACRE, CHRISHALL ROAD)

Members visited the site on 2 June 2015.

Colin Blundell (applicant) and Councillor Lawrence Wragg (Fowlmere Parish Council) addressed the meeting. During the course of public speaking, Planning Committee members noted

- The method and extent of marketing the property
- The site's location outside the village envelope

The Committee **approved** the application subject to the Conditions set out in the report from the Planning and New Communities Director, and an extra Condition requiring a contaminated land survey.

16. PUBLIC SPEAKING PROTOCOL - REVIEW OF ARRANGEMENTS AT PLANNING COMMITTEE MEETINGS

The Committee considered a report reviewing the public speaking protocol and proposing two amendments highlighted in paragraphs 8 and 9.

The Planning Committee **endorsed** the draft protocol attached at Appendix A to the report from the Legal and Democratic Services Manager, reflecting the changes highlighted in paragraphs 8 and 9 of the report, for use with immediate effect.

17. ENFORCEMENT REPORT

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

18. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

The Meeting ended at 4.00 p.m.
