

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

At a meeting of the Development and Conservation Control Committee held on
Wednesday, 3 August 2005 at 10.00 a.m.

PRESENT: Councillor Dr JPR Orme – Chairman
Councillor NIC Wright – Vice-Chairman

Councillors:	Dr DR Bard	JD Batchelor
	RF Bryant	Mrs PS Corney
	Mrs J Dixon	SM Edwards
	R Hall	Mrs SA Hatton
	Mrs JM Healey	Mrs CA Hunt
	HC Hurrell	SGM Kindersley
	RB Martlew	Mrs JA Muncey
	Mrs CAED Murfitt	CR Nightingale
	EJ Pateman	Mrs DP Roberts
	NJ Scarr	Mrs HM Smith
	Mrs DSK Spink MBE	JH Stewart
	RJ Turner	Dr JR Williamson
	SS Ziaian-Gillan	

Councillors J Shepperson, Mrs VM Trueman and TJ Wotherspoon were in attendance, by invitation.

Apologies for absence were received from Councillors RE Barrett, Mrs A Elsby, Mrs EM Heazell, A Riley and JF Williams.

1. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 6th July 2005.

2. S/1121/05/O - TEVERSHAM

The Committee was **MINDED TO APPROVE** the application, subject to it being referred to the Secretary of State as a departure from the Development Plan and not being called in by him for determination, for the reasons set out in the report from the Director of Development Services, and subject to the Conditions referred to therein and an additional Condition relating to the placing of appropriate signage. Members also asked officers to write to the Local Highways Authority, exploring the possibility of placing a mirror opposite the entrance to aid visibility.

Members of Teversham Youth Club attended the meeting for this item.

Councillor Mrs C Hunt declared a personal and prejudicial interest, as Vice Chairman of Teversham Parish Council and Chairman of the Teversham Village Hall Committee, withdrew from the Chamber, did not take part in the debate and did not vote.

3. S/1056/05/O - WEST WRATTING

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

4. S/0881/05/F - BARTON

DEFERRED to enable the applicants to explore options for relocating the proposed car park within the site, and introducing appropriate landscaping that would minimise the car park's visual intrusiveness.

5. S/1321/05/F - GRANTCHESTER

DELEGATED APPROVAL, for the reasons set out in the report from the Director of Development Services, subject to no new material planning considerations arising as a result of consultation, the period for replies to which expires on 4th August 2005, to the applicants exploring options for minimising the adverse effect of light pollution, to the Conditions referred to in the report, and to an additional Condition requiring that obscure glazing be incorporated into the bathroom window in the west elevation.

Councillors Mrs DP Roberts and NJ Scarr did not attend the site visit on 1st August 2005 and, not being otherwise familiar with the site, abstained from voting.

6. S/6297/05/F - CAMBOURNE

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

7. S/1239/05/F - CALDECOTE

The Committee was **MINDED TO APPROVE** the application, contrary to the recommendation contained in the report from the Director of Development Services, subject to it being advertised as a departure from the Development Plan, referred to the Secretary of State and not being called in by him, and subject also to safeguarding Conditions. Having visited the site, Members were satisfied that the site was well-screened, would have no adverse impact on neighbours and that the access road was suitable for the number of vehicle movements likely to be generated by the proposed development.

8. S/2497/04/O - KINGSTON

APPROVAL contrary to the recommendation contained in the report from the Director of Development Services. Members were satisfied that there existed a clear functional need for the dwelling, and that the Cambridgeshire and Peterborough Structure Plan 2003 and South Cambridgeshire Local Plan 2004 policies referred to in the report would not be contradicted. The applicant's agent had provided additional information addressing the Conservation Manager's specific concerns about siting of the dwelling and that it should be restricted to a single storey.

Councillor NIC Wright declared a personal interest by virtue of his acquaintance with the applicant.

9. S/0568/05/F - COTTENHAM

REFUSED for the reason set out in the report from the Director of Development Services.

Councillor TJ Wotherspoon, not a Member of the committee but in attendance as a local Member for another item on the agenda, declared a prejudicial interest by virtue of the close proximity of his house to the proposed development, withdrew from the Chamber, did not take part in the debate and did not vote.

10. S/0923/05/F - COTTENHAM

APPROVAL of planning consent personal to the applicant only, contrary to the recommendation contained in the report from the Director of Development Services. Members considered that the development did not contravene policies in the Cambridgeshire and Peterborough Structure Plan 2003 and South Cambridgeshire Local Plan 2004, but asked that appropriate safeguarding Conditions be imposed, including ones requiring suitable landscaping (in consultation with local Members) and the ongoing breeding of Suffolk Punch horses.

