

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 2 September 2015 at 10.00 a.m.

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

Councillors: Anna Bradnam Pippa Corney
Kevin Cuffley Sebastian Kindersley
Des O'Brien Deborah Roberts
Tim Scott Robert Turner
David McCraith (substitute) Charles Nightingale (substitute)

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), Susan Heinrich (Senior Planning Officer), John Koch (Planning Team Leader (West)), Karen Pell-Coggins (Principal Planning Officer), Tony Pierce (Interim Development Control Manager), Mike Salter (County Highways), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)), Dan Smith (Planning Officer), David Thompson (Principal Planning Officer), Rebecca Ward (Senior Planning Officer) and Andrew Winter (Senior Planning Officer)

Councillors Ray Manning and Nick Wright were in attendance, by invitation.

1. APOLOGIES

Councillors Brian Burling and Ben Shelton sent Apologies for Absence. Councillors David McCraith and Charles Nightingale respectively attended the meeting as substitutes.

2. DECLARATIONS OF INTEREST

Declarations of interest were declared as follows:

Councillor David McCraith Non-pecuniary interest in respect of Minute 16 (S/1399/15/FL) in Bassingbourn as having attended Bassingbourn-cum-Kneesworth Parish Council meetings at which the application had been discussed. Councillor McCraith was considering the matter afresh.

Councillor Charles Nightingale Non-pecuniary interest in respect of Minutes 10 and 11 (S/1278/15/FL and S/0822/15/FL) in Great Shelford as a member of Great Shelford Parish Council. Councillor Nightingale was considering the matter afresh.

Councillor Des O'Brien Non-pecuniary interest in respect of Minute 20 (S/1170/15/FL) in Cambourne as having discussed the application with Cambourne Parish Council. Councillor O'Brien was considering the matter afresh.

Councillor Tim Scott

Non-pecuniary interest in respect of Minute 19 (S/1238/15/FL) in Comberton as a member of Comberton Parish Council. Councillor Scott was considering the matter afresh.

3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign the Minutes of the meeting held on 5 August 2015 as a correct record.

4. S/1109/15/FL - GREAT ABINGTON (ZONE 1, PHASE 2, GRANTA PARK)

Members visited the site on 1 September 2015.

Justin Bainton (applicant's agent) addressed the meeting. He summarised the steps taken in finalising the application.

Councillor Sebastian Kindersley welcomed such a significant project as being beneficial to South Cambridgeshire not least as an employment hub. Councillor Robert Turner noted the applicant's national importance.

In response to Councillor David Bard's concern about cumulative pressure on the local road network, Mike Salter from Cambridgeshire County Council's Highways Division expressed confidence that the application would not compromise the existing transport strategy for the area. However, if it did, the County Council had set aside £700,000 to mitigate the situation. In response to the Chairman, Mr. Salter said traffic flows would be monitored through a combination of surveys and gate-counts.

Members also expressed concern about cycling facilities and pressure on housing.

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 financial contributions to mitigate off-site impacts of the development on the local road network and ensure that the development supersedes rather than adds to the development previously permitted, the Conditions referred to in the report from the Planning and New Communities Director, and further Conditions requiring submission of new plans in respect of the service yard area, and remediation of the site.

5. S/1110/15/OL - GREAT ABINGTON (ZONE 2, PHASE 2, GRANTA PARK)

Members visited the site on 1 September 2015.

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 financial contributions to mitigate off-site impacts of the development on the local road network and ensure that the development supersedes rather than adds to the development previously permitted, the Conditions referred to in the report from the Planning and New Communities Director, and a further Condition regarding the remediation of the site.

6. S/1093/15/OL - WILLINGHAM (155 RAMPTON ROAD)

Members visited the site on 1 September 2015.

Councillor Ray Manning (a local Member) addressed the meeting. He commended the application as sustainable and said there had not been any neighbour objections.

