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4 August 2017

To: Chairman – Councillor Pippa Corney
Vice-Chairman – Councillor David Bard
All Members of the Planning Committee - Councillors Aidan Van de Weyer (substitute for John Batchelor), Brian Burling, Kevin Cuffley, Philippa Hart, Sebastian Kindersley, David McCraith, Val Barrett (substitute for Des O'Brien), Deborah Roberts, Tim Scott and Charles Nightingale (substitute for 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, 9 AUGUST 2017** at **9.30 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
Beverly Agass
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

	PAGES
4. S/2876/16/OL - Cottenham (Land north east of Rampton Road)	1 - 2
Outline Planning Application for residential development comprising 154 dwellings including matters of access with all other matters reserved	
5. S/2413/17/OL - Cottenham (Land off Rampton Road)	3 - 6
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 3 (Heads of Terms) will follow as a Supplement.

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|-----------|--|----------------|
| 6. | S/1606/16/OL - Cottenham(Land at Oakington Road) | 7 - 8 |
| | Outline planning permission for the erection of up to 126 dwellings, formation of a new vehicular & pedestrian access onto Oakington Road and associated infrastructure and works (All matters reserved apart from access) | |
| 7. | S/0202/17/OL - Fulbourn (Land at Teversham Road) | 9 - 12 |
| | Outline application including consideration of access points, for high quality residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works | |
| 9. | S/1124/17/OL - Meldreth (Land Rear of No 79 High Street) | 13 - 16 |
| | Erection of 18 dwellings (including affordable) with all matters reserved except for access | |

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

REPORT TO: Planning Committee

9 August 2017

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number:	S/2876/16/OL
Parish(es):	Cottenham
Proposal:	Outline Planning Application for residential development comprising 154 dwellings including matters of access with all other matters reserved
Site address:	Land north east of Rampton Road
Applicant(s):	Cambridgeshire County Council
Recommendation:	Delegated Approval subject to the completion of a Section 106 agreement
Key material considerations:	Housing Land Supply Principle of Development Local Green Space Density Housing Mix Affordable Housing Impact on landscape and local character Ecology, trees and hedging Design Considerations Biodiversity Highway Safety and Sustainable Travel Flood Risk Waste Archaeology Neighbour Amenity Contamination Renewable Energy Heritage Assets Impact on services and facilities-Developer Contributions
Committee Site Visit:	Yes
Departure Application:	Yes – Advertised 8 November 2016, Advertised Affecting the Setting of a Listed Building 1 March 2017.
Presenting Officer:	Karen Pell-Coggins, Senior Planning Officer
Application brought to Committee because:	The officer recommendation of approval conflicts with the recommendation of Cottenham Parish Council
Date by which decision due:	31 August 2017 (Extension of Time agreed)

Update to Report

Executive Summary - Update to Paragraph 4

1. The first point should read the provision of up to 154 dwellings towards housing land supply in the district based on the objectively assessed **19,500** dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector.

Planning Balance – Update to Paragraph 185

2. The first point should read the provision of up to 154 dwellings towards housing land supply in the district based on the objectively assessed **19,500** dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector.

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/2876/16/OL, S/1411/16/OL, S/1818/15/OL, S/1952/15/OL and S/1606/16/OL

Report Author:

Karen Pell-Coggins
Telephone Number:

Senior Planning Officer
01954 713230

Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 August 17

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number:	S/2413/17/OL
Parish(es):	Cottenham
Proposal:	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. (resubmission)
Site address:	Land off Rampton Road, Cottenham
Applicant(s):	Gladman Development
Recommendation:	Approval subject to Section 106 Agreement
Key material considerations:	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
Committee Site Visit:	No (Members visited the site on 31 January 2017)
Departure Application:	Yes – Press Notice 12 July 2017 site notice 11 July 2017.
Presenting Officer:	Julie Ayre (Team Leader East)
Application brought to Committee because:	The officer recommendation of approval conflicts with the recommendation of Cottenham Parish Council
Date by which decision due:	30 October 2017

Update

Consultation Response

A further 6 letters of objection have been received, raising similar concerns to the ones highlighted in the main report.

A further 4 letters of support have been received, raising similar comments to the ones highlighted in the main report.

Planning Assessment

The Air Quality Officer has recommended a condition associated with the provision of Electric Car Charging points, which has been omitted from the list of conditions.

Amendment to wording

Para 5, should read 19,500 not 19,000.

Para 6 Impact upon is repeated

Para 74 should read upto 200 dwellings and upto 70 apartments with care.

Para 75 should read upto 200 dwellings with upto 70 apartments with care.

Para 157 delete words after open-space (particularly on within) should read, archaeological protection area.

Para 169 – second line should read the application has been advertised under Regulation 5A.....copy has been forwarded to Historic England.

