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20 April 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,  
David McCraith, Nick Wright (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 - SOUTH CAMBS HALL** at South Cambridgeshire Hall on **TUESDAY, 24 APRIL 2018 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.**

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#### AGENDA SUPPLEMENT

**7. S/4548/17/OL - Cottenham (Land at Oakington Road)**

**PAGES**

**1 - 4**

Outline planning permission for the erection of up to 23 residential units, including affordable housing provision, public open space and associated access, infrastructure and landscaping 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 7

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

24 April 2018

**AUTHOR/S:** Joint Director for Planning and Economic Development

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<b>Application Number:</b>	S/4548/17/OL
<b>Parish(es):</b>	Cottenham
<b>Proposal:</b>	Outline planning permission for the erection of up to 23 residential units, including affordable housing provision, public open space and associated access, infrastructure and landscaping with all matters reserved except for access
<b>Site address:</b>	Land at Oakington Road, Cottenham
<b>Applicant(s):</b>	Gabriel Lau
<b>Recommendation:</b>	Delegated Approval subject to the completion of a Section 106 agreement
<b>Key material considerations:</b>	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 Archaeology Neighbour Amenity Contamination Renewable Energy Heritage Assets Impact on services and facilities-Developer Contributions
<b>Committee Site Visit:</b>	23 April 2018
<b>Departure Application:</b>	Yes – Advertised 10 January 2018 (Major, Departure)
<b>Presenting Officer:</b>	Karen Pell-Coggins, Senior Planning Officer
<b>Application brought to Committee because:</b>	The officer recommendation of approval conflicts with the recommendation of Cottenham Parish Council and represents a significant departure from the development plan
<b>Date by which decision due:</b>	4 May 2018 (Extension of Time agreed)

## **Update to Report**

### **Consultations – Update to paragraphs 22, 31, 35, 38, 43 and 46**

1. **Cottenham Parish Council** – Comments as amended that the site is wetter than the neighbouring Persimmon site and infiltration testing should be done prior to Reserved Matters being decided (currently the surrounding fields all have sitting water and the ditch isn't able to cope with the existing agricultural run off). Ditch to front of the site cannot be used as a fallback plan for the drainage and there is no evidence provided that the pipes across to Histon Road will be sufficient to cope. Noted that transport assessment states there are sustainable transport options and that the site is easily accessible walking distance from the village facilities/core; this is incorrect. Previous objections still stand. CPC recommends refusal.
2. **Landscape Design Officer** – No further comments as amended.
3. **Ecology Officer** – Comments that the amendments would not alter the ecological constraints of the site. However, requires the wording of the condition to be revised to submit details prior to or concurrently with the submission of the first reserved matters application.
4. **Urban Design Officer** – Welcomes the amended parameter plan that reduces the height to two storeys.
5. **Drainage Officer** – Has no objections as amended subject to conditions in relation to surface water drainage and foul drainage schemes to be agreed.
6. **Local Highways Authority** – Comments as amended that the inter vehicle visibility splays shown on the drawing in Appendix 5 of the amended Transport Assessment overcomes the original objection.

### **Representations – Update to paragraph 60**

7. The residents of the adjoining land also have concerns in relation to the position of the highway boundary and the easement zone to the pumping station.
8. A resident of The Rowells comments that there is no longer a 5 year supply housing shortage in Cottenham or SCDC as 375 homes have been granted permission in Cottenham and there is another application for 125 houses. Has concerns in relation to flood risk and distance to village services and consequent use of the car.

### **Planning Assessment (Other Matters) – Additional paragraphs**

9. The site for development does not include the access track to the north east that is claimed to be under different ownership. Notice has been served on the owners of the site for development as part of the application process.
10. The position of the highway boundary will be clarified with the Local Highways Authority.
11. The impact of construction noise upon horses on the adjacent paddock would be temporary in nature and controlled by condition. The impact of the development would be screened by 5 metres wide buffer planting.

## **Conditions and Informatives – Update to condition I**

12. Prior to or concurrently with the submission of the first approval of reserved matters and prior to the commencement of development (including vegetation removal and access) a scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.  
(Reason - NPPF expects development to provide for biodiversity and this can be achieved at this site through enhancement measures as set out in the Preliminary Ecological Appraisal.)

### **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/4548/17/OL, S/1606/16/OL, S/1952/15/OL, S/3551/17/OL, S/2876/16/OL, S/2413/17/OL, S/1411/16/OL and S/1818/15/OL

**Report Author:**

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