



SAWSTON PARISH COUNCIL

**MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD 22 JANUARY 2019
At Link Road Parish Council Offices - Meeting commenced at 7.30pm**

PRESENT:

Parish Clerk Jo Keeler

Councillors

Kevin Cuffley

Jayne Merrick

Janet Martin

David Bard

Neil Reid

Rajni Padia

Ray Matthews

Tony Orgee

Mr Toby Williams – SCDC Principle Planning Officer
Mr Tom Clarke – Wellcome Trust Planning Director
Mr Stuart Morse – Transport Consultant
+ 4 members of public

This meeting was open to all Parish Councillors.
Councillor Rajni Padia and Councillor Tony Orgee attended as members of the Parish Council but are not members of the Planning Committee.

1 APOLOGIES FOR ABSENCE

Tony Fell
Anand Pillai
Brian Milnes

2 DECLARATION OF INTERESTS FOR THIS MEETING

None

3 MINUTES OF THE MEETING HELD ON 27 NOVEMBER 2018

The minutes of the meeting held on 27 November 2018 were read, confirmed and signed.

It was **proposed** by Councillor Kevin Cuffley and **seconded** by Councillor David Bard to **accept** the minutes.

VOTE: 6 FOR : UNANIMOUS

4 MATTERS ARISING – NEW INFORMATION ONLY

None

5 PLANNING APPLICATIONS

Councillor Janet Martin introduced the representatives of the Wellcome Trust Genome Campus to give a presentation on the application S/4329/18/OL.

The campus vision is to expand on the land to the east of the A1301 at Hinxton with new research buildings and up to 1500 new dwellings which will only be available for those working on the campus. They hope this will reduce the traffic as these residents will work on site and will be able to walk/cycle to work.

The scheme also includes a travel plan to minimise the need to commute to the campus by car through promoting a shuttle link to Whittlesford station as well as enhanced bus services and improved walking/cycleways.

This was discussed at length and questions were asked with regards to concerns about infrastructure, housing and education.

Councillor Janet Martin thanked them for coming.

Planning Application Ref	Location	SPC Comment:
S/4329/18/OL	<p>Outline planning permission at Wellcome Trust Genome Campus, Cambridge Road, Hinxton</p> <p>It was proposed by Councillor Kevin Cuffley and seconded by Councillor David Bard to support this application.</p>	<p>Support</p> <p>Vote: 6 For Unanimous</p> <p>PC Comment: We support this application in principle but have concerns with: <ul style="list-style-type: none"> • Infrastructure • Transport • Housing – We would like more detail especially regarding the leasehold. • Secondary education – there is no mention of this. </p>
S/1625/18/OL	<p>Outline planning permission for residential development of up to 30 dwellings with matters reserved apart from access, appearance, layout and scale at Land at Mill Lane, Sawston</p> <p>It was proposed by Councillor David Bard and seconded by Councillor Kevin Cuffley to object this application.</p>	<p>Object/Do Not Support</p> <p>Vote: 6 For Unanimous</p> <p>PC Comment: Outside planning policy with regards to the local plan. If officers are minded to support this application then the PC want to appear at the planning committee. </p>
S/4787/18/RM	<p>Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/2286/16/OL for residential development for 10 units, comprising three 2 x bed dwellings, four 3 x bed dwellings and three 4 x bed dwellings at Land between 66-68 Common Lane, Sawston</p> <p>It was proposed by Councillor Kevin Cuffley and seconded by Councillor David Bard to defer this application.</p>	<p>Vote: 6 For Unanimous</p> <p>To defer this application to next planning and to invite the developers to attend.</p>

S/4843/18/FL	<p>Single storey rear extension at 13A Sunderlands Avenue, Sawston.</p> <p>It was proposed by Councillor Kevin Cuffley and seconded by Councillor Jayne Merrick to support this application.</p>	<p>Support</p> <p>Vote: 6 For Unanimous</p>
S/0032/19/FL	<p>Detached single storey, two bedroom dwelling, with detached garage and carport, and extension of lowered kerb at rear of 5, Babraham Road, Sawston.</p> <p>It was proposed by Councillor Kevin Cuffley and seconded by Councillor Jayne Merrick to support this application.</p>	<p>Support</p> <p>Vote: 6 For Unanimous</p> <p>PC Comment: Request the permitted development rights are removed because of the restricted site and the possibility of overdevelopment of the site in the future.</p>

Information Only – All noted

[S/4636/18/DC](#) Discharge of condition 27 (piling/foundation design) of planning consent S/2284/17/OL at Sawston Trade Park and adjacent land, A1301/London Road, Pampisford.

