

PLANNING COMMITTEE: MINUTES

Date: Thursday 11th December 2014

Time: 10.00 – 12.25

Place: Kreis Viersen Room, Shire Hall, Cambridge

Present: Councillors B Ashwood D Connor (Chairman), W Hunt, S Kindersley, A Lay, M Loynes, M Mason, K Reynolds J Scutt and M Smith

A minutes silence was held in memory of the former Chairman of the Planning Committee, Councillor John Reynolds.

99a. APOLOGIES AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor D Jenkins.

Councillor Connor declared a non-statutory disclosable interest under the Code of Conduct in relation to planning application F/02006/13/CM, agenda item number 4. The applicant was Councillor Connor's daughter-in-laws cousin. There had been no association with Councillor Connor's relative for 3 and a half years until they met at a planning meeting at Fenland District Council yesterday. Councillor Connor believed that the interest was not one that would prejudice any decision made and he approached the application with an open mind.

99b. ELECTION OF CHAIRMAN

Councillor Hunt proposed Councillor Connor as Chairman. This was seconded by Councillor Lay. Councillor Connor was elected as Chairman unanimously.

This created a vacancy for the position of Vice Chairman. Councillor Hunt proposed Councillor Smith. This was seconded by Councillor Connor. Councillor Smith was elected as Vice Chairwoman unanimously.

99. MINUTES – 6TH NOVEMBERER 2014

The minutes of the Planning Committee meetings held on 6th November 2014 were agreed as a correct record and signed by the Chairman subject to the deletion of Councillor Mason who was not present at the meeting.

100. IMPORTATION OF INERT WASTE TO RESTORE SOUTHERN PART OF QUARRY TO ABOVE GROUND LEVEL AT KENNETT HALL FARM QUARRY, TURNPIKE ROAD, KENNETT, NEWMARKET, CB8 7QX.

LPA REF: E/03000/14/CW

FOR: MICK GEORGE LTD

The Committee considered an application for the importation of inert waste at Kennett Hall Farm Quarry. Officers presented the report and informed the Committee that the proposal was small in terms of the volume of waste proposed to be imported.

Officers advised the Committee that the main objections to the proposal were made regarding the opening of an old access route to the site. This proposal had therefore been removed from the application and this had addressed the concerns raised.

John Gough spoke on behalf of the applicant and requested Members of the Committee ask him any questions they had.

A member asked whether the minerals extracted were processed at the site or elsewhere. Mr Gough advised the Committee that while there was a small amount of mineral processing that took place at the site, the minerals extracted would be processed elsewhere.

There were no further questions for Mr Gough.

Members of the Committee welcomed the report and were pleased that the concerns of people living close to the site had been taken into consideration and acted upon. A concern was raised regarding recommended condition 6. It was suggested that the wording should be amended to reflect that only inert waste generated by the site should be deposited within 150m of Dane Hill Cottages.

A further concern was raised by Members who wished to receive reassurance regarding recommended condition 9. Members suggested that condition 9 should specifically mention wheel washing facilities. Officers explained that because it was an existing quarry that was subject to planning conditions regarding wheel washing it was felt not to be necessary to be so explicit. Officers noted the concerns and agreed to alter the wording of the condition.

It was resolved unanimously to approve the application subject to amendment of conditions 6 and 9.

101. VARIATION OF CONDITION 2 OF F/0363/98 TO DEFER RESTORATION OF SOUTH LAKE FOR APPROXIMATELY 7 YEARS TO ALLOW TEMPORARY USE OF LAND FOR MOTORCYCLE RIDING AT BLOCK FEN DROVE, CHATTERIS, CB6 2AY.

LPA REF: F/02006/13/CM

FOR: F15-MX

The Committee received a report from officers requesting variation of condition 2 of the 1998 permission that required mineral extraction ceased and restoration of the site was completed within 15 years of the conditions coming into effect. The purpose of the application was to defer the restoration for 7 years to allow the use of the land for motorcycle riding for a period of 5 years. Officers informed the Committee that the planning application for use of the land for motorsports was refused by Fenland District Council the previous day.