Having sought advice from the Head of Legal Services, Councillor Mrs J Dixon declared a personal and prejudicial interest and pre-determination (as having previously signed a petition in support of the application), withdrew from the Chamber, took no part in the debate, and did not vote.

Councillor Mrs DP Roberts voted for refusal of the application.

Mr Robert Clarke of Cottenham Parish Council addressed the meeting.

11. S/1260/05/F - GAMLINGAY

Members noted that this application had been **WITHDRAWN** from the agenda pending the receipt of further information and possible arrangement of a site visit.

12. S/1123/05/F - GIRTON

DELEGATED APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the receipt of amended plans, no objections from the Trees and Landscape Officer, Drainage Manager and Anglian Water, Conditions referred to in the report and an additional Condition requiring nest boxes to be included on site as compensatory habitats for sparrows and starlings which currently nest in the buildings to be demolished. Members also asked that an additional informative be attached to the Decision Notice, seeking negotiation with the developer over the retention of the pond.

Councillor Mrs JM Healey (local Member) expressed appreciation for the efforts made by officers in processing the application.

13. S/0990/05/F - HISTON

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

14. S/1181/05/F - HISTON

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein, Condition 2 being reworded so as to exclude reference to any specific colour for the window frames.

15. S/1039/05/O - GREAT AND LITTLE CHISHILL

REFUSED for the reasons set out in the report from the Director of Development Services.

Councillor HC Hurrell declared a prejudicial interest by virtue of his acquaintance with the applicant, withdrew from the Chamber, took no part in the debate and did not vote.

16. S/1054/05/F - MELBOURN

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

17. S/1114/05/F - MELBOURN

REFUSED for the reason set out in the report from the Director of Development Services.

Councillor JH Stewart declared a personal interest as a member of the South Cambridgeshire Primary Care Trust.

18. S/1249/05/F - MELBOURN

REFUSED for the reasons set out in the report from the Director of Development Services.

RESOLVED by 18 votes to two to issue an Enforcement Notice to remove the wall with a three month compliance period.

19. S/1250/05/F - MELBOURN

REFUSED for the reasons set out in the report from the Director of Development Services.

20. S/2408/05/F - ELSWORTH

DELEGATED APPROVAL for the reasons set out in the report from the Director of Development Services, subject to concerns relating to flood risk and the footpath being addressed to the satisfaction of the Local Planning Authority, and to the Conditions referred to in the report.

21. S/0039/05/F - SWAVESEY

DELEGATED APPROVAL, as amended by plans dated 18th July 2005, for the reasons set out in the report from the Director of Development Services, subject to no objections being received from the Local Highways Authority, to the prior completion of a Section 106 Legal Agreement securing affordable housing in accordance with Policy HG7 of the South Cambridgeshire Local Plan 2004, and to the Conditions referred to in the report.

22. S/2495/04/O - GREAT ABINGTON

The Committee was **MINDED TO APPROVE** the application, as amended by Transport Assessment Addendum 1 date stamped 16th March 2005, and Josephine Morrison Landscape Architect's letter dated 4th July 2005 and accompanying percentage mixes for the woodland planting schemes, but only after further discussions have taken place in relation to the requirements of the S.106 Agreement. Members questioned whether a financial contribution towards the provision of a segregated cycleway along the A1307 was the most appropriate requirement. They felt that a cycleway link to Sawston (via Babraham and/or Pampisford) and the Shelfords and improvements to the A1307, and the Hildersham junction in particular, would be more appropriate. Members were also concerned that the cycleway along the A1307 might not be implemented even with the £350,000 contribution and questioned how the figure of £350,000 had been arrived at. Members gave officers delegated powers to approve the application as amended when agreement is reached on the highway requirements of the S.106 Agreement with Councillors Orme, Bard and Batchelor with input from County Councillor Orgee subject to

the application being referred to the Secretary of State and not being called in by him, and subject to the prior completion of a Section 106 Legal Agreement to also cover the following

- Ensuring that use of the buildings reflects the use stipulated as part of the Agreement covering Phase 1
- Ensuring that the “agricultural zone” shown on drawing no. 517/102 is only used for agricultural purposes and that no development, including development that would otherwise be permitted development, is carried out within that area; and
- Requiring an Ecological Management Plan for the site

and to the Conditions referred to in the report save that, with reference to recommended Condition 21, in response to the Local Highway Authority’s latest comments that the relocated sign on the north-western arm could block visibility, an amended plan be required showing this sign sited so as not to reduce forward visibility and that Condition 21 be revised to refer to this amended drawing number.

Councillor Dr JPR Orme being the local Member, Councillor NIC Wright took the Chair during the consideration of this item.

23. S/1200/05/F - STEEPLE MORDEN

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

24. S/1013/05/F - GREAT SHELFORD

Members noted that this application had been **DEFERRED** at the applicant’s request.

