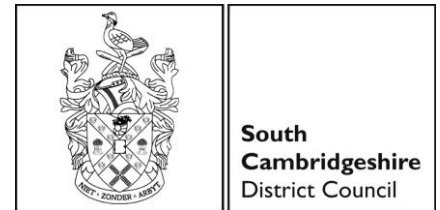


South Cambridgeshire Hall  
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Cambridge  
CB23 6EA

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[www.scambs.gov.uk](http://www.scambs.gov.uk)



1 April 2021

To: Vice-Chair in the Chair – Councillor Pippa Heylings

All Members of the Planning Committee - Councillors Henry Batchelor, Anna Bradnam, Dr. Martin Cahn, Peter Fane, Dr. Tumi Hawkins, Judith Rippeth, Deborah Roberts, Heather Williams, Dr. Richard Williams and Nick Wright

Quorum: 3

Substitutes Councillors Grenville Chamberlain, Mark Howell,  
if needed: Dr. Shrobona Bhattacharya, Graham Cone, Sue Ellington,  
John Batchelor, Dr. Claire Daunton, Eileen Wilson, Geoff Harvey and  
Brian Milnes

Dear Councillor

These are the plans and drawings for the next meeting of **Planning Committee**, which will be held in the **Virtual meeting - Online** on **Tuesday, 13 April 2021 at 10.00 a.m..** **A weblink to enable members of the press and public to listen to the proceedings will be published on the relevant page of the Council's website , normally, at least 24 hours before the meeting.**

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  
**Liz Watts**  
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.**

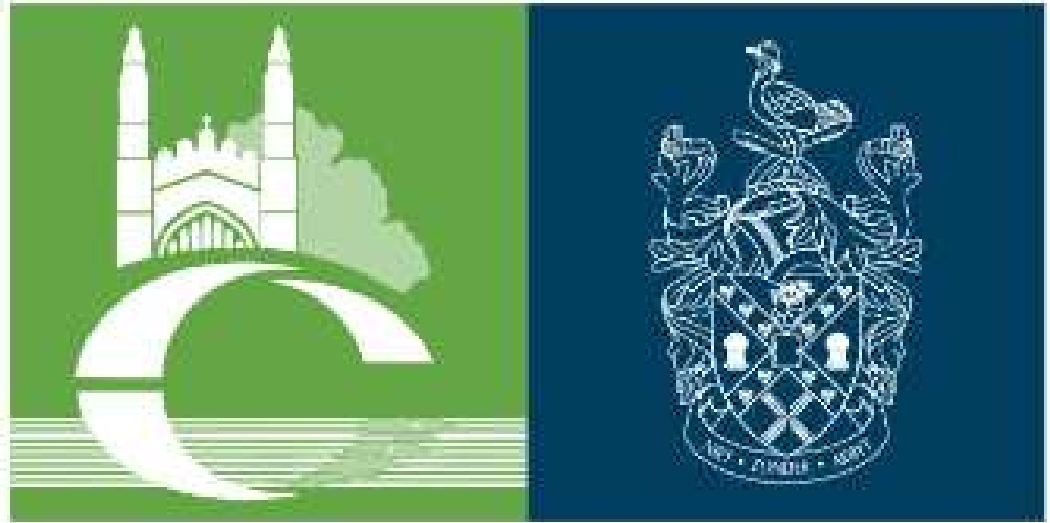
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**Plans and Drawings**

