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1 February 2013

To: Chairman – Councillor Robert Turner
Vice-Chairman – Councillor David Bard
All Members of the Planning Committee - Councillors Val Barrett, Brian Burling,
Lynda Harford, Tumi Hawkins, Sebastian Kindersley, David McCraith,
Charles Nightingale, Deborah Roberts, Neil Scarr, Hazel Smith and Nick Wright

Quorum: 4

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 6 FEBRUARY 2013 at 10.00 a.m.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution *in advance of* the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully
JEAN HUNTER
Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

AGENDA SUPPLEMENT – UPDATE REPORTS

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EXCLUSION OF PRESS AND PUBLIC

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 February 2013

AUTHOR/S: Planning and New Communities Director

S/2317/11 - COTTENHAM**Erection of 47 dwellings, garages, public open space, landscaping, vehicular access and associated infrastructure, Land at the junction of Beach Road and Long Drive, for Barrett Eastern Counties and Cedric John Abbs****Recommendation: Delegated approval****Date for Determination: 8 March 2013****Update to the report****Agenda report paragraph number 29 – Landscape Design Officer**

1. The Landscape Design Officer has put forward proposals to amend the siting of dwellings fronting Beach Road so as to enhance the retention of existing hedgerow on this prominent boundary. The applicant has indicated a willingness to accept this approach and amended plans are awaited.

Agenda report paragraph number 31 – Ecology Officer

2. The hedgerow fronting the Long Drive is considered to be an important landscape and biodiversity feature and as such its integrity should not be adversely affected by the proposed development. Recommended condition to require details of a scheme for the management and enhancement of the hedgerow fronting Long Drive:

ADDITIONAL CONDITON:

Prior to any development a scheme for the management and enhancement of the hedgerow fronting the Long Drive shall be agreed in writing. The scheme shall include, but not be limited to:

- 1) Details of the final hedge height and width
- 2) The means by which the hedge shall be maintained
- 3) Details of any additional hedge planting, including species and stock size.
- 4) Details of a protective fence in order to reduce harm to the hedge throughout the course of the development

The approved scheme shall be fully implemented unless otherwise agreed in writing with the Local Planning Authority.

Reason: To complies with policies NE/4 Landscape Character Areas and NE/6 Biodiversity.

Agenda report paragraph number 33 – Council's Affordable Homes Manager

3. No objection to the treatment of this site for private housing with 40% affordable. New regulations apply since the consideration of the last application and there is now a concern that the housing mix of affordable shows 2 x4-bed units as shared ownership, and has an under provision of smaller units which are needed to help to address under-occupation issues. The tenure mix should be 13 rented and 6 shared ownership to comply with current policy. Further negotiations with the applicant are necessary.

Agenda report paragraph number 54 – Agent’s comments

4. In response to the concerns raised by the Affordable Homes Manager the agent has confirmed that a tenure split of 70% social rented/30% shared ownership can be put forward. One registered provider has provided an offer and the responses of two others are awaited. There is a reluctance to change the layout to show a different housing mix at this stage.

Further Information received after publication of the agenda report.

Representations: Local Member Councillor Simon Edwards has supplied the

5. following comments:

To members of the Planning Committee :-

I oppose this application. I believe the reasons for refusal still exist, and nothing has changed since it was last determined by the Planning Committee.

I would like to see this application withdrawn and the applicants encouraged to work with Cottenham Parish Council in working up a new scheme as part of the wider proposals currently being consulted on for this area.

This application is premature, and it is essential that it is considered in light of the new proposals that Cottenham Parish Council have asked we consult on as part of the Local Plan consultation, as there may be complementing / opposing aspects of this application, as well as the wider implications of s106 considerations.

Indeed, there may be aspects of this application which, if approved, preclude certain elements of the wider proposal coming forward.

In this case the cart has been put before the horse.

*Cllr. Simon Edwards
Finance and Staffing portfolio holder
Deputy Leader of the Council
Member for Cottenham, Rampton, Oakington and Westwick.*

Officer comment

6. In response to the suggestion that the application is premature Members attention is drawn to paragraph 15 and 21-30 of the Report where the implications on a shortfall in housing supply are set out. Recent appeal decisions from other Districts are indicating that the Inspectorate is attaching significant weight to addressing housing shortfall in assessing development sites.
7. Delegated authority is requested to resolve details of layout and affordable housing mix as indicated.

Contact Officer: Ray McMurray – Principal Planning Officer
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 February 2013

AUTHOR/S: Planning and New Communities Director

S/2420/12/FL - LINTON

Erection of 18 affordable dwellings following demolition of 4no. existing dwellings, former Police Station and outbuildings; formation of replacement vehicular access at 9 to 15 Cambridge Road, for Hundred Houses Society

Recommendation: Delegated Approval

Date for Determination: 20 February 2013

Update to the report

Agenda report paragraph number 65 – Officer comment: Highway safety

1. The reference to 'Local Planning Authority' in the 5th line should read 'Local Highway Authority'.

Agenda report paragraph number 62 – Officer comment: Amount, scale and design

2. Reference to 'two additional units' should read 'one additional unit'.

Agenda report paragraph number 56 – Agent's comments

3. The agent has provided additional comments direct to Members.

Further information received after publication of the agenda report.

Further consultation responses:

4. **Environmental Health Officer** – No objection in principle on the grounds of noise 'tunnel' effects, road traffic noise, or artificial lighting, subject to conditions and suitable mitigation being agreed.
5. **County Archaeology** – No objection in principle subject to a condition for the suitable investigation of site. It is likely that important archaeological remains will survive in the area.
6. **Plans:** At the request of the Local Highway Authority the agent has provided a site plan showing full visibility spays at the new junction.

Officer comment

7. The conditions requested by the Environmental Health Officer are hours of construction; details of piling; management of dust; noise mitigation; artificial lighting; waste management. The condition as recommended by County Archaeology is also to be included.
8. Delegated authority is sought to seek further changes to the disposition of frontage gables and the siting of the Memorial Tree closer to the frontage, together with finalising of the Section 106 Agreement.

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