Para: 177 – Significantly rather than significant

Para 184 is to be deleted.

Para 200 should read 19,500 not 19,000.

New Condition

Prior to occupation of the dwellings details of an Electric Car Charging point, which is integrated into the landscaping plan shall be submitted to and approved in writing with the Local Planning Authority, that Electric Charging point shall be installed in accordance with the approved documents prior to occupation of the 50th dwelling and maintained in perpetuity

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 Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Planning File Ref: (These documents need to be available for public inspection.)

- Documents referred to in the report including appendices on the website only and reports to previous meetings

Report Author:

Julie Ayre

Team Leader East

Telephone Number:

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Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 August 2017

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number:	S/1606/16/OL
Parish(es):	Cottenham
Proposal:	Outline planning permission for the erection of up to 126 dwellings, formation of a new vehicular & pedestrian access onto Oakington Road and associated infrastructure and works (All matters reserved apart from access)
Site address:	Land Off Oakington Road
Applicant(s):	Persimmon Homes (East Midlands) Ltd.
Recommendation:	Delegated Approval subject to the completion of a Section 106 agreement.
Key material considerations:	Housing Land Supply Principle of Development Density Housing Mix Affordable Housing Impact on landscape and local character Ecology, trees and hedging Design Considerations Biodiversity Highway Safety and Sustainable Travel Flood Risk Waste Archaeology Neighbour Amenity Contamination Renewable Energy Heritage Assets Impact on services and facilities-Developer Contributions
Committee Site Visit:	Yes
Departure Application:	Yes – Advertised 12 July 2016, Advertised Affecting the Setting of a Listed Building 1 March 2017.
Presenting Officer:	Karen Pell-Coggins, Senior Planning Officer
Application brought to Committee because:	The officer recommendation of approval conflicts with the recommendation of Cottenham Parish Council
Date by which decision due:	11 August 2017 (Extension of Time agreed)

Update to Report

Executive Summary - Update to Paragraph 4

1. The first point should read the provision of up to 126 dwellings towards housing land supply in the district based on the objectively assessed **19,500** dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector.

Planning Balance – Update to Paragraph 180

2. The first point should read the provision of up to 126 dwellings towards housing land supply in the district based on the objectively assessed **19,500** dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector.

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/1606/16/OL, S/1411/16/OL, S/1818/15/OL, S/1952/15/OL and S/2876/16/OL

Report Author:

Karen Pell-Coggins
Telephone Number:

Senior Planning Officer
01954 713230

Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 August 17

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number:	S/0202/17/OL
Parish(es):	Fulbourn
Proposal:	Outline application including: access points for residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works. (Resubmission of S/2273/14/OL)
Site address:	Land at Teversham Road, Fulbourn
Applicant(s):	Daniel Coulson, Castlefield International Ltd
Recommendation:	Approval subject to Section 106 Agreement
Key material considerations:	Housing Land Supply Principle of Development Character and Appearance of the Area Character of the Conservation Area Density/Housing Mix Affordable Housing Developer Contributions Design Considerations Trees and Landscaping Biodiversity Noise Highway Safety and Sustainable Travel Flood Risk Viability Neighbour Amenity
Committee Site Visit:	Yes
Departure Application:	Yes - Press Notice 14 February 2017 and site Notice 13 February 2017
Presenting Officer:	Julie Ayre (Team Leader East)
Application brought to Committee because:	The application proposal raises considerations of wider than local interest and the officer recommendation of approval conflicts with the recommendation of Fulbourn Parish Council
Date by which decision due:	31 August 2017 (Extension of time agreed)

Update

Planning Assessment

When the Planning Inspector dismissed the Appeal on the earlier application (which was identical to the current application in all material aspects) he did so because he felt that there was insufficient certainty as to the maintenance arrangements in perpetuity as to open space areas on the proposed development. It was not clear that there adequate fall back arrangement for the residents to take responsibility for maintenance costs associated with the open space if the management company failed to maintain the areas or ceased to exist. That issue is now resolved in this application under the terms of the fresh Planning Obligations particular to the current application.

Following the publication of the committee report the applicant has agreed to a further condition being considered for the installation of a Electric Car Charging point within the site. Such a charging point will contribute to the sustainability of the development.

Amendment to wording

Para 3, line 3 should read ST/4 not ST/5

Para 5, should read 19,500 not 19,000.

Para 8. Inspector not Inspectorate

Par 15 Inspector not Inspectorate.

Pars 66 should read ST/4 not ST/5

Para 67 should read ST/4 not ST/5

Para 78 should read for not an

New Condition

Prior to occupation of any of the dwellings details of an Electric Car Charging point, which is integrated into the landscaping plan shall be submitted to and approved in writing by the Local Planning Authority, that Electric Charging point shall be installed in accordance with the approved details prior to occupation of the 50th dwelling and maintained for the life of the development .

