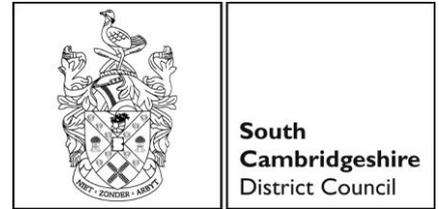


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1 June 2018

To: Chairman – Councillor John Batchelor
Vice-Chairman – Councillor Pippa Heylings (All Members of the Planning Committee - Councillors Dr. Martin Cahn, Grenville Chamberlain, Peter Fane, Bill Handley, Brian Milnes, Judith Rippeth, Deborah Roberts, Peter Topping and Nick Wright

Quorum: 3

Substitutes: Councillors Bradnam, Ellington and Heather Williams
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, 6 JUNE 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.

AGENDA SUPPLEMENT

| | PAGES |
|---|---------------|
| 3. Minutes of Previous Meeting To authorise the Chairman to sign the Minutes of the meeting held on 24 April 2018 as a correct record. To follow | 1 - 6 |
| 6. S/0793/18/FL - Linton (1 Horseheath Road) Demolition of existing dwelling and construction of 7 dwellings | 7 - 10 |

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'.

Inspectors had sent to South Cambridgeshire District Council on 15 November 2017 in which the Inspectors had made it absolutely clear that their “final conclusions would be contained in our reports to [South Cambridgeshire District and Cambridge City Councils] and it is not appropriate for you to jump to conclusions prior to the receipt of our reports.” The Planning Policy Manager also emphasised that it was important to note that, technically, the Examination remained open until the two Councils received the final reports.

Councillor Deborah Roberts commented that the Inspector clearly supported the *Liverpool* method of calculating five-year supply, and that the Council’s AMR included a calculation on that basis. She asked what was being done to push forward with completion of the local plan examination process. The Planning Policy Manager responded that the Inspector had included a modification for consultation that used the *Liverpool* method of calculation, but made clear that all the Modifications were those that may be necessary to make the Plan sound. She referred again to the letter from the Inspectors, and that as well as the general point about not giving weight to the Modifications ahead of the final inspectors report, the Inspectors referred specifically to their concerns earlier in the examination about the overall strategy and that in her view the 5 year supply methodology was inextricably linked to the development strategy.

Councillor John Batchelor queried the approach taken by South Cambridgeshire District Council’s barrister at a recent appeal relating to a site in Linton, which he considered as indicating that the Council could demonstrate a five-year supply. The Team Leader (West) responded that, as previously advised to Members, the Council’s barrister had not argued that a five-year supply was in place but that a number of other policies still needed to be given significant weight when making this balanced assessment. In particular, he made it clear that full weight should be given to policies DP/3 and NE/4 which, between them, sought to protect the countryside from inappropriate development. Indeed this had always been the case.

Councillor Sebastian Kindersley asked what the five-year supply would be using the *Liverpool* method of calculation. The Planning Policy Manager said that she didn’t have the figure with her but recalled that, jointly with Cambridge City Council, and using the *Liverpool* method with a 20% buffer, it was in the order of 5.8 years [subsequently confirmed as the correct figure]. Councillor Kindersley also asked whether the Council had sought legal advice on whether pressure could be put on the Inspector or PINS to speed up the conclusion of the local plan examination. The Planning Policy Manager said that officers had worked with the Council’s QC throughout the examination, including considering any potential to speed up the process. Councillor Kindersley praised the Planning Policy team for its role in the examination process, but asked that the explicit question be asked of the QC. Officers said they would consider the request.

2. DECLARATIONS OF INTEREST

Councillor Sebastian Kindersley declared non-pecuniary interests in respect of Item 8 (S/3428/17/OL - Steeple Morden (Land West of Station Road)) and Item 9 (S/3787/17/FL - Barrington (7 Back Lane)) as the local Cambridgeshire County Councillor. In respect of Item 8 (S/3428/17/OL - Steeple Morden (Land West of Station Road)), Councillor Kindersley had made some factual statements on Facebook, but was now considering the matter afresh.

Councillor Charles Nightingale declared a non-pecuniary interest in respect of Item 4 (S/3591/17/FL - Thriplow (Thriplow Farm, Lodge Road)). He knew the farming family making the application personally but not professionally.