**Pages**  
**1 - 80**

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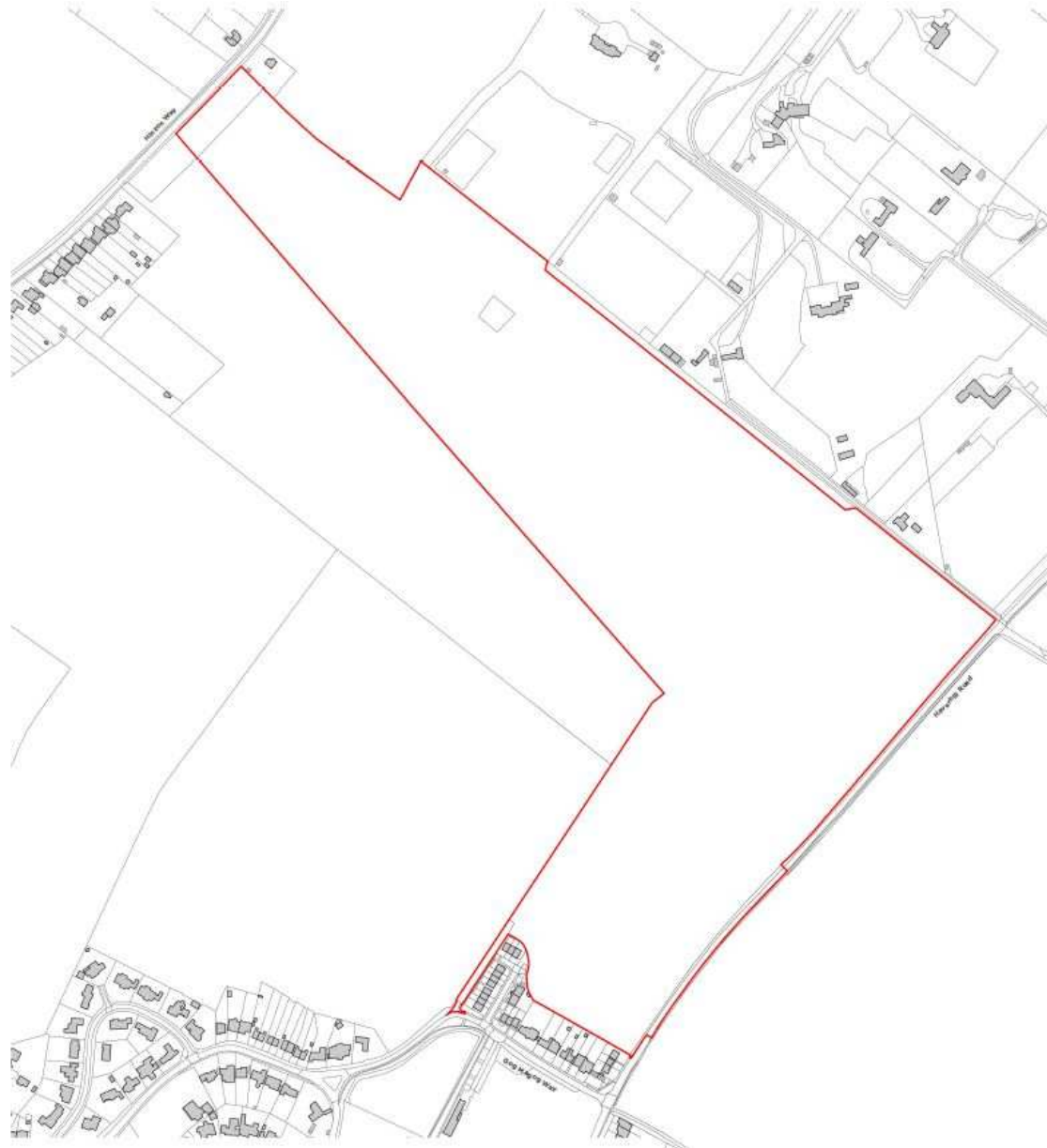
# Planning Committee



**GREATER CAMBRIDGE**  
SHARED PLANNING

# MAJOR APPLICATIONS

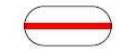
# S/02929/OUT - Land Between Haverhill Road And Hinton Way Stapleford Site Location Plan



# Parameters Plan: Access and Movement



## LEGEND



Site boundary



Main vehicular access



Pedestrian access




15m corridor to allow for route of CAM (Cambridge Autonomous Metro)

# Parameters Plan: Land Use and Building Heights










## LEGEND

-  Site boundary (24.51 Ha)
-  Proposed built development area (3.12 Ha)
-  2 storey (Ridge height up to 12m)
-  2 storey (Ridge height up to 8m)
-  Single storey (Ridge height up to 7m)
-  Retirement village amenity open space (1.8 Ha)
-  Countryside Park (19.1 Ha)
-  15m corridor to allow for route of CAM (Cambridge Autonomous Metro) (0.31 Ha)

# Parameters Plan: Landscape



**LEGEND**

-  Site boundary
-  Countryside Park Area (detailed planting and landscaping scheme to be agreed)
-  Amenity Open Space
-  Proposed New Structural Planting
-  Retained trees
-  Potential location for surface water attenuation
-  15m corridor to allow for route of CAM (Cambridge Autonomous Metro)