[S/4762/18/DC](#) Discharge of condition 29 (water treatment) – (planning application S/2284/17/OL at Sawston Trade Park and adjacent land, A1301/London Road, Pampisford.

[S/4764/18/DC](#) Discharge of condition 43 (construction environmental management plan) of planning consent S/2284/17/OL at Sawston Trade Park and adjacent land, A1301/London Road, Pampisford.

[S/2627/18/FL](#) Remove existing roof to construct first floor for additional seating area for the café at The Brick House, Link Road.

[S/4830/18/DC](#) Discharge of conditions 9(energy statement) and 24(contamination)of planning permission S/0696/14/VC at Former Marley Tiles Site, West Way, Sawston.

6 PLANNING DECISIONS

Noted

7 UTTLESFORD LOCAL PLAN CONSULTATION

The Parish Council has been asked to comment on the North Uttlesford Garden Community.

This was discussed and the continued concerns to respond with are:

- Effect on drainage in general
- Transport/infrastructure/highways
- Education
- Power supply – its close to capacity at present
- Water supply to the new community
- High quality agricultural land will be lost by this development

8 CORRESPONDENCE

None

9 TO DISCUSS AGRITECH APPEAL

The Parish Council has received a request from the Chairman of Hinxtton Parish Council asking us and surrounding Parish Councils to support his letter with regards to the appeal by the Secretary of State ref APP/W0530/W/18/3210008 . (Copy of letter attached to these minutes).

It was ***proposed*** by Councillor Kevin Cuffley and ***seconded*** by Councillor Jayne Merrick to ***support*** and put our name on the letter.

VOTE: 6 FOR : UNANIMOUS

10 UPDATE ON H1b

Councillor Janet Martin gave an update on this site.

There have been some delays in the final preparations of the additional information required by consultees/SCDC. As SCDC wants all of the information in a single pack to allow a comprehensive re-consultation, the architects have not been able to commence the re-consultation yet. They are hoping to have the vast majority of the outstanding reports back by the end of this week. There is currently one area which requires further discussion between the Council and the Consultants before the related report can be finalised.

11 COUNCILLORS ISSUES AND AGENDA ITEMS FOR NEXT MEETING: CONCERNING P & E ONLY

Meeting Closed at 9.07pm

Copy of letter – Item 9

Chair, Hinxton Parish Council

Rt Hon James Brokenshire MP
Secretary of State for Housing, Communities and Local Government
Ministry of Housing, Communities and Local Government
2nd floor NW, Fry Building, 2 Marsham Street
London SW1P 4DF
United Kingdom

[date]

Dear Minister,

Recovery of planning appeal by the Secretary of State ref APP/W0530/W/18/3210008

I am writing on behalf of the parish councils of Hinxton, [Ickleton], [Duxford], [Whittlesford], [Pampisford], [Great Abingdon], [Little Abingdon] and [Thriplow] in South Cambridgeshire to express our concern at your decision to 'recover' South Cambridgeshire District Council's decision to refuse the outline planning application for a business park on arable land in Hinxton close to these other parishes (S/4099/17/OL).

The application was refused on nine different grounds by South Cambridgeshire District Council last March. Their Planning Committee were unanimous. The application is also contrary to the Council's approved Local Plan. Our parishes are not opposed to development in general and there is much going on around us which we are facilitating. But this proposed general purpose business park, misdescribed as being for 'Agritech', is without justification for this farmland site and has serious and unmitigated traffic implications for us.

Our concern at your taking powers to overrule the Planning Inspector is partly because the only stated reason is that 'the appeal involves proposals for significant development within Green Belt'. This is not the situation. Only a small and subordinate detail of transport arrangements for the application would encroach on Green Belt. The proposed business park itself would be completely outside it. By no stretch of imagination could such an encroachment be considered 'nationally significant' as the statutory grounds for intervention require.

As parish councilors we have noted the recent Raynsford Report's sharp criticism of the failure of England's planning procedures to reflect the concerns of local communities. But we are aware that your Ministry has recently encouraged greater 'localism' and also that you spoke to the LGA earlier this month of your own vision of self-sufficiency in local government. We do not know who requested the decision recovery, but we have been shocked at actions which have been taken by the company behind the development in question which could be taken as seeking to influence decisions. Last October it funded a reception focused on promoting the application at Westminster which did not include our own constituency MP. According to Electoral Commission records the company also made a substantial political financial contribution shortly before the application was submitted. You will appreciate how this undermines credibility in your Ministry's stated commitment to local accountability.

We should appreciate the opportunity to meet you so we can demonstrate the strength of local feeling and explain why the recovering of this appeal decision is inappropriate.

Yours etc