Councillor Pippa Corney (a Committee and local Member) could not see any demonstrable, material harm that would be caused by the grant of planning permission.

Following further discussion, it was noted that, although the lack of a five-year housing land supply had changed the circumstances under which the Council had now to consider planning applications, it was by no means the only relevant factor.

The Committee **approved** the application contrary to the recommendation in the report from the Planning and New Communities Director. A majority of Members agreed that there was no demonstrable and adverse harm to the countryside and that, therefore, the application did not conflict with paragraphs 7, 17 or 55 of the National Planning Policy Framework or with Policies DP/1, DP/2, DP/3 or NE/4 of the South Cambridgeshire Local Development Framework 2007. They also identified, as a material planning consideration, South Cambridgeshire District Council's current inability to demonstrate that it had a five-year supply of housing land.

7. S/0259/15/FL - LINTON (LINTON INFANTS SCHOOL)

Louise Clark (Headteacher) addressed the meeting. She emphasised the motivation behind the application. Together with Lawrence Powell (Chairman of the Governors), she answered questions relating to car parking provision on site.

Councillor Sebastian Kindersley read out a statement of support from Councillor Henry Batchelor, a local Member.

The Committee **approved** the application subject to the Conditions referred to in the report and an Informative requiring all vehicles leaving the site to do so in forward gear.

8. S/1570/15/FL - LINTON (LINTON VILLAGE COLLEGE)

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

9. S/1291/15/FL - HORSEHEATH (THE STABLES, HAVERHILL ROAD)

Charlotte Burton (applicant's agent) and Stuart Miller (Horseheath Parish Council) addressed the meeting. The agent maintained that the proposal would not harm local amenity. Mr. Miller's concerns related to scale and the proposal being out of keeping with the immediate area.

The Committee **approved** the application subject to the Conditions and Informative set out in the report from the Planning and New Communities Director, and an additional Condition removing Permitted Development Rights.

10. S/1278/15/FL - GREAT SHELFORD (11 HIGH GREEN)

Members visited the site on 1 September 2015.

The Committee **approved** the application subject to the Condition set out in the report from the Planning and New Communities Director, and an additional Condition requiring the construction, within the curtilage of the access (not the public highway), of two pedestrian visibility splays measuring two metres by two metres, such areas to be kept

clear of enclosures exceeding 600 millimetres in height.

11. S/0822/15/FL - GREAT SHELFORD (197 HINTON WAY)

Members visited the site on 1 September 2015.

Matt Hare (applicant's agent) addressed the meeting. He commended the application as sustainable and appropriate within the Green Belt given its compliance with Policy ET/10 of the South Cambridgeshire Local Development Framework 2007.

There was some discussion about change of use, and occupancy issues. The Senior Lawyer said that a change of use would require planning permission, and occupancy could only be controlled on receipt of reasonable evidence that permitted use was being flouted. In response to a further question, the Senior Lawyer said that the Council could not require that it be notified about a change in ownership. However, that information would be readily available at H.M. Land Registry.

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

12. S/1439/15/FL- WATERBEACH (5 GREEN SIDE)

Shaun Downey (objector) and Richard Bettison (applicant's agent) addressed the meeting. Mr. Downey's concerns centred on car parking, the poor quality of the access, proximity to a dangerous junction, and absence of a pedestrian crossing point, Mr. Bettison argued that the proposal would not have an adverse impact on the street scene, and was necessary to meet the needs of an expanding population in Waterbeach.

Councillor Peter Johnson (a local Member) had submitted an e-mail in which he suggested that the applicant was prepared to pay for marking the nearby bus bay.

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

13. S/1440/15/LB - WATERBEACH (5 GREEN SIDE)

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

14. S/1603/15/FL - WATERBEACH (8 PIECES COURT)

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

15. S/0303/15/FL - HARSTON (2 HIGH STREET)

Members visited the site on 1 September 2015.