Amendment to Condition No. 12

No development shall commence until a landscape and biodiversity management scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the landscape and ecological management objectives for the site, including but not limited to, the following points:

- i. An audit of proposed retained areas and an assessment of the existing site habitats to be retained, lost and created.
- ii. The retention of areas of grassland supporting flora of local importance in-situ
- iii. The management and protection measures for all retained habitats and species, including early marsh orchids, to prevent damage during construction.
- iv. A habitat restoration scheme for the chalk stream and details of compensatory ditch habitat creation.
- v. The management of the surrounding tree belts and hedgerows, particularly with regard retaining dark flight corridors for bats.
- vi. The management of ponds
- vii. The management of grassland habitats
- viii. The restoration and maintenance of the ornamental garden

- ix. A reptile mitigation strategy
- x. The preparation of a work schedule
- xi. The frequency for the monitoring of habitats and notable species and means of reporting the findings to the LPA over a ten year period.
- xii. A timetable for the implementation of all of the landscape and biodiversity enhancement measures listed in the management scheme

The scheme shall include full details of measures required to deliver the long term maintenance of the all areas providing landscape and ecological management. The scheme shall also address means of public access (including boardwalks). The approved landscape and biodiversity management scheme shall be implemented in accordance with the agreed timetable, and thereafter maintained in accordance with the agreed details.

(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

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 Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Planning File Ref: (These documents need to be available for public inspection.)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Report Author:

Julie Ayre
Telephone Number:

Team Leader East
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Agenda Item 9

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 August 2017

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/1124/17/OL

Parish(es): Meldreth

Proposal: Erection of 18 dwellings (including affordable) with all matters reserved except for access

Site address: Land to the rear of No.79 High Street, Meldreth SG8 6LA

Applicant(s): Mr Michael Collins

Recommendation: Delegated approval (to complete section 106 agreement)

Key material considerations: Five year supply of housing land
Principle of development
Density of development
Affordable housing (including viability considerations)
Impact on the Conservation Area, street-scene and edge of village
Highway safety
Residential amenity of neighbouring properties
Surface water and foul water drainage
Trees
Ecology
Provision of formal and informal open space
Section 106 Contributions

Committee Site Visit: 08 August 2017

Departure Application: Yes (advertised 19 April 2017)

Presenting Officer: Rebecca Ward, Principal Planning Officer

Application brought to Committee because: Approval of the planning application would represent a departure from the Local Development Framework and would be contrary to the recommendations of Meldreth Parish Council.

Date by which decision due: 11 August 2017 (Extension of time agreed)

Update to Report

Consultation – Paragraph 25

Cambridgeshire County Council Growth Team (comments received 3 August 2017) -
Council officers have reviewed the position and confirm there is no longer any basis for

seeking contributions for early years and primary education as there is sufficient capacity to accommodate children from this development at Meldreth Primary School (3 early year and 7 primary year children).

Contributions are still required for secondary education (5 children). The proposed development will have a significant impact on the secondary education places at Melbourn Village College. The County Council's proposed solution to mitigating the secondary aged children arising from this development and others in the area is to expand the school to provide 150 additional secondary education places. The total cost of the project is £3,700,000. The total cost per place is £24,667.

The school has a capacity of 740 places based on the Dfe net capacity assessment and PAN of 148. The site area of 8.7ha has space for further expansion. In order to provide costs officers will need to progress discussions with the school and a detailed curriculum analysis and assessment of how additional places should be provided. Education officers have already spoken to the Head teacher at the end of last term and will meet again in the autumn term to discuss potential needs and projects.

Planning Assessment, Education Provision. paragraph 76 – 79

Officers informed the County Council that Marley Eternit site remains un-determined therefore it cannot be given any material weight in the determination of this planning application as to do so would be premature. Therefore the comments put forward previously by the CCC for early and primary years were not CIL compliant. In recognising this, the CCC have now amended their consultation response and have requested no contributions are needed towards early or primary years as there is capacity at Meldreth school to accommodate the needs of the development.

In terms of secondary years, the CCC has now provided additional information on the future forecast and pressures of Melbourn Secondary School. This highlights that the school is operating within capacity until 2025/26 at which point the expected number of in catchment children slightly exceeds the PAN capacity of 740 pupils. The CCC has also included a separate forecast that includes the impact of future developments (and which is based on upper end general multipliers), however many of these schemes have not come before members to be determined and as above, the impact of these have been considered prematurely. Based on this information planning officers have not been able to properly assess whether capacity arising from an additional 5 children would be an issue and therefore, at this stage officers cannot support the request. A contribution has not been considered to have been robustly justified and is therefore not required.

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:

Report Author:

Rebecca Ward
Telephone Number:

Principal Planning Officer
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