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28 November 2014

To: Chairman – Councillor Lynda Harford  
Vice-Chairman – Councillor Brian Burling  
All Members of the Planning Committee - Councillors Anna Bradnam,  
Pippa Corney, Kevin Cuffley, Tumi Hawkins, Caroline Hunt,  
Sebastian Kindersley, David McCraith, Deborah Roberts, Tim Scott, Ben Shelton  
and Robert Turner

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, 3 DECEMBER 2014 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

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10.	<b>S/2008/14/FL - Melbourn (The Star, 29 High Street)</b>	<b>13 - 14</b>
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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'.

# Agenda Item 4

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

3 December 2014

**AUTHOR/S:** Planning and New Communities Director

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**Application Number:** S/2409/14/FL

**Parish(es):** Sawston

**Proposal:** Solar Farm and Associated Development

**Site address:** Land to the North of Dales Manor  
Business Park, West Way

**Applicant(s):** Sawston Solar Farm Ltd.

**Recommendation:** Delegated Approval

**Key material considerations:** Green Belt/Countryside  
Landscape Character  
Agricultural Land  
Heritage Assets  
Archaeology  
Ecology  
Biodiversity  
Trees and Landscaping  
Flood Risk  
Public Footpaths

**Committee Site Visit:** None.

**Departure Application:** Yes.

**Presenting Officer:** Karen Pell-Coggins

**Application brought to Committee because:** Major Application of Local Interest

**Date by which decision due:** 13 January 201

### Update to report

#### **Paragraphs 13 and 16 - Consultation by South Cambridgeshire District Council as Local Planning Authority**

1. **Landscape Design Officer** - Comments as follows: -

#### **The Wider Landscape**

The site is in the 'East Anglian Chalk' National Landscape Character Area. The East Anglian Chalk lies south of Cambridge running in a wide band south west to north

east - part of an area of chalkland stretching from The Chilterns to the Wash. It is a wide, open landscape with gentle, rolling hills, occasional steeper scarp slopes - including a well-defined scarp slope facing north west immediately to the north east of the site.

There is relatively little tree cover, although shelter belts avenues and small hill top woodlands (hangers) are distinctive features of the area. Areas of woodland also often follow the numerous small river and stream valleys in the area.

On the slopes and higher ground, the field pattern is of large or very large regular agricultural fields separated by low clipped hedges. A more detailed irregular intimate landscape is often evident around the edges of the villages, and along the river and stream valley bottoms.

The underlying chalk geology produces a distinctive south-west-north east and south east –north west grid. Rivers, streams and transport routes, from the motorway to farm tracks often follow this grid orientation. The tracks and roads are often given emphasis by the tree planting or shelterbelts.

### **The Site**

The site lies approximately 400 metres to the north of Sawston, separated from the village by the property at North Farm. The Dales Manor Business Park and scrub and woodland which will shortly become partly developed as the new Cambridge City football stadium.

The site is fairly level at between approximately 20 and 24m AOD. There is a general fall towards the north and north west towards the River Granta which flows parallel to the northern boundary to its confluence with the River Rhee 2km to the west of the site.

2Km to the north the land rises up a spur of the chalk scarp slope to Fox Hill, Wandlebury Hill (an ancient hill fort, now a country park at approximately 70m AOD) Coply Hill and Meggs Hill.

Boundary treatments to the site are a mix of native (and some ornamental) hedges of varying quality, and occasional tree planting.

To the south a fairly solid native hedge separates the site from the gardens of North Farm. This hedge includes a short section of beech hedge and the remnants of an orchard at the eastern end. Visually this hedge is backed by the woodland and scrub around the proposed football ground and the business park.

The west boundary is also a native hedge, but more gappy and follows a more sinuous path towards the river to the north.

The northern boundary is a native hedge in a poor condition, although it does contain a few good mature Oak trees. To the north of this hedge, between the site and the river, are a series of small rough fields featuring drainage ditches with occasional Willow and Hawthorn marking the drains and the course of the river. A bridleway runs from Babraham to Stapleford passing approximately 200m from the north boundary.

