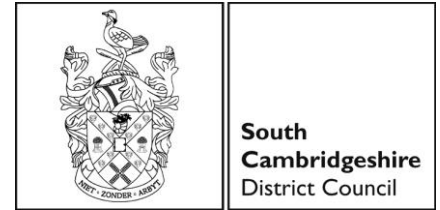


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2 February 2018

To: Chairman – Councillor Pippa Corney  
Vice-Chairman – Councillor David Bard  
All Members of the Planning Committee - Councillors John Batchelor,  
Brian Burling, Kevin Cuffley, Philippa Hart, Sebastian Kindersley, 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, 7 FEBRUARY 2018 at 10.30 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.**

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## AGENDA SUPPLEMENT 2

### 7. S/2927/17/FL - Litlington (Sheen Farm, Royston Road)

**PAGES**  
**1 - 2**

Demolition of existing farmhouse and associated outbuildings and development for 22 dwellings including 11 affordable dwellings, associated green space and external works

## 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 7

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee 07 February 2018  
**AUTHOR/S:** Joint Director for Planning and Economic Development

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**Application Number:** S/2927/17/FL

**Parish(es):** Litlington

**Proposal:** Demolition of Existing Farmhouse and Associated Outbuildings and Development of Total of 22 Dwellings including 11 Affordable Dwellings, Associated Green Space and External Works

**Site address:** Sheen Farm, Royston Road, Litlington

**Applicant(s):** Greater Cambridgeshire Housing Development Agency

**Recommendation:** Approval on the Basis that Development would be Sustainable and the Impact on the Setting of Neighbouring Listed and Unlisted Heritage Assets would Not Outweigh the Delivery of a Significant Amount of New Housing, including Affordable Housing

**Key material considerations:** Five Year Supply of Housing Land  
Principle of Development  
Sustainability of the Location  
Density  
Affordable Housing  
Design  
Character of Village Edge & Surrounding Landscape  
Highway Safety  
Residential Amenity  
Surface & Foul Water Drainage  
Formal & Informal Open Space  
Section 106 Contributions

**Committee Site Visit:** 6 February 2018

**Departure Application:** Yes. (advertised on 30 January 2018)

**Presenting Officer:** John Koch, Team Leader

**Application brought to Committee because:** The application represents a significant departure from the development plan

**Date by which decision due:** 22 November 2017

### **Update Report**

1. Paragraph 49 - The mix for the market housing is incorrect. The 3 bed semi-detached houses are all 5 person, not 4 person as mentioned.
2. Paragraph 70 – There should be no “and” at the end of the sentence.
3. Paragraph 108 – The area of open space provided is 603m<sup>2</sup>. This meets the spatial requirements for a LEAP, however it has been agreed that this area will not be equipped given the proximity of the adjoining recreation ground.
4. The above updates do not alter the recommendation in the report

### **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:**

Name

John Koch

Telephone Number:

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