

Minutes of the Planning Committee held on Monday 17 November 1997 in the Community Centre at 7pm.

Present: RJ Farrington (chair) JE Coston (from 494/97) R Day J Shaw
HM Smith RLE Waters and the clerk SJ Daniels

1. Apologies for absence RT Summerfield

488/97

2. Minutes

The minutes of the meeting of 20 October having been approved (minute 457/97) were signed .

3. Matters Arising

None

4. Decisions Received

489/97
(407/97)

Crickmore Developments Chesterton Fen Road -
Change of Use of Land to Caravan and Camping Site - Refused.
Copy of conditions attached.

490/97
(410/97)

Cambridge Evening News - Extension to Chiller Compound - Approved.

491/97
(452/97)

Cantab Pharamaceuticals Ltd 184 Science Park
3 portable buildings for use as labs and offices.
Approved till 31 December 1998. Trees to be protected.

492/97
(453/97)

A Sargeant 52 The Rowans - Extension - Approved.

493/97
(454/97)

G Metcalfe 36 The Rowans - Extension - Refused.
The extension including alteration to the side boundary wall would entail the erosion of part of the open space and loss of original planting of the estate resulting in detrimental effect on the appearance and character of this part of the designed estate; would also create precedent for further erosion of the network of footpaths.

5. New Applications

494/97
(247/97)

S/1707/96 Dr and Mrs Draper - Amendment showing access and parking arrangements at 8 - 10 Cambridge Road. No comments.

495/97

S/1612/97 Mr F Haslop 5a High Street - Extension to dwelling. No comments.

496/97

S/1616/97 Ionica - Temporary building for approx eighteen months and new car park area at St Johns Innovation Park.
Car parking area shown on two plans appeared to be different. Query about area "subject to a separate application".

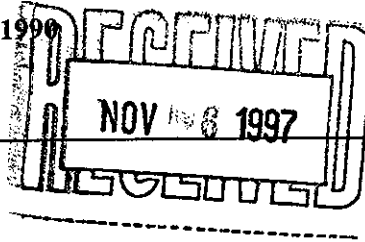
Milton P.C.

Form 5
Ref. S/1432/97/F

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
CAMBRIDGESHIRE**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION



CC RTs
For info

TO: David Page Associates
96 King Street
Cambridge

The Council hereby refuses permission for the change of use of land to caravan and camping site and use of barn for kitchen/toilets

at land off Chesterton Fen Road, Milton
(for Crickmore Developments)

407/97

in accordance with your application dated 8th September 1997

for the following reasons:-

1. **Development Plan policies have, for many years, required a Green Belt to be maintained around the City of Cambridge to preserve the special character of the City and to maintain the quality of its setting and this area is shown in more detail in the Cambridge Green Belt Local Plan (1992).**

The area of Green Belt between the outer edge of the City and the necklace villages which immediately surround it varies in width but is particularly narrow around its northern perimeter i.e. the villages of Girton, Histon/Impington, Milton and Fen Ditton.

The application site lies in a vulnerable location within the Green Belt and on the edge of a green wedge of land which follows the course of the River Cam through Ditton Meadows and Stourbridge Common towards the heart of the City. The character of Fen Road Chesterton has changed over the years with housing between it and the river to the west of the railway and the intensification of commercial uses and travellers sites to the east. It is therefore even more important to retain this fragile area of grazing land between the river and its towpath and Fen Road itself.

The Authority accepts that camping and caravanning is a use generally appropriate in the countryside and policies of the Cambridgeshire Structure Plan support this general view. However the countryside needs to be protected from inappropriate development in order to maintain its rural character and Policy SP12/2 specifically seeks to restrict development which would adversely affect the character of Areas of Best Landscape. The most important attribute of Green Belts is their openness and because of the site's vulnerable location its use for camping and caravanning is contrary to Policies SP12/1 (Development in the Countryside), SP12/2 (Areas of Best Landscape) and SP18/3 (Green Belts) of the Cambridgeshire Structure Plan (1995), Policies GB3/1 and GB3/2 of the Cambridge Green Belt Local Plan (1992) and Policy C1 of the South Cambridgeshire Local Plan (1993).

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2. Notwithstanding the above reason of refusal the Consultation Draft of the South Cambridgeshire Local Plan 1997 includes a policy, RT15 which states:-

PROPOSALS FOR NEW (AND EXTENSIONS TO) HOLIDAY AND TOURING CARAVAN SITES REQUIRING PLANNING PERMISSION WILL NOT BE PERMITTED IN THE GREEN BELT. PROPOSALS OUTSIDE THE GREEN BELT WILL BE CONSIDERED USING THE CRITERIA SET OUT IN POLICY RT1.

WHERE PLANNING PERMISSION IS GRANTED APPROPRIATE CONDITIONS MAY BE IMPOSED OR LEGAL AGREEMENTS SOUGHT TO RESTRICT THE LENGTH OF OCCUPANCY.

Whilst the Consultation Draft has the agreement of the Authority's Local Plan Working Party, it does not have any other formal status. For the reasons explained above in the reason of refusal, the new policy has been put forward because of increasing pressures on the Green Belt around Cambridge.

D. B. Hussell

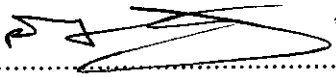
Dated: 31st October 1997
Council Offices, Hills Road, Cambridge. CB2 1PB

Planning Director

SEE NOTES OVERLEAF

- 497/97 S/1621/97 Mr and Mrs J Sandford 37 Butt Lane - First floor extension and conservatory. No objections.
- 498/97 S/1641/97 Mr & Mrs Lindsay 80 Butt Lane - Extension. No comments.
- 499/97 S/1692/97 Peptide Therapeutics plc 321 Science Park - alterations to laboratory external ducts at 324 Science Park.
Concerns as to what was being extracted.
- 500/97 C/11/17/72/1 RT Summerfield 1 Willow Crescent - Tree Surgery.
No objections.
- 501/97 C/11/17/72/2 Mr West 32 Fen Road - Tree Surgery.
No objections subject to approval of Trees Officer.

The meeting ended at 7.35pm.

Signed..........Chairman..... 15-12-97 Date