The eastern boundary of the proposed site is currently open. The site area essentially divides a very large L shaped field in two, and a gappy native hedge, but also

containing a good number of mature and maturing trees, runs along the 'base' of the L approximately 300m to the east of the site. A public footpath runs north south immediately to the east of the hedge. This joins with the Babraham-Stapleford bridleway 300m north east of the site, heading north west to a ford at the river and then on to Stapleford.

## **Landscape Assessment**

### ***Landscape***

The landscape character close to the site is varied. The area most susceptible to change is probably immediately north of the site.

Here the small scale patchwork of rough pasture and woodland by the river swiftly change to agricultural fields running up the chalk scarp to the distinctive East Anglian Chalk landscape of character of Wandlebury and its adjacent hills. Hill top woodlands and avenue planting marking the grid of tracks and roads are significant features.

To the east and north-east the landscape is dominated by large open fields adjacent to the site and by the significant hedge and woodland planting associated with Babraham Hall and the Babraham Campus.

The northern section of this area is the most susceptible to landscape change, with some fine trees – nearly all Oak- featuring in the hedgerows. Much of the more recent woodland has been planted in response to the large buildings on the Babraham Campus, and does contain some inappropriate species.

The south of the site is less susceptible – industrial units and modern housing dominate the northern edge of Sawston, and are also partly screened by planting along an abandoned railway track.

To the west landscape is also susceptible to change. The landscape here is of a series of agricultural fields split by the river and its drains and side streams, and areas of pasture and woodland which separate Sawston from Stapleford, 1500m to the north east.

### ***Visual***

The site is currently fairly open, and there are a variety of long and short views possible both to and from the site.

To the north and east clear close views of the site are available from both the public footpaths and bridleway. The site rises away from these routes, and the panels will be visible above the proposed fence line. The proposed development will have a significant impact on views from these areas and will occupy a large proportion of the view.

Clear longer views are available from the chalk scarp to the north and east, including from Fox Hill, Magog Down, the properties at Middlefield, and from Wandlebury Country Park. These views are typically 1700-2000m distant, and so are tempered by distance intervening vegetation along the river and a backdrop of woodland and scrub at the edge of Sawston. However the proposed development will be a noticeable feature within the landscape, and may visually extend the edge of Sawston towards these viewpoints.

To the east there will be clear views through the gappy hedge from the footpath to the proposed site approximately 300m away, and the development will be an obvious feature in the landscape. Longer, filtered views will also be possible from the Sawston road for travellers heading west.

Views of the proposed development from the south are (and will be) limited by the Business Park buildings, and the hedge, scrub and tree belt around the proposed football stadium. However the views from North Farm will be significantly affected, with clear, close views of large areas of the development. At this point adverse visual effects will be difficult to mitigate, especially in the early years of the development.

From the west, there may be glimpsed views from the bridleway east of Stapleford there are a number of layers of thin or sparse vegetation between viewpoints and the proposed development, but any visual impact is likely to be small.

### **Mitigation**

The proposed development will represent a major new landscape feature, and will affect the local landscape by introducing a semi industrial feature into an area which is still largely rural in character.

The villages of Sawston Stapleford and Babraham are close together, and the proposed development could visually extend northern boundary of Sawston and introduce a significant area of development mid-way between Babraham to the east and Stapleford to the west, so reducing separation between the villages. This effect is likely to be visible from long views to the north, and by travellers on the east-west bridle-way between the villages. I feel that this is the most detrimental aspect of the proposal.

Close to the site, adverse visual effects of the proposals will be most evident from the buildings and land at North Farm.

For the development to successfully reduce landscape and visual impacts, it will require a well-designed and robust landscape scheme. This will respect the local landscape character and use plant species and layouts which represent the best of local landscape character.

The object of the landscape scheme should be to integrate the development into the landscape structure as far as possible, rather than to attempt to hide it, which will not be possible.