Councillor Deborah Roberts declared non-pecuniary interests in Item 4 (Councillor Charles Nightingale declared a non-pecuniary interest in respect of Item 4 (S/3591/17/FL - Thriplow (Thriplow Farm, Lodge Road)), Item 5 (S/3567/17/FL - Thriplow (New Barn, Brook Road))) and Item 6 (S/3566/17/FL - Foxtton (Land East of Fowlmere Road)). She was a member of Foxtton Parish Council and had attended meetings there and at Thriplow Parish Council, at which this application had been discussed. Councillor Roberts was considering the three applications afresh.

3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 4 April 2018.

The Team Leader (West) said that, because of the linked nature of Items 4, 5 and 6, those items would be considered in order, and then voted upon in the same order following discussion of all three.

4. S/3591/17/FL - THRILOW (THRILOW FARM, LODGE ROAD)

Lisa Foster (objector), Jamie Wilding (representing the applicant), Philip Kratz (agent for Foxtton Parish Council), Councillor Chris Jackson (Thriplow Parish Council), and Councillor Peter Topping (local Member) addressed the meeting.

In response to questioning, the case officer told Members that the proposed density was acceptable to the Local Planning Authority, and that there was no requirement for a viability assessment. The Environment Impact Assessment was addressed in paragraph 17 of the report.

Other issues considered during the Committee debate were extent of the development, sustainability, school capacity, and deliverability. Members also noted that Thriplow has the status of a Group Village.

The Committee **refused** the application contrary to the recommendation in the report from the Joint Director for Planning and Economic Development. Members agreed the reasons for refusal as being:

- An unsustainable form of development given scale of proposal, limited range of services and facilities in Thriplow, lack of alternative travel modes and overreliance on car travel.
- The proposal would have an adverse impact on the character and setting of the village, encroaching into countryside and affecting setting of the green belt.

5. S/3567/17/FL - THRILOW (NEW BARN, BROOK ROAD)

Richard Webber (objector), David Walston (representing the applicant), and Philip Kratz (agent for Foxtton Parish Council) addressed the meeting.

The ensuing debate referred to the impact on the Green Belt, and the absence of a

sequential site search.

The Committee **refused** the application contrary to the recommendation in the report from the Joint Director for Planning and Economic Development. Members agreed the reasons for refusal as being the absence of any special circumstances such as to overcome the inappropriateness of development in the Green Belt

6. **S/3566/17/FL - FOXTON (LAND EAST OF FOWLMERE ROAD)**

The case officer corrected two errors in the report. Land ownership amounted to 900 hectares (not acres) and capacity of the rainwater harvesting tank should be 500,000 litres (not 5,000 litres). Further representations had been received relating to noise, which had already been addressed in the report. The case officer read out comments received from Fowlmere Parish Council.

Roger Frost (objector), David Walston (representing the applicant), Philip Kratz (agent for Foxtton Parish Council) and Councillor Lawrence Wragg (Fowlmere Parish Council) addressed the meeting.

Councillor Deborah Roberts (local Member) said that the scale of development was something that simply could not be mitigated.

The ensuing debate focussed on flood risk, the extent, location and density of the associated housing, location of the silos, and impact on the Green Belt.

The Committee **refused** the application contrary to the recommendation in the report from the Joint Director for Planning and Economic Development. Members agreed the reasons for refusal as being

- The absence of very special circumstances such as would overcome the inappropriateness of development in the Green Belt
- The impact on the character and openness of that Green Belt

7. **S/4548/17/OL - COTTENHAM (LAND AT OAKINGTON ROAD)**

Members visited the site on 23 April 2018.

The case officer said that the decision would have to be delegated to officers

- To allow the receipt of, and consultation on, revised site plans
- The receipt of revised ownership certificates and expiry of notices served in relation thereto
- The absence of any further material change in circumstances, or any additional material planning considerations
- Should the Committee approve the application, the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990

Helen Murphy (objector), Gabriel Lau (applicant's agent) and Councillor Frank Morris (Cottenham Parish Council) addressed the meeting.

During the Committee debate, Members focussed on the site location being outside the village framework, and its impact on the Green Belt. Other concerns were cumulative effect and deliverability.

The Committee gave officers **delegated powers to refuse** the application contrary to the recommendation in the report from the Joint Director for Planning and Economic

Development. Members agreed the reasons for refusal as being

- Located on the edge of the village some distance from services and facilities,
- the development would unduly encroaching into countryside and affecting setting of the green belt.

8. S/3428/17/OL - STEEPLE MORDEN (LAND WEST OF STATION ROAD)

Members visited the site on 23 April 2018.

Steve Fisher (objector), Andy Thompson (applicant's agent). Councillor Chris Whittington (Steeple Morden Parish Council) and Councillor Cicely Murfitt (local Member) addressed the meeting.

