

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

At a meeting of the Development and Conservation Control Committee held on
Wednesday, 7 September 2005 at 10.00 a.m.

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

Councillors:	Dr DR Bard	RE Barrett
	RF Bryant	Mrs PS Corney
	SM Edwards	Mrs A Elsby
	Mrs SA Hatton	Mrs EM Heazell
	Mrs CA Hunt	RB Martlew
	Mrs CAED Murfitt	CR Nightingale
	EJ Pateman	A Riley
	Mrs DP Roberts	NJ Scarr
	Mrs HM Smith	Mrs DSK Spink MBE
	JH Stewart	RJ Turner
	JF Williams	Dr JR Williamson

Councillors BR Burling, NN Cathcart, Dr SA Harangozo, DC McCraith and Mrs GJ Smith were in attendance, by invitation.

Apologies for absence were received from Councillors JD Batchelor, Mrs J Dixon, R Hall, Mrs JM Healey, HC Hurrell, SGM Kindersley, DH Morgan, Mrs JA Muncey and R Page.

1. S/1017/05/F - LITTLE EVERS DEN

DELEGATED APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the relocation of a window, the submission of a plan showing how the site can be appropriately landscaped whilst retaining sufficient access for the maintenance of the adjacent watercourse, and other safeguarding Conditions. Members did not consider a site visit to be necessary.

2. S/1290/05/F - HASLINGFIELD

DELEGATED APPROVAL, subject to the Trees and Landscape Officer being satisfied that the walnut tree can be safeguarded.

Councillor Mrs EM Heazell declared a prejudicial interest by virtue of her acquaintance with the applicant, withdrew from the Chamber, and took no part in either the debate or the vote.

3. S/1459/05/F - LINTON

APPROVAL contrary to the recommendation contained in the report from the Director of Development Services. Members were satisfied that the well-screened proposal would not adversely affect the character or appearance of the Conservation Area. The proposal therefore complied with Policies P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and EN30 of the South Cambridgeshire Local Plan 2004.

4. S/1220/05/F - PAPWORTH EVERARD

REFUSED contrary to the recommendation contained in the report from the Director of Development Services. Members considered that the proposed density was inappropriate

and there was insufficient public open space, contrary to Policy SE3 of the South Cambridgeshire Local Plan 2004. A further reason for refusal would be investigated in relation to traffic flows, subject to clarification from the Local Highways Authority.

Mr Chris Jones of Papworth Everard Parish Council addressed the meeting.

5. S/2339/04/F - SAWSTON

REFUSED contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, Members considered that the proposed development constituted overdevelopment of the site in that there was inadequate provision for wheelie bin storage within the site (given that only one of the three dwellings would have access to the rear where bins could be stored) and inadequate provision is made for the parking of vehicles within the site, particularly given the proximity of the site to Mill Lane's junctions with The Stakings and New Road. Members noted that pedestrian/wheelie bin access to the rear of all three dwellings could be provided by providing a path alongside the western and southern boundaries of the site, but this would not enable the necessary soft landscaped edge to be provided along the important western (countryside and Green Belt) boundary of the site.

Councillor Mrs SA Hatton requested that her vote to refuse the application be recorded.

6. S/1342/05/F - GULDEN MORDEN

DELEGATED APPROVAL, as amended by drawing SS/TB/05/1A date stamped 18th August 2005, for the reasons set out in the report from the Director of Development Services, and subject to

- the Conditions referred to therein
- additional Conditions requiring details of the location of construction vehicles during the period of construction
- the submission of an accurate plan showing the existing and proposed layout accurately determining the extent of the boundary of the site, the access serving the property to the rear and the public highway to the front

with informatives addressing the need to keep the access to the rear clear during construction and to indicate that the public highway verge at the front of the property should not be crossed by occupiers of the property once development is complete.

7. S/1334/05/F - GREAT SHELFORD

APPROVAL contrary to the recommendation contained in the report from the Director of Development Services, subject to safeguarding Conditions including a Condition mitigating the effect of construction on the ecology. Having visited the site, and having regard to the approved scheme for extensions, Members were satisfied that the proposal would not have an adverse impact on the character of the locality. Therefore, the proposal was in compliance with Policy SE2 of the South Cambridgeshire Local Plan 2004.

8. S/1365/05/F - GREAT WILBRAHAM

Members noted that this application had been **WITHDRAWN** from the agenda.

9. S/1410/05/F - LITTLE WILBRAHAM

APPROVAL contrary to the recommendation contained in the report from the Director of Development Services, subject to agreement on the inclusion of more sympathetic

windows and a conservation roof light. Having visited the site, and the garden of no. 51 High Street, Members were satisfied that the proposal would not have an adverse impact on the adjacent property. Therefore, it complied with Policy HG12 of the South Cambridgeshire Local Plan 2004.

