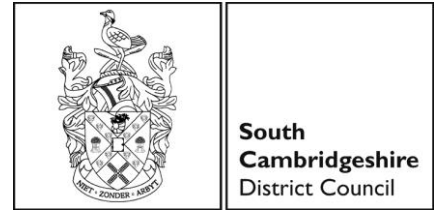


South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

t: 03450 450 500  
f: 01954 713149

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27 January 2017

To: Chairman – Councillor David Bard  
Vice-Chairman – Councillor Kevin Cuffley  
All Members of the Planning Committee - Councillors Philippa Hart (substitute for John Batchelor), Anna Bradnam, Brian Burling, Pippa Corney, Sebastian Kindersley, David McCraith, Charles Nightingale (substitute for Des O'Brien), Deborah Roberts, Tim Scott and Robert Turner

Quorum: 3

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, 1 FEBRUARY 2017 at 9.45 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

**Alex Colyer**

Interim 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.**

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#### AGENDA SUPPLEMENT

**5. S/1411/16/OL - Cottenham (Rampton Road)**

**PAGES  
1 - 4**

Resubmission of application S/1818/15/OL - Outline application for the erection of up to 200 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2), demolition of no.117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters reserved with the exception of the main site accesses.

**Appendix 1iii (Neighbourhood Plan) is on the website only.** Visit [www.scambs.gov.uk](http://www.scambs.gov.uk) and then The Council > Councillors, minutes and agendas > Committees > Planning Committee – select date of meeting and scroll down to the Cottenham item.

**6. S/1294/16/FL - Orchard Park (L2, Topper Street) 5 - 6**

Erection of a mixed-use residential led development comprising 63 1xbedroom units on the upper floors including 40% affordable housing along with 67 car parking spaces, cycle parking and associated hard and soft landscaping to include a Gym (Use Class D2) and two commercial units (Flexible use Class comprising Use Classes A1(non food retail), A2 and D1) at ground floor

**8. S/2367/16/OL – Gamlingay (Land south of West Road and West of Mill Street) 7 - 10**

Outline application for the development of up to 29 dwellings, including open space with access applied for in detail

### **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 5

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

1 February 2017

**AUTHOR/S:** Head of Development Management

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<b>Application Number:</b>	S/1411/16/OL
<b>Parish(es):</b>	Cottenham
<b>Proposal:</b>	Outline application for the erection of up to 200 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2), demolition of No. 117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters reserved with the exception of the main site accesses.
<b>Site address:</b>	Land Off Rampton Road
<b>Applicant(s):</b>	Gladman Developments Limited
<b>Recommendation:</b>	Delegated Approval
<b>Key material considerations:</b>	Housing Land Supply Principle of Development Character and Appearance of the Area Density Housing Mix Affordable Housing Developer Contributions Design Considerations Trees and Landscaping Biodiversity Highway Safety and Sustainable Travel Flood Risk Neighbour Amenity Heritage Assets
<b>Committee Site Visit:</b>	Yes
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	Karen Pell-Coggins, Principal Planning Officer
<b>Application brought to Committee because:</b>	The officer recommendation of approval conflicts with the recommendation of Cottenham Parish Council
<b>Date by which decision due:</b>	3 February 2017 (Extension of Time agreed)

## **Update to Report**

### **Consultation**

#### **Update to paragraph 4- executive Summary**

1. The development would have some landscape impact to the rural open landscape character and setting of the village.

#### **Update to paragraph 18 - Consultation**

2. **Landscape Consultant** – Comments that the proposals would be less harmful in landscape and visual terms than the previously refused application. Inevitably, the proposal would still result in some harm to the rural open landscape character and setting of the village. The effects upon the Rampton Road frontage would be increased by development extending further north than the existing development. The landscape structure as indicated on the amended development framework plan could, if appropriately managed in the long term, provide some mitigation and reduce the level of landscape and visual harm albeit the landscape character and appearance of this part of the settlement would be markedly altered. Requires conditions in relation to an amended parameter plan with full landscape details, detailed existing and proposed level and contour information of any landform changes. Also requests and the Section 106 legal agreement to secure advance planting on the north western and south western boundaries and a landscape and ecological management plan for all areas of land outside private gardens.

#### **Update to paragraph 124 - Planning Assessment**

3. The development to the north of the existing extent of development along Rampton Road is considered to be restricted and well related to the built-up area. The use of this land for dwellings would result in the reduction in the extent of development that would project into the open countryside to the south west. The landscape buffer to the south west boundary and along the ridge would provide increased screening and containment that would assist with breaking down the blocks of development on the elevated plateau. The development is therefore, on balance, considered to result in limited harm to the rural open landscape character and setting of the village.

