

**Minutes of the Planning Meeting held on Monday 15 September 1997 at 7pm in the Community Centre**

Present: J Shaw (chair) R Day HM Smith RT Summerfield and the clerk SJ Daniels.  
J Sandford in attendance.

Apologies for absence received from: RJ Farrington RLE Waters IF May SJ Snaith.

379/97 1. J Shaw was elected chairman for this meeting..

**2. Matters Arising**

380/97 Ambassador Lodge  
(305/97) Noted that the roof tiles on the sun lounge matched the lower extension and that this room was not being used as a guest bedroom.

381/97 Symbionics  
(332/97) Noted that SCDC could not legally include a contribution to the foot/cyclebridge in a Section 106 Agreement. Symbionics would be invited to make a voluntary contribution.

382/97 Application by Mrs Bell et al  
(346/97) An enforcement notice for this land had been served by SCDC. A Public Inquiry was due to be held on 25 November 1997.

**3. Decisions Received**

383/97 A Sutcliffe and P Nuttall  
(427/95) Change of use to golf practice centre including club house, golf course, shop/office, car park and access at Penfold Farm, Ely Road. Approved. ( Conditions attached ).

384/97 Mr J Padley 96 The Sycamores  
(264/97) Extension to house and garage approved. Details of enlarged vehicular access to be approved.

385/97 A Ahmed 6B High Street  
(306/97) Cold Store and timber shed approved. Building to be removed by 31 December 1999.

386/97 Trinity College Unit 310 Science Park  
(315/97) Erection of offices/laboratories building approved. Conditions of parking, turning, loading and unloading of all vehicles. One point of access only to be made to spine road. Details of external materials to be used to be approved. Landscaping scheme to be approved.

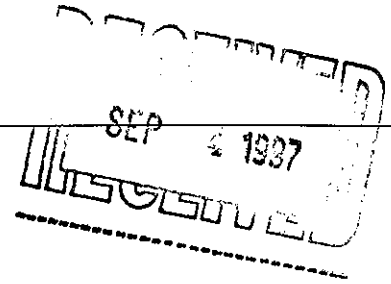
also  
343/97

L. L. Waters  
Chairman 6/10/97

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL  
CAMBRIDGESHIRE

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION  
SUBJECT TO CONDITIONS



TO: Steven Abbot Associates  
North Quarry Office  
Skull House Lane  
Appley Bridge  
Wigan  
Lancs

The Council hereby grants permission for Change of Use to Golf Practice Centre including Club House, Golf Courses, Shop/Office, Car Park and Access

at Penfold Farm, Ely Road, Milton  
(for A Sutcliffe and P Nuttall)

In accordance with your application dated 27<sup>th</sup> October 1995 and the plans, drawings and documents which form part of the application, subject to conditions set out below.

1. **The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.**  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development which have not been acted upon.)
2. **All works hereby permitted shall be carried out as approved.**  
(Reason - To ensure the complete and proper development of the site.)
3. **No development shall commence until full details of the following reserved matters have been submitted to and approved in writing by the Local Planning Authority:-**
  - (a) the siting of the building;
  - (b) design and external appearance of the building;
  - (c) the means of access thereto.

(Reason - Whilst the application is for full permission insufficient details of the club house are provided.)
4. **The golf course shall not be laid out and no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. The scheme shall include details of the layout of the golf course including details of any earth works or changes in level.**  
(Reason - To ensure that the approved development can be assimilated within and does not detract from the character of the area.)