10. S/1137/05/RM - THRIFLOW

APPROVAL as amended by plans date stamped 1st August 2005, 12th August 2005 and 5th September 2005 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 relating to the sustainable management and maintenance of the former pill-box.

11. S/1386/05/F - WHITTLESFORD

REFUSED for the reason set out in the report from the Director of Development Services, on the Chairman's casting vote.

12. S/1407/05/O - OVER

APPROVAL contrary to the recommendation contained in the report from the Director of Development Services. Members considered that a single dwelling remained sensitive to the character of the village and locality and satisfied the requirements of Policy SE3 of the South Cambridgeshire Local Plan 2004.

Councillor B Burling, a local Member but not a member of the committee, declared a prejudicial interest as a Trustee of the Estate, withdrew from the Chamber, and did not contribute to the debate.

13. S/2249/04/F - OVER

DELEGATED APPROVAL, as amended by plans date stamped 26th April 2005 and 20th July 2005 and by ownership certificate, for the reasons set out in the report from the Director of Development Services, subject to the prior completion of a Section 106 Legal Agreement securing affordable housing and an education contribution, the receipt of amended plans, the further comments of the Local Highways Authority and the District Council's Landscape Design Officer and Recycling and Waste Minimisation Officer, to the Conditions referred to in the report, and an additional Condition requiring the matter of foul drainage to be addressed fully.

14. S/1306/05/F - BASSINGBOURN

DELEGATED APPROVAL for the reasons set out in the report from the Director of Development Services, subject to a revised design being sought, that revision being acceptable to the two local Members and to the Conditions referred to in the report.

15. S/1265/04/F - BOURN

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

Councillor EJ Pateman declared a prejudicial interest in this item, by virtue of financial involvement, withdrew from the Chamber, and took no part in either the debate or the vote.

Mr Graham Smith, Vice Chairman of Bourn Parish Council, addressed the meeting.

16. S/0712/05/F - CAXTON

Members were **MINDED TO APPROVE** the application, as amended by letter dated 6th June 2005 and Drawing No. M-318/P/3 date stamped 15th June 2005, subject to the expiry of the notification of the application as a departure from the development plan and it not being called in for determination by the Secretary of State, for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein.

17. S/0572/05/O - HIGHFIELDS CALDECOTE

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

18. S/1426/05/F - CALDECOTE

REFUSED contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site and the adjoining garden at 14A West Drive, Members considered that the bulk of the proposal and overbearing impact on the garden of no.14a West Drive conflicted with planning policies and, in particular, with Policy HG12 of the South Cambridgeshire Local Plan 2004.

19. S/2529/04/LB & S/2530/04/F - COMBERTON

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 have a detrimental impact on Church Farmhouse (a Grade II Listed Building) and on The Causeway, contrary to planning policies and, in particular, to Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies EN28 and EN30 of the South Cambridgeshire Local Plan 2004.

Mrs Dorothy Morison, a member of Comberton Parish Council, addressed the meeting.

20. S/1339/05/O - COTTENHAM

DELEGATED REFUSAL, for the reasons set out in the report from the Director of Development Services, subject to the confirmation of measurements in relation to the visibility splays referred to in Reason 1.

21. 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
- Summaries of recent decisions of interest
- Appeals received
- Local Inquiry and Informal Hearing dates scheduled before the next meeting on 5th October 2005
- Advance notification of Local Inquiry and Informal Hearing dates (subject to postponement or cancellation)

The Deputy Director of Development Services said that, with three vacant posts frozen in the Development Control section of the Development Services Department, service

delivery was beginning to suffer and the majors target would be difficult to achieve despite the significant improvements in the first Quarter.

Sawston Hall was the subject of a potential Judicial Review. The Head of Legal Services was currently discussing this with lawyers acting on behalf of the applicants, and it was likely that the application would be presented again to the Committee for decision.

Staff resources and other priorities may preclude there being a tour by Members of the southern part of the District to evaluate the quality of development permitted by the Council. If a date could be identified, suggestions for appropriate sites to visit would be sought from Members.

With the impending departure of one of the two Assistant Planning Enforcement Officers, the enforcement team might have to prioritize its commitments and, in turn, this could result in a deterioration in response times to non-urgent matters.

Members noted that no appeals had been withdrawn or postponed since the last meeting.

22. APPEAL STATISTICS

The Committee **NOTED** planning appeal statistics for the period from 1st April 2005 to 30th June 2005.

23. TREE PRESERVATION ORDER - ELSWORTH

The Committee considered a report on Tree Preservation Order no .08/05/SC in Elsworth, made under delegated powers.

The Committee **RESOLVED** to authorise officers to confirm, without modification, Tree Preservation Order no. 08/05/SC affecting a Field Maple at Ashwell House, Fardells Lane, Elsworth.

The Meeting ended at 3.40 p.m.