#### **Update to paragraph 178 - Conditions**

4. The following additional conditions and planning obligations are required: -

##### ***Conditions***

a) A Design Code and parameter plan with full landscape details shall be provided with the submission of any reserved matters application.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

b) No development shall take place until details of the existing and proposed levels and contour information of any landform changes including the drainage basin has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

(Reason - To ensure that the appearance of the site does not detract from the

character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

**Section 106**

- a) Advance planting along north western and south western boundaries and landscape and ecological management plan for all areas of land outside private gardens
- gardens

**Background Papers:**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File References: S/1411/16/OL, S/1818/15/OL, S/1952/15/OL, S/1606/16/OL and S/2876/16/OL

**Report Author:**

Karen Pell-Coggins  
Telephone Number:

Principal Planning Officer  
01954 713230

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# Agenda Item 6

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

1 February 2017

**AUTHOR/S:** Head of Development Management

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**Application Number:** S/1294/16/FL

**Parish(es):** Orchard Park

**Proposal:** Erection of a mixed-use residential led development comprising 63 one bedroom units on upper floors including 40% affordable housing along with 67 car parking spaces, cycle parking and associated hard and soft landscaping, gymnasium (D2 use class) and two commercial units (comprising flexible A1, A2 and D1 uses)

**Site address:** Parcel L2, Topper Street, Orchard Park

**Applicant(s):** Turnwood Limited

**Recommendation:** Delegated approval (subject to complete Section 106)

**Departure Application:** No

**Presenting Officer:** Katie Christodoulides, Senior Planning Officer

**Application brought to Committee because:** The proposed mechanism for providing 40% affordable housing requires approval by the Planning Committee.

### Update to Report

1. **Paragraph 108** 'Requirements under Section 106 of Town and Country Planning Act 1990'

- Addition of £1,200 for monitoring fees

2. **Recommended Condition 18** to be changed to:

There shall be no retail or commercial related deliveries to the approved development outside the hours of 07:00 **to** 19:00 hours (Monday to Saturday) and 09:00 to 17:00 hours (Sundays, Bank and Public Holidays) unless otherwise agreed in writing by the Local Planning Authority.

(**Reason:** To protect the amenity of the adjoining and nearby properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

**Report Author:**

Katie Christodoulides  
Telephone Number:

Senior Planning Officer  
01954 713314





# Agenda Item 8

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

1 February 2017

**AUTHOR/S:** Head of Development Management

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<b>Application Number / type of application:</b>	S/2367/16/OL / Outline planning application
<b>Parish(es):</b>	Gamlingay
<b>Proposal:</b>	Outline application for the development of up to 29 dwellings, including open space with access applied for in detail
<b>Recommendation:</b>	Delegated Approval subject to the completion of a section 106 agreement regarding infrastructure contributions, affordable housing and ecological enhancement, management and monitoring.
<b>Material considerations:</b>	Principle of development, density, housing mix, local character, heritage impact, travel and access, services and facilities, ecology, noise and other environmental impacts, residential amenity and S106 contributions.
<b>Site address:</b>	Land south of West Road and west of Mill Street, Gamlingay
<b>Applicant(s):</b>	Mr Robert Phillips (of Endurance Estates Strategic Land Ltd)
<b>Date on which application received:</b>	01 September 2016
<b>Site Visit:</b>	31 January 2017
<b>Conservation Area:</b>	Adjacent to it
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	Lydia Pravin, Senior Planning Officer
<b>Application brought to Committee because:</b>	The recommendation of officers conflicts with that of the Parish Council and approval would represent a departure from the Local Plan
<b>Date by which decision due:</b>	01 February 2017 (Extension of time)

## **A. Update to the report**

The height of the land relative to the road is a material consideration necessary to assess the proposed development as detailed in paragraph 202 of the report. This can be assessed through the submitted block plan (C,1,830) showing the topography of the site and a site visit by members of the Planning Committee.

If members resolve to grant outline planning permission it will be in accordance with the Building Height Parameter Plan (SZ258000027-202 Rev B) which shows the dwellings restricted to 1-1.5 storeys at the east end of the site adjacent to Mill Street. The dwellings along Mill Street will be set back by 8m from the back edge of the existing footway as detailed on the Development Framework Parameter Plan (SZ258000027-201 Rev B) and as will be secured by condition. The Parameter Plans together with the use of suitably worded conditions (including those set out below) enables a proper assessment (appropriate to the outline nature of the application) of the proposed development and its impact on the character of the village, open countryside and setting of the listed buildings and Conservation Area.

It has been noted the separation distance of the development to the edge of the footway is 7.7m, as shown on Illustrative Section H-HH is marginally less than 8m referred to above and which will be required were planning permission to be granted. The amended Illustrative Sections and Elevations are not for formal determination at the outline stage and will not be conditioned as part of any approval. Notwithstanding that the separation distance shown on this illustrative material is marginally less than 8 metres which would by condition be required to be provided if outline permission is granted, the illustrative sections and elevations are nonetheless not without value as they provide a general illustration of how the development may come forward at reserved matters stage.