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5. **All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.**  
(Reason - To enhance the quality of the development and to assimilate it within the area.)
6. **No development shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.**
- a) **the materials to be used for the external walls and roofs.**
  - b) **surface water drainage.**
  - c) **foul sewage disposal.**
  - d) **finished floor levels.**
  - e) **hard landscaping**
  - f) **underground services, including all systems for green watering and**
  - g) **car parking provision in accordance with the Local Authority standards.**
- (Reason -(a) To ensure that the development is not incongruous.
- (b) To ensure satisfactory drainage of the site.
  - (c) To ensure the satisfactory disposal of foul sewage from the site.
  - (d) To ensure that the height of the building(s) is well related to ground levels and is not obtrusive.
  - (e) To ensure that the development enhances the character of the area.
  - (f) To minimise the threat to trees by reason of root damage caused by underground excavation.
  - (g) To ensure adequate car parking provision is provided and suitably laid out on the site.
7. **The golf course shall be laid out in accordance with a layout scheme which shall have been previously submitted to and approved in writing by the Local Planning Authority before work commences on the construction of any buildings or car park.**  
(Reason - To ensure that building and engineering operations, which would not otherwise be permitted in this location, are directly related to serve the golf course.)

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8. **The layout of the golf course, and its landscaping shall be so designed that the present ground surface is not affected in any way. Other than the access roadway, car park, club house, shop and underground services, there shall be no other excavations on site. Any landscape feature e.g. mound, tee or bunker, shall be constructed using materials which shall have been brought in to the site.**  
(Reason - To protect the identified high archaeological potential of the application site.)
9. **No development for the access, roadway, car park(s), club house or shop shall take place until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.**  
(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains.)
10. **Any subsequent alterations or amendments to the golf course layout together with any works which require any form of excavation shall only proceed once formal written approval is granted from the Local Planning Authority.**  
(Reason - To protect the identified high archaeological potential of the application site.)
11. **Visibility splays shall be provided on either side of the junction of the proposed access road with the public highway. The minimum dimensions to provide the required splay lines shall be 4.5m x 215.0m measured along the centre line of the proposed access road from its junction with the channel line of the public highway, and 4.5m x 215.0m m measured along the channel line of the public highway from the centre line of the proposed access road.**  
(Reason - In the interests of highway safety.)
12. **The visibility splays at the junction of the access road with the public highway shall be provided before the commencement of the development.**  
(Reason - In the interests of highway safety.)
13. **The junction of the proposed access road with the existing road shall be laid out with 10.5m radius kerbs.**  
(Reason - In the interests of highway safety.)
14. **The access road shall be of a minimum width of 5.0m for a distance of 5.0m from the edge of the existing carriageway.**  
(Reason - In the interests of highway safety.)
15. **Before the use is commenced, the access from the existing highway shall be laid out and constructed to the satisfaction of the Local Planning Authority after consultation with the Local Highway Authority.**  
(Reason - In the interests of highway safety.)
16. **An adequate space shall be provided within the site to enable turning, parking of vehicles, to enter and leave in forward gear, park clear of the public highway and load and unload clear of the public highway.**  
(Reason - In the interests of highway safety.)
17. **The permanent space to be reserved on the site for turning, parking and loading shall be provided before the use commences and thereafter maintained.**  
(Reason - In the interests of highway safety.)

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18. No change of use of land to which the application relates shall commence until an Order has been made by the Secretary of State for Transport prohibiting vehicles from making a right turn manoeuvre from the A10 Trunk Road into the old Ely Road.

(Reason - To ensure that the A10 Trunk Road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 of the Highways Act 1980, and to satisfy the reasonable requirements of road safety on that road.)

D. B. Hussell

Dated: 1st September 1997  
Council Offices, Hills Road, Cambridge, CB2 1PB.

Planning Director

**THIS PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.**

387/97            Hewden Hire Centre  
(316/97)        Display of fascia and freestanding signs at Unit 137 Cambridge Road  
Industrial Estate.  
Approved.

**4. New Applications**

388/97            S/1352/97 Mr P and Mrs K Heybrock 27 Froment Way  
Extension at first floor level to side of existing dwelling house for  
residential purposes.  
No objections.

The meeting ended at 7.25pm.

Signed..... *R.L. Waters* ..... Chairman..... *6-10-97* ..... Date