Eventually it should form an area of enhanced landscape between the three villages.

I suggest that some changes are needed to the submitted planting scheme to allow the scheme to fit better into the local landscape.

### ***North Boundary***

There are far too many trees suggested, and they are planted much too close together. Planting on the north side should aim to replicate the mix of rides, avenues and flood meadow planting in the immediate area.

Planting should be into existing ground rather than on a bank. Creating a bank will not add much to the screening properties of the vegetation, and establishment will probably be more difficult and growth slower.

To the north of the hedge, to add some quick filtering vegetation, small groups of 3 - 15 plants replicating those along the river and drains.

***Eastern Boundary***

Add a native hedge along the eastern boundary to match northern boundary

***Southern Boundary***

Hedge and buffer zone planting as per the drawing. However omit the Beech and Wayfaring Trees – Keep tree planting simple as for other boundaries

2. **Local Highway Authority** – Comments that the access width, visibility splays, swept path and the route contained with the Traffic Management Plan is acceptable.

**Paragraph 65 - Recommendation**

3. It is recommended that the Planning Committee grants officers delegated powers to approve the application (as amended) subject to the submission of revised plans to address the comments of the Landscape Design Officer.

**Case Officer:** Karen Pell-Coggins- Senior Planning Officer  
Telephone: (01954) 713230

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# Agenda Item 6

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

3 December 2014

**AUTHOR/S:** Planning and New Communities Director

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<b>Application Number:</b>	S/2005/14/FL
<b>Parish(es):</b>	Great Shelford
<b>Proposal:</b>	Erection of a Hospice Building with Associated Education Centre, Provision of Hard Surfaced Parking Areas, Landscaping and Associated Works and Infrastructure following Demolition of Existing Outbuilding
<b>Site address:</b>	Caius Farm, Cherry Hinton Road, Shelford Bottom
<b>Applicant(s):</b>	Arthur Rank Hospice
<b>Recommendation:</b>	Delegated Approval
<b>Key material considerations:</b>	Green Belt/ Countryside Landscape Character Highway Safety Trees and Landscaping Neighbour Amenity
<b>Committee Site Visit:</b>	Yes
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	Karen Pell-Coggins
<b>Application brought to Committee because:</b>	Departure and need to refer to Secretary of State
<b>Date by which decision due:</b>	17 November 2014 (Extension of Time)

### Update to report

#### Paragraph 20 - Consultation by South Cambridgeshire District Council as Local Planning Authority

1. An Archaeological Evaluation Report has been submitted that states that the investigation works carried out at the site have not revealed any significant archaeological remains. Confirms that further archaeological investigation of the site is not required.
- 2.

### **Paragraph 35 - Planning Comments**

3. Revised plans have been submitted to address the concerns of the landscape and Urban Design Officers in relation to the mass of hard landscaping at the entrance to the site. Part of this hard landscaped mass forms a drop off area and the area has a narrower appearance due to the use of different materials that distinguish between the main circulation space within the car park, main parking spaces and drop of area and disabled parking spaces. A new tree is also proposed on adjacent to the maintenance access to soften the visual impact. These changes are considered acceptable.

### **Paragraph 59 - Recommendation**

4. Delegated Approval subject to referral to the Secretary of State and the conditions and informatives set out in the original report apart from condition 14 in relation to an archaeological investigation that is no longer required.

**Case Officer:** Karen Pell-Coggins- Senior Planning Officer  
Telephone: (01954) 713230

# Agenda Item 9

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

3 December 2014

**AUTHOR/S:** Planning and New Communities Director

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<b>Application Number:</b>	S/2048/14/FL
<b>Parish:</b>	Melbourn
<b>Proposal:</b>	Erection of 64 new residential dwellings, a village green providing public open space, connectivity for pedestrians and cyclists, remodelled and landscaped access to the cemetery, and an extensive landscaping screen form a soft village edge
<b>Site address:</b>	Land at Victoria Way, Melbourn
<b>Applicant:</b>	Mr B Tyler
<b>Recommendation:</b>	Delegated Approval
<b>Key material considerations:</b>	Principle, density, mix and affordable housing, character of the area, residential amenity, highway safety and parking, drainage and other matters.
<b>Committee Site Visit:</b>	Yes
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	Paul Sexton
<b>Application brought to Committee because:</b>	The Development Control Manager considers that the application should be presented to Planning Committee
<b>Date by which decision due:</b>	27 November 2014

