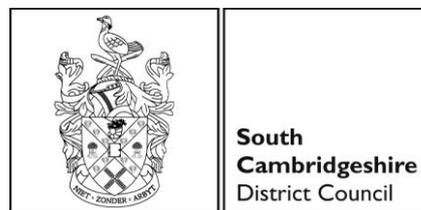


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7 September 2018

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

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, 12 SEPTEMBER 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

	PAGES
PLANNING APPLICATIONS AND OTHER DECISION ITEMS To view plans, drawings and other documents submitted with the application, follow the link called 'Application file' and select the tab 'Plans and Docs'.	
5. S/0791/18/FL - Waterbeach (Land between Cody Road and Railway)	3 - 4
Relocated railway station comprising platforms, pedestrian bridges, access road, pedestrian and cycle routes, car and cycle parking, with other associated facilities and infrastructure	
6. S/1178/18/FL - Arrington (17 Mill Lane)	5 - 10
Part Demolition of Existing Buildings and Erection of Four New Buildings to Comprise Holiday Let Accommodation and Conversion and Extension of Existing Buildings to Provide Gym, Office, Garage	

and Laundry Ancillary to Holiday Let Accommodation

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 Annex

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

12 September 2018

AUTHOR/S: Joint Director for Planning and Economic Development

General update to Committee Reports

1. The reports contained in the main agenda for the 12 September Planning Committee meeting were written prior to the receipt of the Inspectors Reports on the South Cambridgeshire Local Plan and Cambridge Local Plan.
2. On 3 September 2018, South Cambridgeshire District Council and Cambridge City Council published the Inspectors Reports on the South Cambridgeshire Local Plan and Cambridge Local Plan. The Inspectors have concluded that both Local Plans are 'sound' subject to a number of modifications being made.
3. The South Cambridgeshire Local Plan, taking account of the Inspectors conclusions, will be recommended for adoption at a meeting of full Council on 27 September 2018.
4. Consistent with paragraph 48 of the National Planning Policy Framework, the publication of the Inspectors' Reports increases substantially weight that can be attributed to the Local Plans in decision making. The examination process has now concluded. The Inspectors' have concluded that the Local Plans are sound (subject to the modifications which they have recommended) and, as such, there are no longer unresolved objections to the Local Plans. As such, substantial weight may now be attached to the policies of the Local Plans when making planning decisions.
5. The adopted development plan, in technical terms, remains the starting point for planning decision making. The Local Plans are however a material consideration to which substantial weight may now be attached.
6. Given the state of advancement of the Local Plans in the process toward adoption, it is considered that, generally, in the context of a planning decision, where there is a conflict between the outcome which arises from the application of policies of the adopted development plan and those of the Local Plans, the Local Plans will generally outweigh the adopted plan and will prevail.
7. Where there is consistency, then the policies of the Local Plan add substantial weight in favour of the outcome which accords with the application of policies of the adopted development plans and those of the Local Plans.
8. Officers are satisfied that the recommendations made in respect of each of the planning applications reported on the agenda for the September Planning Committee remain sound and that where weight has been placed on emerging plan policies, this is consistent with the publication of the Inspector's Report and the above advice.

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)
- South Cambridgeshire Local Plan Proposed Submission 2013 as modified by the Inspector's Report published on 3 September 2018
- Planning File refs: S/0791/18//FL, S/1178/18/FL and S/2606/18/FL

Report Author:

John Koch

Team Leader

Telephone Number:

01954713268

Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 12 Sep 2018
AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/0791/18/FL

Parish(es): Waterbeach

Proposal: Relocated railway station comprising platforms, pedestrian bridges, access road, pedestrian and cycle routes, car and cycle parking, with other associated facilities and infrastructure.

Site address: Land between Cody Road and railway, north of Waterbeach

Applicant(s): Chris Goldsmith, RLW Estates

Recommendation: Approval, subject to conditions and s106 agreement

Key material considerations: The principle of development
Access to the site and transport impacts
Building design, layout and materials
Landscape and visual impact

Committee Site Visit: 11 September 2018

Departure Application: Yes

Presenting Officer: Michael Huntington, Principal Planning Officer

Application brought to Committee because: Application not in accordance with development plan
Major application
Wider public interest

Date by which decision due: 14 September 2018

A. Update to the report

Para 6.8 Other policies and plans

On 5th September 2018, SCDC Cabinet approved the draft Waterbeach SPD for a period of public consultation.