As recommended above, it would be reasonable to add a condition to ensure no built development for a distance extending 8m from the western edge of the existing footway along the application site adjacent to Mill Street to secure an acceptable relationship with the setting of the Grade II listed buildings and Conservation Area, in accordance with policies CH/4 and CH/5 of the adopted Local Development Framework 2007. The additional condition provides certainty of the set back distance of 8m from the western edge of the existing footway along Mill Street.

The 8m set back from the existing footway allows the retention of the Mill Street frontage hedge. A condition is also proposed – condition (e), as amended – to secure retention of, and a scheme for the management and maintenance of this hedge but also for the provision of two pedestrian openings to serve the new development. The provision of two pedestrian openings is considered reasonable and indeed beneficial in terms of achieving an acceptable assimilation of the new development with the existing village. Officers have also been made aware of some recent damage to the hedge along Mill Street. The Council does not know how this damage arose. However, condition (e) as amended will ensure the retention of the hedgerow along Mill Street and replanting where suitable through a scheme of management and maintenance.

The Building Height Parameter Plan shows the height of the dwellings will be restricted to 1-1.5 storeys along the eastern boundary of the site. How the buildings will be manifested through their exact height will depend on the height of the land which is clearly demonstrated through the block plan and is also controlled through condition (f) which ensures that finished floor levels are approved.

With regard to the number of houses fronting Mill Street the application is seeking to gain permission for (i) the principle of up to 29 houses and (ii) the details of the access as submitted. The number of houses along Mill Street is something that will form part of the assessment at reserved matters stage, when the detailed proposals for the Mill Street frontage will be considered together with, and in the context of, proposed layout and other details of the development as a whole. As such, it is not considered that to control by condition the number of dwellings along the Mill Street frontage is necessary at this stage. However, should Members of the Planning Committee consider that it is necessary, at this stage, to limit to two dwellings aligning Mill Street, this matter can be made the subject of a condition attached to the outline planning permission.

As outlined in paragraph 204 of the Planning Committee report the layout and design cannot be considered in this outline application and will be subject to assessment at reserved matters stage as will landscaping.

If the planning committee are minded to approve the application the houses along Mill Street will be 1-1.5 storeys in accordance with the Building Height Parameter Plan (SZ25800027-202 Rev B). The houses will be required to be set back by 8m from the back edge of the footway along Mill Street in accordance with an additional condition ensuring this is applied through any reserved matters application.

Officers consider due to the outline nature of the application that the information which is before members of the Planning Committee is sufficient to assess and determine the application.

The last sentence of paragraph 8 is amended to say “there is considered to be less than substantial harm to the setting of the Conservation Area and Grade II listed buildings.”

Paragraph 205 in the main report is substituted with the following –

The development is considered to lead to less than substantial harm to the significance of the Grade II listed buildings and Conservation Area in line with paragraph 134 of the NPPF 2012. This harm, to which considerable importance and weight should be attached, should be balanced against the public benefits of the proposal. It is considered the development will provide a significant contribution to the lack of 5 year housing land supply and chronic shortage of affordable housing as well as providing significant economic benefits which will secure the optimum viable use of the site. It is therefore considered the present application overcomes the previous reasons for refusal under S/1338/15/OL which was the harm to the setting of the Listed Buildings and Conservation Area as well as the impact on the character of the village and open countryside.

### **C. Conclusion**

No change to the conclusion in the main body of the report

## **D. Recommendation**

Officers recommend that the Committee grants planning permission, subject to the following:

### **Section 106 agreement**

Completion of an agreement confirming payment of the items outlined in Appendix 1 with an amendment to the trigger for ref CC4, Libraries and Lifelong Learning to 50% prior to occupation and 50% prior to occupation of the 14th dwelling to reflect the new agreed triggers;

and

The draft conditions listed in paragraph 255 of the main report with an amendment to condition (e) and an additional condition as follows:

#### **Amendment to Condition (e)**

The existing hedgerow along the eastern boundary of the application land adjoining Mill Street shall be retained within the approved development. The submission of reserved matters in accordance with the details required in condition (a) shall include a scheme:

- a) for the provision and maintenance of a maximum of two pedestrian access points into the existing Mill Street retained hedgerow; and
- b) for the protection of the hedgerow during construction; and
- c) for the on-going maintenance and management of the hedgerow (including provision for replacement of any parts of the hedgerow which have or may become damaged or diseased).

No development shall take place until this scheme has been approved in writing by the Council. The development shall thereafter take place in accordance with the approved scheme.

(Reason – To ensure the development provides good accessibility and retains the hedgerow in accordance with policy DP/3 and NE/6 of the adopted Local Development Framework 2007.)

#### **ADDITIONAL CONDITION**

Notwithstanding the approved plans identified in condition (d) no development shall take place within that part of the site extending 8m from the western edge of the existing footway along Mill Street.

(Reason: To ensure there is not significant harm to the setting of the Grade II listed building and Conservation Area in accordance with policies CH/4 and CH/5 of the adopted Local Development Framework 2007.)

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

No additional papers

**Contact Officer:** Lydia Pravin – Senior Planning Officer  
Telephone: (01954) 713020