

Planning Committee Minutes

Date: Wednesday 19th June 2024
Time: 10:00am – 10.27am
Venue: New Shire Hall, Alconbury Weald
Present: Councillors Connor, Corney, Gardener, Gough, Kindersley, Rae (Vice-Chair) and Wood

83. Apologies for Absence

Apologies were received from Councillor Batchelor (Chair)

84. Declarations of Interest

None.

85. Minutes – 20 March 2024

The minutes of 28th June 2023 were agreed as a correct record.

86. The erection of a new build teaching block, removal of temporary classroom building and associated works.

At: Teversham Primary School, Church Road, Teversham, CB1 9AZ

Applicant: Cambridgeshire County Council

Application Number: CCC/23/100/FUL

The Committee received a Regulation 3 planning application that sought planning permission for a permanent building for use as a pre-school in association with Teversham Church of England Primary School. The new building would replace an old and dilapidated temporary pre-school building that had been removed due to health and safety concerns and replaced with a new temporary classroom building. If approved, the existing temporary mobile pre-school building would be removed, and the vacant area incorporated into the outdoor play space with new landscaping. Members noted the amendment sheet published on the Council's website and circulated at the Committee that altered conditions relating to the time permitted for removal of the existing pre-school building and the construction environment management plan.

The presenting officer informed members that the site of the school lay wholly within the local conservation area and partially within the green belt. This represented a major

departure from the development plan and it was therefore necessary to present the application to the Committee. The proposal would result in the removal of two trees and affect the canopy of others. However, this would be mitigated by the planting of a further six trees and substantial landscaping. There was demonstrable need for the new building and therefore development within the Green Belt was necessary.

A map, location plan and aerial photographs of the site were shown to the Committee together with an indicative site area. The Committee noted the site plan with proposed footprint in relation to the existing buildings. Proposed elevations and floorplan were shown to members together with maps that illustrated the extent of the Green Belt and showed how part of the building encroached on it. A site plan was shown that showed the trees that were to be removed together with the proposed planting location of the new trees. Photographs of the school showing hedging that would partially obscure the proposed building were shown together with a view of the playground and of the school from Airport Way that provided context for the location of the proposed building.

In response to Member questions officers:

- Explained that under the current Scheme of Delegation that formed part of the Council's constitution, it stated that where a proposal was a major departure from the development plan then it should be presented to the Committee. It would be difficult to develop wording that would prevent applications such as this coming before Committee. The Green Belt was of such importance that the Secretary of State decides on whether to call in the decision.
- Confirmed that the Committee's decision would be referred to the Secretary of State and a decision was usually received within 21 days of submission. Members emphasised the low-key nature of the development and the need for it to be expedited as there was a critical need for the building.

The Chair invited Nicol Perryman, agent for the applicant and Rebecca Simpkin Smith, headteacher, to speak in support of the application. Ms Perryman explained that the proposals sought the replacement of temporary accommodation that had been in place for too long. There were significant challenges with the current site and a new building was essential. Ms Perryman emphasised the importance of early years provision to the future success of children in the school. The proposals would enable the school to deliver enhanced provision to the local community.

Ms Perryman explained further that the site was located at the very edge of the Green Belt and 75% of the proposal was located outside of the Green Belt in which the current temporary classroom was partially located also. There was very little harm to the Green Belt and the proposals were supported by South Cambridgeshire District Council Planning Officers.

Members noted that two lower quality trees would be removed as part of the development. However, a further six trees would be planted in replacement together with significant landscaping.

In conclusion, Ms Perryman highlighted that there had been no objections received to the proposals from statutory consultees and therefore urged the Committee to support the application.

It was proposed by Cllr Kindersley and seconded by Cllr Gardener that the recommendation be put to the vote.

It was resolved unanimously [7 votes in favour, 0 against and 0 abstentions] that planning permission be granted subject to the conditions contained at Appendix A to these minutes.

87. Summary of Decisions Taken Under Delegated Powers

The Committee received a report that provided a summary of the decisions taken under delegated powers.

It was resolved to note the report.

[Chair]