25. S/1206/05/F - GREAT SHELFORD

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Condition referred to therein.

26. S/0958/05/F - STAPLEFORD

REFUSED contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, Members considered that the proposal would be unduly overbearing when viewed from the house and garden at 19 Dukes Meadow, and that the inclusion of part of a field in the Cambridge Green Belt within the curtilage of the proposed dwelling would be harmful to the openness and landscape character of the Green Belt. This constituted inappropriate development in the Green Belt, for which no very special justification had been demonstrated.

27. S/1119/05/O - OVER

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein and an additional Condition requiring the implementation of an appropriate landscaping scheme.

28. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee **NOTED** the following from the report prepared by the Director of Development Services:

- Decisions notified by the Secretary of State

Members paid tribute to those officers instrumental in securing dismissal of the Appeal relating to S/6182/03/O (Cambourne Enhanced). Councillor SGM Kindersley asked officers to analyse the Fee note from the Council's Counsel to determine whether at least part should be met by the developers who, it was felt, had precipitated the Cambourne Enhanced question in the first place. Councillor Mrs DSK Spink urged caution since everyone had a right to submit a planning application if they wanted to.

Councillor SM Edwards congratulated those officers involved with the appeals relating to Travellers.

- Appeals received
- Appeals withdrawn or postponed

Members noted that there were no Local Inquiries or Informal Hearings scheduled to take place before the next meeting of the Committee on 7th September 2005.

The Deputy Director of Development Services reported verbally that he had just been informed that the Secretary of State had dismissed an Appeal in respect of unlawful development at Moor Drove, Histon. The Council had been ordered to make a contribution towards the appellant's costs. This related to a delay in connection with highway matters. The Committee endorsed the view of the Deputy Director of Development Services that this contribution to costs should be met by the Local Highways Authority. Details would be reported to the Development and Conservation Control Committee meeting to be held on 7th September 2005.

29. PERFORMANCE CRITERIA

Members **NOTED** the latest available performance criteria.

The Deputy Director of Development Services highlighted an error in the first paragraph of the report and informed Members that the fall in the number of planning applications received by South Cambridgeshire District Council was 1.6% and not 12% as stated. He then referred to ongoing staffing issues in the Development Services Department, to which to some degree the performance criteria could be attributed.

Members noted these circumstances, and recorded their appreciation for the efforts of all officers in the Development Services Department.

30. GRAPHICAL DATA

Members **NOTED** graphs in respect of:

- Planning Decisions for the year ended 31st March 2005
- Planning Decisions for the Quarter January to March 2005
- Major Decisions for the year ended 31st March 2005
- Major Decisions for the Quarter January to March 2005
- Minor Decisions for the year ended 31st March 2005
- Minor Decisions for the Quarter January to March 2005
- Other Decisions for the year ended 31st March 2005
- Other Decisions for the Quarter January to March 2005
- Total Decisions issued quarterly by South Cambridgeshire District Council

- Total Decisions issued quarterly by South Cambridgeshire District Council
- Percentage of all applications determined within eight weeks

31. PUBLIC FOOTPATH NO. 5 IN KINGSTON: PROPOSED DIVERSION

Members considered a proposal by Cambridgeshire County Council to divert part of Public Footpath no. 5 in Kingston.

The Committee **RESOLVED** that Cambridgeshire County Council be informed that South Cambridgeshire District Council, as a statutory consultee, has no objection to the proposal to divert part of Public Footpath no. 5 in Kingston, as indicated on the plan attached to the report from the Finance and Resources Director.

32. TREE PRESERVATION ORDER - TEVERSHAM

The Committee considered a report on Tree Preservation Order no .04/05/SC in Teversham, made under delegated powers.

The Committee **RESOLVED** to authorise officers to confirm, without modification, Tree Preservation Order no. 04/05/SC affecting a Blue Cedar at 56 High Street, Teversham.

33. CAMBOURNE SECTION 106 LEGAL AGREEMENT - FACILITIES AND TIMING OF PROVISION

Members considered a progress report on the “embargo” on issuing planning permissions for market housing at Cambourne, which they had lifted at the March 2005 meeting. In May 2005, they had refrained from reinstating the embargo in order for the developers’ consortium to progress the legal matters associated with the provision of the trailer park.

The New Village/Special Projects Officer quoted from a letter received from the developers’ Project Director, indicating that all works relating to the trailer park should be completed within the next couple of months, and that the delay was not all on the part of the developers.

Members expressed their appreciation for the efforts of officers involved in concluding this matter.

At the recommendation of officers, the Committee **RESOLVED** that the embargo remain lifted for the time being, and that officers present a further progress report to the meeting of the Development and Conservation Control Committee to be held on 2nd November 2005.

The Meeting ended at 3.30 p.m.