During the ensuing Committee debate, Members focussed on the speculative nature of the application, over-development, character, and the importance of the green frontage.

The Senior Planning Lawyer advised the Committee that the best way to secure the maintenance of landscaping and a minimum number of affordable homes would be by a Legal Agreement under Section 106 of the Town and Country Planning Act 1990.

The Committee **refused** the application contrary to the recommendation in the report from the Joint Director for Planning and Economic Development. Members agreed the reasons for refusal as being that the proposed development would have an adverse impact on the street scene and setting of the Conservation Area which would conflict with policies DP/2 and CH/5 of the South Cambridgeshire District Council adopted Local Development Framework 2007.

9. S/3787/17/FL - BARRINGTON (7 BACK LANE)

Following a short debate, the Committee **deferred** this application so that officers could ascertain the height of the proposed dwellings relative to the existing building.

10. S/0312/18/OL - ICKLETON (LAND REAR OF 11 COPLOE ROAD)

The Committee **approved** the application subject to the Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development.

11. S/0997/18/FL - CAMBOURNE (CAMBOURNE BUSINESS PARK)

The Committee **approved** the application subject to Conditions 1 and 2 set out in the report from the Joint Director for Planning and Economic Development, and Condition 3, amended to require cessation of use within one year from the start of development on site, rather than from the date of the Decision Notice.

The Meeting ended at 3.35 p.m.

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Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 June 2018

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/0793/18/FL

Parish(es): Linton

Proposal: Demolition of existing dwelling and construction of 7 dwellings

Site address: 1 Horseheath Road

Applicant(s): Domus CB3 Developments LLP

Recommendation: Approval

Key material considerations: Principle of Development
Density
Housing Mix
Affordable Housing
Developer Contributions
Character and Appearance of the Area
Biodiversity
Trees/ Landscaping
Highway Safety
Flood Risk
Neighbour Amenity

Committee Site Visit: Yes

Departure Application: No

Presenting Officer: Karen Pell-Coggins, Senior Planning Officer

Application brought to Committee because: Request from Linton Parish Council

Date by which decision due: 8 June 2018 (Extension of Time agreed)

Update to Report

Consultations – Update to paragraphs 13, 17, 18 and 20

1. **Linton Parish Council** – Recommends refusal and has the following comments:
 - i) The measurement for the 25 metre amenity zone has been measured from the wrong centre point and is placed incorrectly. This affects the whole application and if this was corrected to be compliant with legislation, would require an adjustment of the application as a whole.
 - ii) The measurement appears to have been taken from the conservatory of the nearest house in Parsonage Way and not from the nearest window/ south wall of the

house.

- iii) The distance from the current Borely House to Parsonage Way, and its height could be used to compare and visualise the effect of the proposed housing.
- iv) LPC welcomes this site being developed as it is an underused site within the village envelope and would be a prime site for infill housing.
- v) LPC noted regret of the loss of the bungalows and affordable housing which are needed in the village.
- vi) LPC would request that a condition that there would be no dormer windows to be added to the back of properties at a later date to prevent overlooking.
- vii) Conditioning is required for the preservation of the boundary hedges and the cedar and 5 needle Pine, which are protected under TPO's. Concerns also raised regarding the Beech tree on Kinsey Place also with a TPO following the change of design of Plot 7.
- viii) Further information has been requested from SCDC by the Tree Warden and once this information is received, comments will be forwarded by the Tree Warden.
- ix) Birch trees have already been planted along the northern boundary in close proximity to a structural wall. Concerns are raised regarding the long term safety and loss of light to the neighbour.
- x) There will be a loss of hedging on the north of the site leading to a loss of privacy to neighbours in Parsonage Way.
- xi) There were concerns raised relating to the close proximity of the car parking spaces to the trees. Any work on these must be discussed with the Tree Warden.
- xii) Topography- In the revised layout the ridgeline appears to be 4 metres higher than that of the original property in this location. This change in site plan has thereby moved the ridgeline of the roof up the rising ground to such a position that is more overbearing on the neighbouring properties. This will also make the development dominant on the skyline when seen from the Outstanding Conservation Area and nearby listed properties.
- xiii) The footprint of all the houses in the amendment appear to have been increased by a significant amount.
- xiv) This increase in footprint and movement of the houses towards the north has brought the properties in the 25 metre amenity zone for all the neighbouring properties including those in Kinsey Place.
- xv) There are still concerns that Plot 1 will cause overshadowing to the Cathodean Centre and may affect the privacy of the playground used by the playgroup and the public.
- xvi) With regards to Plots 5 and 6, it is noted by LPC that the measurements to the 25 metres amenity zone to the nearest property has been measured from the conservatory and not from the closest point. In light of this, LPC request this is reviewed and the circle of influence is checked and redrawn from the closest point of the properties on Parsonage Way and those in Kinsey Place.
- xvii) There are concerns that in the future, plot 6's carport will become incorporated into the property with a loss of a parking space.
- xviii) Plot 7 is substantially larger in footprint and unacceptably close to housing in Kinsey Place.
- xix) Plot 7 has a potential to overlook several houses in Kinsey Place particularly when the trees are out of leaf.
- xx) The turning head appears much smaller and there would be concern for access and turning of emergency and delivery vehicles. It now appears to be part of the parking for Plot 7.
- xxi) There is insufficient parking for Plot 7 and the whole development.
- xxii) Surface water drainage has not been adequately addressed and without correct and suitable SuDS scheme, water will come down the steep hill and slip road and on to Horseheath Road.
- xxiii) There are concerns regarding the long term management of the trees, hedging