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.) S/0791/18/FL

Report Author:

Michael Huntington
Telephone Number:

Principal Planning Officer
01954 713180

Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 12 September 2018
AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/1178/18/FL

Parish(es): Arrington

Proposal: Part Demolition of Existing Buildings and Erection of Four New Buildings to Comprise Holiday Let Accommodation and Conversion and Extension of Existing Buildings to Provide Gym, Office, Garage and Laundry Ancillary to Holiday Let Accommodation

Site address: 17 Mill Lane

Applicant(s): Ms Genine Johnson

Recommendation: Approval

Key material considerations: Principle of Development
Character and Appearance of the Countryside
Highway Safety
Neighbour Amenity
Biodiversity
Trees/ Landscaping

Committee Site Visit: Yes

Departure Application: No

Presenting Officer: Karen Pell-Coggins, Senior Planning Officer

Application brought to Committee because: Request from Local Member and Arrington Parish Council and due to additional comments being received following further consultation.

Date by which decision due: 12 September 2018

Update to Report

Update to Development Plan Policies

1. On 3 September 2018, South Cambridgeshire District Council and Cambridge City Council published the Inspectors Reports on the South Cambridgeshire Local Plan and Cambridge Local Plan. The Inspectors have concluded that both Local Plans are 'sound' subject to a number of modifications being made. The South Cambridgeshire Local Plan, taking account of the Inspectors conclusions, will be recommended for adoption at a meeting of full Council on 27 September 2018. The Cambridge Local Plan, taking account of the Inspectors conclusions, will be recommended for adoption

at a meeting of full Council on 18 October 2018.

2. Consistent with NPPF paragraph 48, the publication of the Inspectors' Reports increases substantially weight that can be attributed to the Local Plans in decision making. The examination process has now concluded. The Inspectors' have concluded that the Local Plans are sound (subject to the modifications which they have recommended) and, as such, there are no longer unresolved objections to the Local Plans. As such, substantial weight may now be attached to the policies of the Local Plans when making planning decisions.
3. The adopted development plan, in technical terms, remains the starting point for planning decision making. The Local Plans are however a material consideration to which substantial weight may now be attached.
4. Given the state of advancement of the Local Plans in the process toward adoption, it is considered that, generally, in the context of a planning decision, where there is a conflict between the outcome which arises from the application of policies of the adopted development plan and those of the Local Plans, the Local Plans will generally outweigh the adopted plan and will prevail. Where there is consistency, then the policies of the Local Plan add substantial weight in favour of the outcome which accords with the application of policies of the adopted development plans and those of the Local Plans.
5. The key adopted policy in relation to this application that has changed is Policy ET/10 in relation to holiday accommodation. This is set out below along with the supporting text.

ET/10 Tourist Facilities and Visitor Accommodation

1. Outside development frameworks, development to provide overnight visitor accommodation, holiday accommodation, public houses and restaurants will only be permitted by change of use / conversion, or through appropriate replacement of buildings not requiring large extension, or by appropriately modest extensions to existing facilities.

2. Development of holiday accommodation will be limited to short term holiday lets through conditions or legal agreement. Permitted development rights may be removed in the interests of amenity.

The city of Cambridge and surrounding attractions draw large numbers of visitors every year, and consequently there is significant demand for tourist accommodation. The focus for new accommodation should be the villages, and development must be of a type in keeping with the settlement size, scale and form. Consequently developments may be more suited to Rural Centres. Focusing new tourist accommodation into the larger villages allows access for visitors to the public transport network and local services, thus promoting the goals of sustainable development.

In the countryside, holiday accommodation is a vital part of the rural economy, providing another means of farm diversification, and opportunity to reuse redundant rural buildings, but at the same time the countryside must be protected from inappropriate development. Developments permitted under this policy must be carefully controlled to ensure housing policies restricting development in the countryside are not compromised. Developments will therefore be restricted by legal agreement to ensure they are only used for short-term holiday lets.

This key emerging policy is Policy E/20.

6.

E/20 Tourist Accommodation

1. Development which will provide tourist accommodation within development frameworks will be supported where the scale and type of development is directly related to the role and function of the centre.

2. Outside development frameworks, development to provide overnight visitor accommodation, holiday accommodation and public houses will be permitted by the change of use / conversion / replacement of suitable buildings and by small scale new developments appropriate to local circumstances.

3. Development of holiday accommodation will be limited to short term holiday lets through conditions or legal agreement. Permitted development rights may be removed in the interests of amenity.