Officers informed the Committee that the original proposed restoration scheme approved under the original planning consent could no longer be implemented because not the entire mineral had been extracted from the site. Officers explained that the restoration scheme proposed by the applicant represented a much better scheme that met with the approval of the RSPB, Wildlife Trust and Natural England and fitted in with the Block Fen /Langwood Fen Master Plan, something that the original proposal did not.

Members of the Committee raised several points of clarification that included:

- confirmation that the proposed restoration scheme contained within the application was more suitable than the originally proposed scheme. Officers confirmed that the proposed scheme was much improved on the original.

- whether the decision made by the Committee on the application would affect any decision made by Fenland District Council on the matter. Officers reminded the Committee that the application made to Fenland District Council had been refused however it was pointed out that the decision could be appealed to the Secretary of State.
- whether Cambridgeshire County Council had been included in the consultation for the application to Fenland District Council. Officers confirmed that the Council had been consulted and commented as the Highway Authority and the mineral planning authority

Town Councillor Chris Howes spoke on behalf of Chatteris Town Council against the application. He stated that when motorcycling riding was first trialled at the site he supported it in the belief that it would have encouraged business and bring money into the area. However, Councillor Howes informed the Committee that it had become apparent that there was little benefit to the area and the noise of the motorcycles was a nuisance. He informed the Committee that the organisers had failed to implement measures designed to mitigate the noise. Councillor Howes added that the A142 at Mepal was an accident black spot since the construction of the anaerobic digestion facility and that the motorcycle riding would add to the traffic. Councillor Howes urged the Committee to reject the application and for the site to be restored appropriately.

Members of the Committee asked Councillor Howes whether the motorcycling had exceeded the permitted 28 days a year it could take place. Councillor Howes informed the Committee that it was on hearsay that it had.

Members sought clarification as to why the application to defer restoration was for 7 years when the application for motorcycle riding was for only 5 years. Officers explained that it was to allow ample time for the site to be restored and this was common with mineral applications.

Mrs Diana Bray, a local resident addressed the Committee opposing the application. Mrs Bray informed the Committee that there were many objections to the proposed use of the land including objections from District Councils and the local M.P.

Mrs Bray advised the Committee that the proposed use of the land would affect the Block Fen master plan and the noise from the motorcycles represented a nuisance for local residents and disturbed wildlife in the area.

She highlighted the number of accidents on the A142 and that people who will be coming to use the proposed motorcycle facilities would not know to use extra caution.

She informed the Committee that so far during 2014, motorcycling had taken place 40 times which exceeded the permitted 28. Mrs Bray therefore urged the Committee to turn down the application for the land to be restored.

Members of the Committee asked Mrs Bray whether she believed that if the application was granted it would be detrimental to wildlife. Mrs Bray advised the Committee that she was unable to comment on whether the noise was detrimental because she was not a wildlife expert. However she had observed that when the motorcycle engines were started the swans flew off.

The Committee Members confirmed that the objection raised by Mrs Bray went beyond just local residents discomfort but took into account wildlife concerns also.

Members confirmed with Mrs Bray that Mepal Parish Council, Witchford Parish Council and the local M.P all objected to the application. Mrs Bray confirmed that they had objected, apart from Witchford Parish Council which objected to the Fenland District Council application that was rejected the previous day, but not the application requesting the delay of restoration.

During discussion Members of the Committee commented that:

- it was disappointing the land owner had not attended. It was felt by Members of the Committee that they hadn't complied with the terms of the original permission and they understood that it was their responsibility to develop a plan that restored the area.
- should be noted that District Councils, Parish Councils and the local M.P. have all expressed their concerns and objected to the application.
- the noise from the motorcycles would disturb the wildlife in the area.
- the land owners were in breach of the terms of the original permission and that restoration of the site should have taken place by now. It was accepted that the restoration originally planned for the site was no longer appropriate but it could be easily amended.
- it was felt that the land owners had not been particularly proactive and that it was potentially risky to allow the responsibility of the restoration of the site to another organisation.