### **Update to Report**

#### **Site Plan**

1. The site plan accompanying the original report was incorrect in respect of part of the site boundary. This has now been corrected.

#### **Representations - Paragraph 62**

2. Letters have been received from the occupiers of Nos. 9 and 21 Victoria Way, and 3 Water Lane.

3. The occupier of 9 Victoria Way objects on the grounds that the site is a proposed allocation in the Submission Local Plan, and it is for the Local Plan Inspector to consider views from both the Council and members of the public in deciding whether the site should be considered for development. In advance of this approval cannot be considered and would breach the law relating to the whole local plan and the many submissions of local residents. The whole process would be illegal and undemocratic.
4. It has been acknowledged by SCDC that the site is not totally suitable both in surveying and subsidence aspects, and in access and infrastructure support aspects, and it had been widely stated that it is not a viable proposition. This is in addition to an 86% no vote by the whole community and village of Melbourn to the scheme and the application.
5. The occupier of 21 Victoria Way expresses concern that that Plots 59-60 has moved from the original submission to be directly behind No.21 and closer to the boundary. It was understood that buildings would be the same distance from the fence as existing buildings in Victoria Way. There is concern about loss of privacy from overlooking of house and garden, particularly as there will be living accommodation at first floor – will there be frosted glass or additional planting? There are a number of flats proposed behind Victoria Way which may be occupied by younger residents, and there is concern about noise and disruptions that may occur.
6. The occupier of 3 Water Lane rehearses comments about the need to prevent access for motorised traffic to the byway.

#### **Planning Comments - Paragraph 74**

7. The third line should refer to '26 affordable units' rather than 28.

#### **Planning Considerations – Paragraphs 65 – 123**

8. The matters raised by the occupier of 9 Victoria Way are considered in the Planning Consideration section of the officer report.
9. In respect of the comments from the occupier of 21 Victoria Way, the proposed flats on Plots 59-60 are in the same location as the original submission, and have been reduced in height from 9.5m to 8.5m. There are no windows in the rear elevation facing Victoria Way.
10. The applicant has submitted a drawing showing the tracking of a hearse demonstrating that a vehicle can turn within the proposed carriageway to ensure that no unnecessary manoeuvring is required at the junction into the cemetery. The comments of the Local Highway Authority will be reported at the meeting.
11. A meeting has been held with the applicant and agent, and officers are hopeful that a number of the areas where it was indicated that further discussions were required will be satisfactorily addressed prior to the meeting. A further update will be given at the meeting.