The Cambridge area draws large numbers of visitors every year generating significant demand for visitor accommodation. The primary attraction is the City of Cambridge. Cambridge City Council has undertaken a study of the need for hotel accommodation for Cambridge, and the Local Plan addresses the need for City Centre accommodation. Taking account of existing and planned facilities in and on the edge of the city, additional need is limited. The South Cambridgeshire Local Plan therefore does not allocate any specific sites for new hotel accommodation. Holiday accommodation will be limited to no longer than 4 week lets to ensure it is retained as tourist accommodation and not used as long term or permanent residential accommodation.

7. The main change between the adopted policy and the emerging policy are that the new policy now includes reference to sites within village frameworks. The supporting text has changed in that and the demand for visitor accommodation in Cambridge has now been addressed and that holiday accommodation will be limited to no longer than 4 weeks.
8. The emphasis of the policy has not therefore changed and continues to support holiday accommodation in the countryside providing it is limited to short term lets.
9. Another policy that has changed is Policy TR/2 in relation to car parking standards. This is set out below along with the supporting text.

TR/2 Car and Cycle Parking Standards

1. Car parking should be provided in accordance with the maximum standards set out in Appendix 1, to reduce over-reliance on the car and to promote more sustainable forms of transport.

2. In some locations, such as those with good accessibility to facilities and services, and served by High Quality Public Transport, the Council will seek to reduce the amount of car parking provided. Where opportunities arise, for example, on mixed-use sites, shared use parking and car pooling will be encouraged to minimise provision.

3. Cycle parking should be provided in accordance with the minimum standards set out in Appendix 2 to ensure the provision of adequate secure parking.

Appendices 1 and 2

USE CLASSES ORDER C1: HOTELS (Including hotels, boarding and guest houses).

Vehicle Parking for Guests and Staff: 13 spaces for 10 guest bedrooms.

Cycle Parking : 1 secure cycle space per 2 members of staff working at the same time.

10. This key emerging policy is Policy TI/3.

TI/3 Parking Provision

1. Car parking provision should be provided through a design led approach in accordance with the indicative standards set out in Figure 12. Cycle parking should be provided to at least the minimum standards set out in Figure 12.

2. Car parking provision will take into consideration the site location, type and mix of uses, car ownership levels, availability of local services, facilities and public transport, and highway and user safety issues, as well as ensuring appropriate parking for people with impaired mobility.

3. The Council will encourage innovative solutions to car parking, including shared spaces where the location and patterns of use permit, and incorporation of measures such as car clubs and electric charging points.

4. Residential garages will only be counted towards car and cycle parking provision where they meet a minimum size requirement.

5. All parking provision must be provided in a manner that accords with Policy HQ/1 and the developer must provide clear justification for the level and type of parking proposed in the Design and Access Statement and/or Travel Plan.

1 Minimum levels of car parking for people with impaired mobility will be required in accordance with national guidance. Detailed advice on the provision and design of parking for disabled car users can be found in Traffic Advisory Leaflet 5/95 (Department for Transport (DfT)), Inclusive Mobility: A Guide to Best Practice on Access to Pedestrians and Transport Infrastructure, (DfT, 2005) and BS 8300:Design of buildings and their approaches to meet the needs of disabled people Code of practice (British Standards Institute, 2009).

2 Minimum size of residential garage (or car port) should be 3.3 m x 6 m for a car, with an additional 1 m at the end and/or 650-750mm at the side of a garage to park cycles.

Fig 12.

USE CLASSES ORDER C1: HOTELS (Including hotels, boarding and guest houses).

Vehicle Parking for Guests and Staff: 13 spaces for 10 guest bedrooms.

Cycle Parking : 1 secure cycle space per 2 members of staff working at the same time.

11. The main change between the adopted policy and the emerging policy is that the new policy refers to indicative parking standards and a more design led approach. The actual standards have not changed.
12. The other policies referenced in the report have had changes in terms of the

consolidation of adopted Policies DP/1, DP/2 and DP/3 to emerging Policy HQ/1 in relation to design principles, minor changes to the text in relation to adopted Policy DP/7 and emerging Policy S/7 in relation to development frameworks and greater reference to the NPPF in terms of adopted Policies NE/6 and NE/7 and emerging Policies NH/4 and NH/5 in relation to biodiversity.

Update to Paragraph 3 - Summary

Paragraph 3 should read as follows: -

13. Since the last Planning Committee, Two letters of objection have been received from local residents that did not previously comment on the application. One letter of objection has been received from the previous owner of the applicant's property. 13 letters of objection have been received from local residents that commented previously. Letters of objection have also been received from a planning consultant and the National farmers Union supporting one of the resident's comments. Seven letters of support have been received that commented previously.

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/1178/18/FL, S/1427/06/F, S/0328/05/F, S/0378/03/F

Report Author:

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