Officers reminded Members of the Committee that their recommendation was that the application should be dependent on the success of the application made to Fenland District Council for the motorcycling use; although this had been refused it could be appealed and that is why the application was still presented to the Committee. Officers commented that a likely reason for the land owners not having begun the restoration of the site was that planning application had been submitted some 12 months ago and that they were awaiting the outcome of these applications.

Councillor Kindersley proposed a motion to reject the application because there was no clear justification for the need to postpone the restoration scheme. This was seconded by Councillor Hunt and carried unanimously.

It was therefore resolved to reject the application.

102. PROPOSED REVISIONS TO THE LOCAL ENFORCEMENT PLAN FOR MINERALS AND WASTE DEVELOPMENT IN CAMBRIDGESHIRE.

A report was presented to the Committee requesting the Committee approve revisions to the Local Enforcement Plan for Minerals and Waste Development in Cambridgeshire. Officers provided an overview of the changes and invited Members of the Committee to comment.

The report was welcomed by Members of the Committee and approved of it unanimously.

103. ENFORCEMENT UPDATE REPORT.

The Committee noted the latest position statement regarding enforcement issues for the three months from 1st August to 31st October 2014.

Members commented that there was not enough involvement from Members at a County and District Level, in assisting officers with resolving enforcement issues.

A report was presented regarding the Bridgefoot Farm Fire. It detailed the history of events leading up to the fire in November 2013 and action that have taken place since then. Slides were presented that showed the site prior to the fire and of the fire itself and subsequent damage. Officers advised members of the Committee that due to the site being in close proximity to an underground aquifer it was decided to allow a controlled burn rather than extinguishing the fire and potentially contaminating the water supply to the area.

Members of the Committee thanked officers for the comprehensive report.

Councillor van de Venn addressed the Committee as the Local Member thanked everyone involved for excellent communication throughout this time stating that the report helped explain various items to Parishes.

104. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWERS

The Committee received a report on decisions made under delegated powers between 29th October and 28th November 2014.

The Committee resolved to note the report.

Chairman

1.0 INTRODUCTION

- 1.1 At the committee meeting on 31 January 2005 it was agreed that a brief summary of all the planning applications that have been determined by the Head of Strategic Planning under delegated powers would be provided.
- 1.2 The powers of delegation given to the Head of Strategic Planning are as set out in the Scheme of Delegation approved by full Council on 17 May 2005 (revised May 2010).

2.0 SUMMARY OF DECISIONS

- 2.1 The following applications have been granted planning permission under delegated powers during the period 28th October 2014 to 1st December 2014.
- 2.2 **C/5003/14/CC** – Two extensions to north-east elevation (facing playing field) at Castle SEN School, Courtney Way, Cambridge, CB4 2EE
- For further information please contact Nicholas Wyke on 01223 728418
- 2.3 **S/1781/14/CC** – Change of use of agricultural field to school field with associated fencing and planting at Girton Glebe Primary School, Cambridge Road, Girton, Cambridge, CB3 0PN

For further information please contact Elizabeth Verdegem on 01223 703569

- 2.4 **S/1779/14/CW** – Erection of a glass reinforced plastic (GRP) kiosk to house treatment process at Sawston Mill Pumping Station, A1301, Sawston, Cambridgeshire, CB22 4JF

For further information please contact Matthew Dalton-Aram on 01223 728415

- 2.5 **S/1778/14/CW** – Erection of a glass reinforced plastic (GRP) kiosk to house treatment processes at Rivey Hill Pumping Station, B1052, Linton Road, Balsham, Cambridgeshire, CB21 4LE

For further information please contact Matthew Dalton-Aram on 01223 728415

- 2.6 **H/5008/14/CW** – Proposed Road sweepings and Gully Waste Recycling Plant at Buckden Landfill Site, Brampton Road, Buckden, St Neots, PE19 5UH

For further information please contact Michael Abbott on 01223 715518

- 2.7 **H/5009/14/CW** – Variation of condition 2 & 11 on planning permission no H/1488/94 at Buckden Landfill Site, Brampton Road, Buckden, St Neots, PE19 5UH

For further information please contact Michael Abbott on 01223 715518