and SuDS.

2. The Linton Parish Council' Tree Warden has the following comments:
 - i) There are three trees, on or adjacent to the site, with Tree Preservation Orders. The intentions of the developer have been clarified as the Preservation Order has been appealed on at least one - the Blue Atlas Cedar TPO 07/15/SC/ T1.
 - ii) The trees are all important, merit-worthy specimens and are valued trees for the village residents, especially for their contribution to the wider landscape. When viewed from the Outstanding Conservation Area, they mask the modern roof lines of estate developments and block housing built in the post war era, which rises up the sides of the valley. To protect the valued trees from aggressive developers we would respectfully ask for enforced protection of the roots and branches to be conditioned, if the planning application is allowed.
 - iii) The Five-needle Pine is being neglected, with ivy being allowed to grow freely. This has the effect of increasing the sail area which makes the tree vulnerable in high winds; this is compounded by the wholesale clearance of all the trees without Tree Preservation Orders that existed on the site; this has left the existing trees exposed to unusual forces and ground conditions.
 - iv) The Beech tree is off site (in Kinsey Place, adjacent to this site) but is vulnerable to abuses by the contractors. During the Kinsey Place build this particular tree, which borders three development sites, was not protected by barriers and was subjected to root compression by builders piling up their materials at the base of the trunk. These trees are an inconvenience to the developers, but they represent part of what it means to live in Linton, and what makes our environment special to us and different from other villages.
3. **Local Highways Authority** – Has no further comments.
4. **Trees and Landscapes Officer** – Has no further comments.
5. **Ecology Officer** – Has no further comments.

Representations – Update to paragraph 24

6. The occupier of No. 24 Parsonage Way has concerns in relation to the scale of the section drawing.
7. One further letter of representation has been received from the occupier of No. 31 Parsonage Way that has concerns in relation to the scale of Plot 7 and overshadowing of the garden.

Planning Assessment

8. Whilst the block plan drawing shows the 25 metre zone of influence from the conservatory, officers have assessed the impact of the development upon all of the neighbouring properties as set out in the main report and on the block plan, floor plans and elevation drawings. The site section drawing is indicative only and will not be part of the approved plans. It is noted that this plan is not to scale and has been distorted in some way. A scale plan has been requested.
9. The distance between Plot 7 and the dwellings in Kinsey Place would be 26 metres that is considered satisfactory.
10. The loss of the hedging on the site is not considered to result in a greater loss of privacy to neighbours as the relationship has been considered without such hedging.

11. The revised design of Plot 7 would result in the building being sited approximately 9 metres from the edge of the canopy of the Beech tree subject to a Tree Preservation Order and is not considered to have a greater impact upon the tree.
12. The size of the footprints of Plots 1 to 6 have not changed. Plot 7 has changed but is not significantly larger. Plots 5, 6 and 7 are further away from the boundary than the original submission.
13. The site is located 140 metres from the boundary of the conservation area and 60 metres from the nearest listed building at No. 150 High Street. The development is not considered to result in a visually dominant development that would harm the setting of these heritage assets given the proximity of existing modern development, screening and distances. The proposal would therefore accord with Policies CH/4 and CH/5 of the LDF.
14. The windows to the front elevation of Plot 1 would be located a distance of 40 metres and a very oblique angle and screened to some extent from the play area to the front of Cathodean Centre. This relationship is considered acceptable.
15. An assessment of the level of parking, flood risk and impact upon the trees and landscaping are set out in the main report and conditions suggested.

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: Karen Pell-Coggins Senior Planning Officer
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