**Report Author:** Paul Sexton – Principal Planning Officer  
Telephone: (01954) 713255



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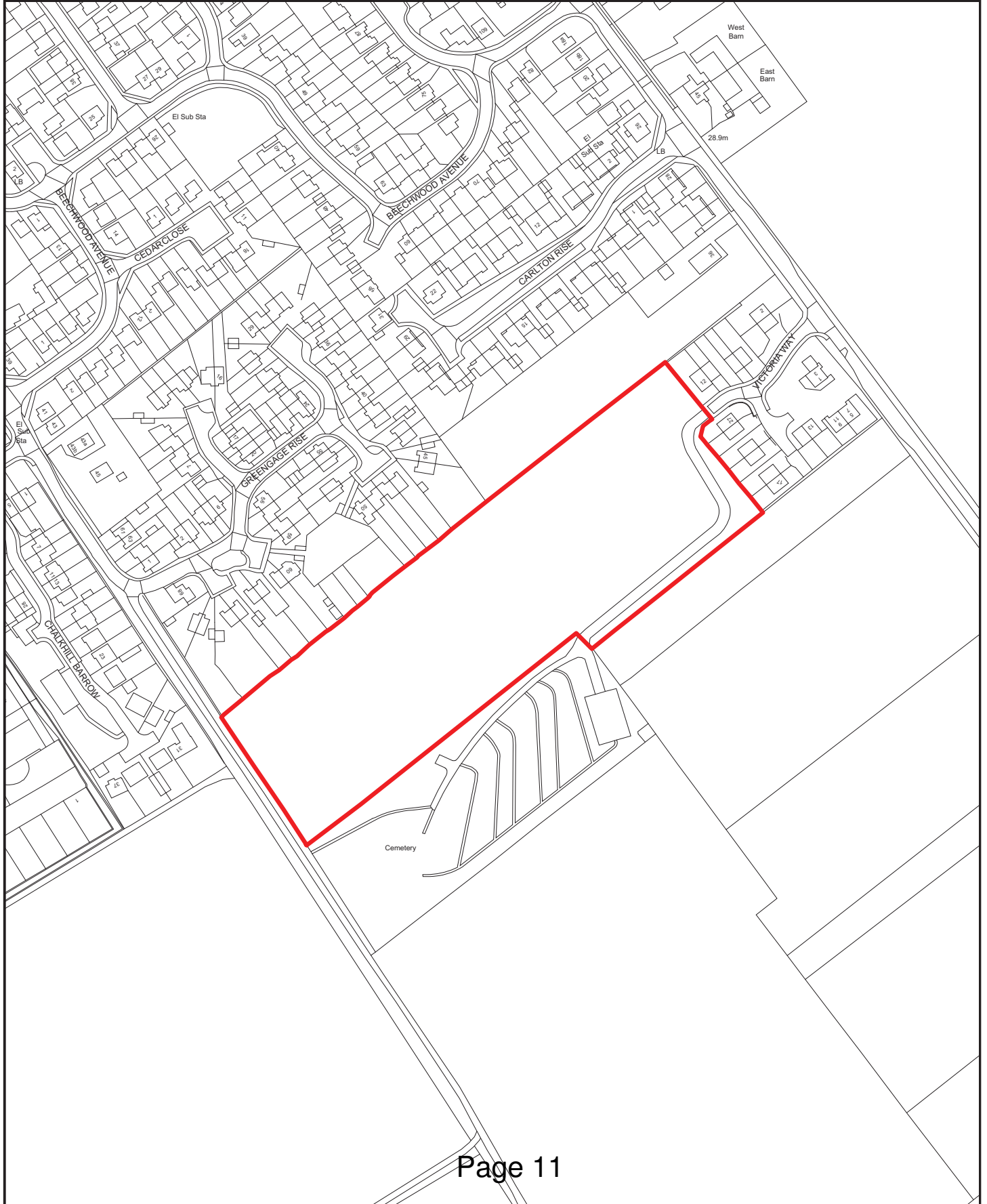
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Date of plot: 26/11/2014



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# Agenda Item 10

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

3 December 2014

**AUTHOR/S:** Planning and New Communities Director

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<b>Application Number:</b>	S/2008/14/FL
<b>Parish:</b>	Melbourn
<b>Proposal:</b>	Proposed residential development of 5 dwellings and associated external works
<b>Site address:</b>	The Star, 29 High Street, Melbourn
<b>Applicant:</b>	Cambridge and County Developments
<b>Recommendation:</b>	Delegated Approval
<b>Key material considerations:</b>	Principle, density, mix and affordable housing, character of the area, residential amenity, highway safety and parking, drainage and other matters.
<b>Committee Site Visit:</b>	No
<b>Departure Application:</b>	No
<b>Presenting Officer:</b>	Paul Sexton
<b>Application brought to Committee because:</b>	The officer recommendation of delegated approval is contrary to the recommendation of refusal from Melbourn Parish Council
<b>Date by which decision due:</b>	10 November 2014

### Update to Report

### Representations – Paragraph 20

1. Additional letters have been received from the occupiers of No. 2 Norgetts Lane, and 1b and 3 Meadow Way.
2. The letters rehearse concerns set out in the main report, commenting that the amended plans do not address these objections.