Nick Bowden (applicant's agent) addressed the meeting.

Councillor Janet Lockwood (local Member) had submitted a written request for a visibility splay. In response, officers said that, because the Local Highways Authority could not require a visibility splay in this instance, it would not be possible to impose a Condition.

The Committee **approved** the application subject to the Conditions set out in the report

from the Planning and New Communities Director, amended as follows:

- In Condition (e), by deleting the words "...of the access..." and replacing with the words "...of both accesses..."
- In Condition (f), by deleting the words "The new vehicular accesses and parking areas to the existing dwelling..." and replacing with the words "The two new vehicular accesses and parking areas proposed" and deleting the words "... (known as no. 2 High Street, Harston)..."
- In Condition (g), by deleting the words "...72 South End..." and replacing with the words "...no. 2 High Street, Harston..."

16. S/1399/15/FL - BASSINGBOURN (72 SOUTH END)

Members visited the site on 1 September 2015.

Dr. Julian Drewe (applicant) addressed the meeting. He said that the dwelling would be moved slightly so as to reduce impact on, and preserve views of, the adjacent Listed Building. He said the proposal had the support of neighbours, and would enhance the area.

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

17. S/2363/14/FL - ELSWORTH (CONSTELLATION MOBILE HOME PARK)

Members visited the site on 1 September 2015.

Councillor Nick Wright (a local Member) addressed the meeting, and drew Members' attention to the poor state of repair of the access road.

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

18. S/0287/15/OL - MELBOURN (LAND AT 36 NEW ROAD)

Members visited the site on 1 September 2015.

Shane Lawrence (objector) and Robert Barton (applicant's agent) addressed the meeting. Mr. Lawrence described the site as representing the defining edge of Melbourn. He said that the proposal was unsustainable and that it offered insufficient Affordable Housing. Mr. Barton highlighted the contribution the proposal would make to the Council's five-year housing supply.

The Committee was told that both local Members (Councillors Val Barrett and Jose Hales) supported the application.

Councillor Deborah Roberts regretted that New Road was being developed in a piece meal fashion. She claimed that there were several potentially serious implications, not least in terms of on-site car parking.

The Committee gave officers **delegated powers to approve** the application, as amended, subject to the prior completion of a Legal Agreement under Section 106 of the Town and

Country Planning Act 1990 securing

- Seven Affordable Housing units, first refusal being given to those with a local connection
- Financial contributions towards the provision of public open space, community facilities, and health and education facilities within Melbourn

And the Conditions referred to in the report from the Planning and New Communities Director.

19. S/1238/15/FL - COMBERTON (19 LONG ROAD)

Members visited the site on 1 September 2015.

The Committee noted that Comberton Parish Council had changed its recommendation from refusal to one of approval. Accordingly, this application had been **withdrawn** from the agenda and would be determined by officers under the Committee's scheme of delegation.

20. S/1170/15/FL - CAMBOURNE (6 GARSTONES)

Members visited the site on 1 September 2015.

Councillor Des O'Brien (a local Member) drew the Committee's attention to the car parking issues and poor vehicular access to the site. Councillor Anna Bradnam agreed, but acknowledged that two modest houses, as proposed, were preferable to what currently existed on the site.

In response to Councillor O'Brien's concern that there was no public footpath on the other side of the road, and pedestrians would be inconvenienced should the only footpath become privately owned, the Senior Planning Officer said that the footpath would remain in the public domain and that there would be a right of way granted across it.

The Committee gave officers **delegated powers to approve** the application, subject to no objections to Ownership Certificate B being received prior to the end of the 21-day consultation period, and to the Conditions and Informative set out in the report from the Planning and New Communities Director.

21. ENFORCEMENT REPORT

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

22. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

Councillor Deborah Roberts welcomed the appointment of consultants to work with local Members and enhance the Council's presence at Appeal Hearings.

The Meeting ended at 2.38 p.m.
