

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 13 January 2016 at 10.00 a.m.

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

Councillors:	Val Barrett (substitute)	Brian Burling
	Anna Bradnam	Kevin Cuffley
	Sebastian Kindersley	David McCraith (substitute)
	Des O'Brien	Deborah Roberts
	Tim Scott	Ben Shelton

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Julie Baird (Head of Development Management), Katie Christodoulides (Planning Officer), Gary Duthie (Senior Lawyer), Andrew Fillmore (Principal Planning Officer), Karen Pell-Coggins (Principal Planning Officer), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)), Charles Swain (Principal Planning Enforcement Officer) and Alison Twyford (Senior Planning Officer)

Councillors Grenville Chamberlain, Mervyn Loynes and Charles Nightingale were in attendance, by invitation.

1. APOLOGIES

There were no Apologies for Absence.

2. DECLARATIONS OF INTEREST

Interests were declared as follows:

Councillor Lynda Harford

Non-pecuniary interest in respect of Minute 6 (S/0957/15/OL) as the Cambridgeshire County Councillor whose Electoral Division of Bar Hill includes the parish of Girton. Councillor Harford had attended a briefing on this planning application but made no comments as to its merits. She was considering the matter afresh.

Councillor Des O'Brien

Non-pecuniary interest in respect of Minute 10 (S/2448/15/FL) as a member of Bourn Parish Council having attended the meeting at which the application had been discussed. Councillor O'Brien was considering the matter afresh.

3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 2 December 2015.

4. S/1431/15/OL - WATERBEACH, (BANNOLD ROAD)

Brian Williams addressed the meeting both as an individual objector and as representative

of Waterbeach Parish Council. Hannah Albans (applicant's agent) also addressed the meeting, and was supported by Alex Kenny (Technical Director) who was present to answer questions of clarification. The major objections to the proposal related to flooding and drainage, position and safety of the access road, the lack of publicity, and sustainability issues. Objections from Councillor Peter Johnson (a local Member) had been circulated to Committee members and other interested parties. The Chairman read out a letter of objection from Councillor James Hockney (the other local Member).

Some Members speculated about the increase in the number of dwellings from the original 90 to a proposed 144. The Senior Lawyer reminded them though that the application had to be assessed in the context of national and local planning policy, and that the applicant's motives were not a material planning consideration.

The District Council's Drainage Manager confirmed that he had no general concerns about surface water in general, but said that the Internal Drainage Board was likely to insist on measures to ensure that such surface water did not enter the sewer system. He added that it was not unusual for buildings in the area to be below the five metre level.

Concerns related to:

- Health provision – the financial contribution should be increased, and paid directly to Waterbeach Surgery rather than to NHS England;
- Affordable Housing – affordable only during the first term granted;
- the relatively small amount being offered by Legal Agreement under Section 106 of the Town and Country Planning Act 1990;
- quality of the proposed development; and
- the loss of very important green space.

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 that the increase in density and urbanisation is inconsistent with South Cambridgeshire District Council policy allowing 40 dwellings per hectare in Waterbeach, thus rendering the proposal as out-of-keeping with the village.

5. S/2003/15/FL - LITTLE SHELFORD (25 CHURCH STREET)

Members visited the site on 12 January 2016.

Jane Westbrook (objecting on behalf of a group of neighbours), Don Proctor (applicant's agent), Councillor Andrew Stephenson (Little Shelford Parish Council) and Councillor Charles Nightingale (a local Member) addressed the meeting. Objections related to adverse impact on the Conservation Area, loss of amenity, the proposal not being in keeping with the surrounding area, the loss of sunlight for Beach Cottage, and overbearing nature of the proposal.

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

6. S/0957/15/OL - GIRTON (GIRTON COLLEGE, HUNTINGDON ROAD)

Members visited the site on 12 January 2016.

Deborah Lowther (Girton College Bursar) addressed the meeting. Councillor Tom Bygott (a local Member) had indicated his support for the proposal.

Councillor Sebastian Kindersley welcomed the positive manner in which this application had been had been constructed through joint working. He said that there existed very special circumstances for granting planning permission in the Green Belt in this instance.

The Committee gave officers **delegated power 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 appropriate contributions towards off-site transport infrastructure, and the Conditions and Informatives set out in the report from the Planning and New Communities Director, and subject to the application not being called in for determination by the Secretary of State.

7. S/2580/15/OL - FOXTON (LAND OFF SHEPRETH ROAD)

Members visited the site on 12 January 2016.

Philip Kratz (agent for Foxton Parish Council) addressed the meeting. He conveyed the Parish Council's objections on the grounds of adverse impact, scale, and isolation from the existing village.

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

8. S/1686/15/FL - HARDWICK (11 CAMBRIDGE ROAD)

Members visited the site on 12 January 2016.

Katharine Jeary (objector), Peter McKeown (applicant's agent) and Councillor Grenville Chamberlain (local Member) addressed the meeting. Objections related to the reduction in size of the plot, proximity to neighbours, cramped nature of the proposal, lack of space for soft landscaping, adverse impact on the character of the area, bring forward the building line, sub-urban nature of the proposal, highway safety, and the absence of visitor parking.

The Committee **approved** the application, as amended by plan received on 12 January 2016, subject to the Conditions set out in the report from the Planning and New Communities Director, an additional Condition securing details of the construction of the driveway and parking area, and an Informative relating to the removal of the on-site telegraph pole.

9. S/2109/15/OL - LINTON (1 HORSEHEATH ROAD)

Members visited the site on 12 January 2016.

Kate Kell (objector) and Councillor Enid Bald (Linton Parish Council) addressed the meeting. Objections related to the adverse impact on residential amenity, loss of privacy, cramped nature of the proposal, and design.

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 over-development by virtue of the applicant's failure to demonstrate that nine dwellings could be accommodated on the application site without having an adverse impact on neighbour amenity.

10. S/2448/15/FL - BOURN (ROOKERY FARM, BROADWAY)

Members visited the site on 12 January 2016.

Annarita Demetriou (objector), Nick Ward (applicant), Councillor Les Rolfe (Bourn Parish Council) and Councillor Mervyn Loynes (a local Member) addressed the meeting. Objections related to nuisance, loss of residential amenity, health concerns, and hours of operation.

Members explored with officers options relating to the environmental health aspect of the application.

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

11. S/2540/15/OL- CONINGTON (3 SCHOOL LANE)

Members visited the site on 12 January 2016.

Emma George (Project Officer) addressed the meeting.

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

12. ENFORCEMENT REPORT

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

13. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee **received and noted** a report on Appeals against planning decisions and enforcement action. The Chairman drew Members' attention to the number of Appeals that had been dismissed, and congratulated officers on their success.

The Meeting ended at 3.00 p.m.