**Report Author:** Paul Sexton – Principal Planning Officer  
Telephone: (01954) 713255

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# Agenda Item 11

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

3 December 2014

**AUTHOR/S:** Planning and New Communities Director

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**Application Number / type of application:** S/1240/14/FL

**Parish(es):** Meldreth (Melbourn PC also consulted)

**Proposal:** Installation of solar panels on farm land for the production of electricity

**Recommendation:** Approval [subject to the Conditions following paragraph 33]

**Material considerations:** Principle of development, landscape impact, highway safety, impact on public right of way, residential amenity

**Site address:** Land at 1 Station Road, Meldreth, Royston, SG8 6JP

**Applicant(s):** Mr P Burlton

**Date on which application received:** 30/05/2014

**Site Visit:** Site visit undertaken on 04 November 2014

**Conservation Area:** No

**Departure Application:** No

**Presenting Officer:** David Thompson, Senior Planning Officer

**Application brought to Committee because:** Officer recommendation is contrary to that of both Meldreth and Melbourn Parish Councils.

**Date by which decision due:** 08 October 2014

**A. Update to the report**

No update to the report itself.

**B. Further Information received after publication of the agenda report.**

**Consultation response from Meldreth Parish Council**

In response to the Method Statement regarding precautionary measures to be taken to safeguard users of the right of way during the construction process. The recommendation of the Parish Council remains refusal (comments received 21 November 2014)

## **Representations received from neighbouring residents**

One objection letter have been received raising the following concerns:

- Solar arrays should not be in green fields – government guidance states that they should be sited on buildings and industrial land rather than green fields
- Existing solar estates being constructed in the locality – this site is too close to the village boundary
- The proposal would be visible from Meldreth railway station footbridge and the footpath which runs through the field
- The proposal would result in the loss of valuable agricultural land
- The 25 year life span of the development ensures that it cannot be classed as temporary and there is a risk that the land could be classed as brownfield at the end of the 25 year period

## **Officer comments on the representation received**

The document 'Planning Practice Guidance for renewable and low carbon energy' was published by the Department for Communities and Local Government in July 2013. The guidance includes a section on the planning considerations that are relevant to large scale ground mounted solar developments.

The guidance states that the re-use of previously developed land should be encouraged, but where proposals are located on greenfield land (as is the case in this application), the development should not hinder the use of the site for agricultural purposes. For the reasons detailed in the report, the proposal is considered to achieve this objective.

The use of landscaping to screen development is suggested as a way of mitigating the impact of development and such a scheme is proposed in this application. The proposed landscaping would add to the existing mature trees on the boundaries of the site with the A10 and the agent farm buildings. The existing trees along the A10 would prevent any harm to drivers on the A10 in terms of glint or glare produced by the panels.

Given the fact that the proposal would be positioned in a corner of the field, would not encroach further into the field than the adjacent farm buildings and could be sensitively screened, it is considered that the proposal would not result in a harmful impact on the character of the landscape, despite being visible from the right of way until the proposed planting matures and from higher views even once the planting has matured. The elevated views from the access to Meldreth Station and the bridge on Station Road are at a distance which would place the proposal within the context of the neighbouring development and the backdrop of the established trees.

Within this context, the development would be seen within the confines of the site and the immediate surroundings and would not result in harm to the character of the landscape in terms of cumulative impact.

A condition requiring the restoration of the land to its current condition is recommended in the report to ensure that, once the operation of the solar development ceases, the land returns to an agricultural use.

**Additional Background Papers:** the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

'Planning Practice Guidance for renewable and low carbon energy' - published by the Department for Communities and Local Government, July 2013

**Contact Officer:** David Thompson – Senior Planning Officer  
Telephone: (01954) 713250