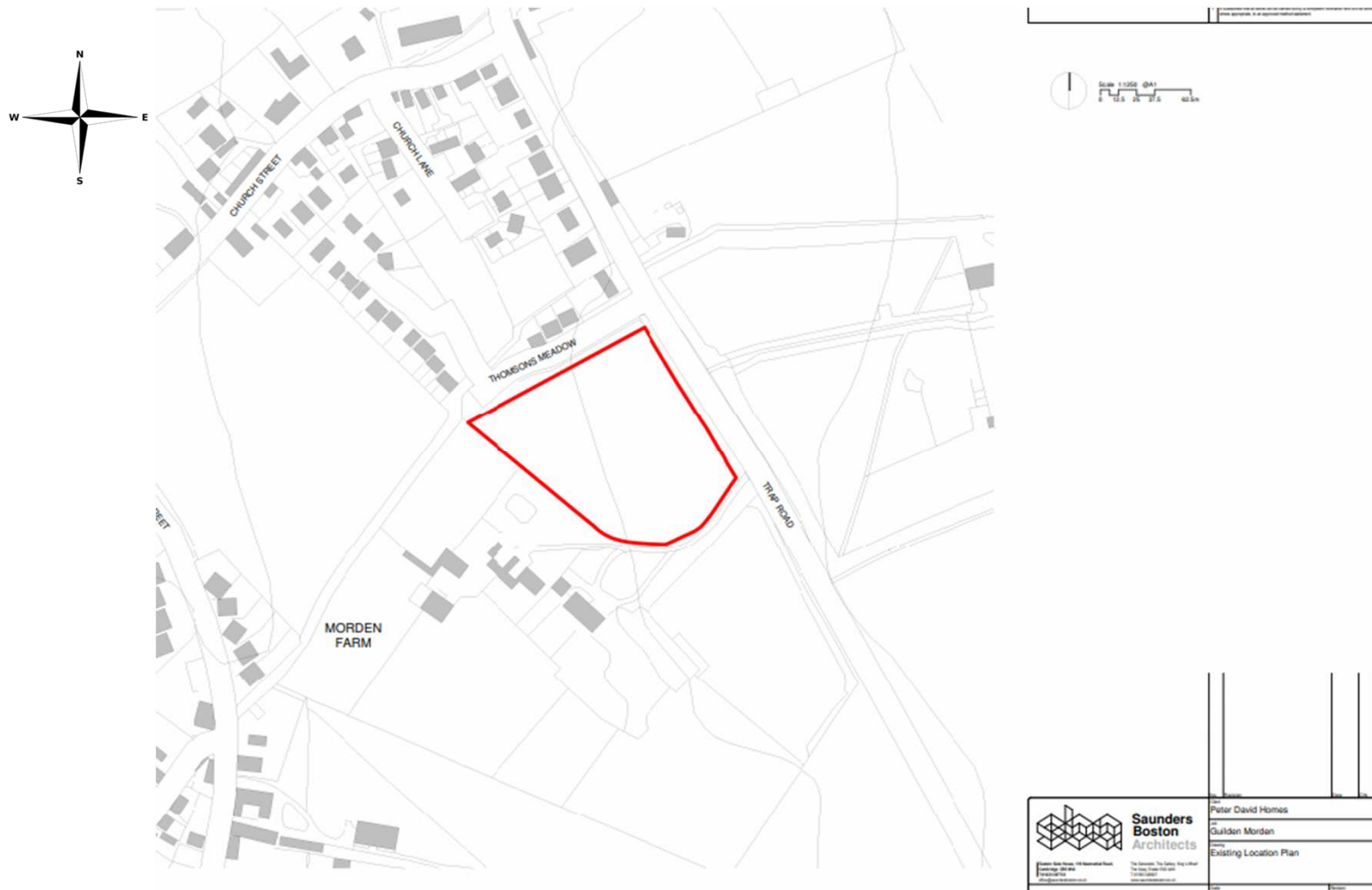


# Illustrative Masterplan



- 1 Main vehicular access from Haverhill Road
- 2 Main village centre, potentially including care suites and facilities, administration, dining areas, hairdressers, swimming pool, salon and wellness facilities, activity spaces and shuttle bus service stop
- 3 Enhanced boundary planting to protect existing residential amenity of properties on Gog Magog Way and Chalk Hill
- 4 Pedestrian and cycle access to Stapleford and Great Shelford
- 5 Extensive countryside park area, creating a chalk grassland area, with new tree and wildflower planting and pedestrian routes for leisure, open to all
- 6 New block planting to mitigate the development's impact on long views from the north east at Magog Down
- 7 Potential location of viewpoint in countryside park
- 8 Potential access to Countryside Park from Hinton Way
- 9 Potential access to Countryside Park from Haverhill Road

# 20/03151/REM- *Land South of Thompsons Meadow, Guilden Morden.* Site Location Plan



# Proposed Site Layout



# House types- Elevations and Floor Plans

## Plot 1



HT MS5 Feature - First Floor  
1 : 100



HT MS5 Feature - Ground Floor  
1 : 100

HT MS5 Feature - Bed2 Section  
1 : 100



HT MS5 Feature - Front Elevation  
1 : 100



HT MS5 Feature - Rear Elevation  
1 : 100

## Plots 2, 3



HT SO2 - Roof  
1 : 100



HT SO2 - First Floor  
1 : 100



HT SO2 - Ground Floor  
1 : 100



HT SO2 - Front Elevation  
1 : 100



HT SO2 - Rear Elevation  
1 : 100

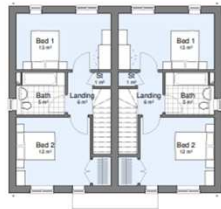


# House types- Elevations and Floor Plans

## Plots 4,5



**HT AF3 - Roof**  
1 : 100



**HT AF3 - First Floor**  
1 : 100



**HT AF3 - Ground Floor**  
1 : 100



**HT AF3 - Front Elevation**  
1 : 100

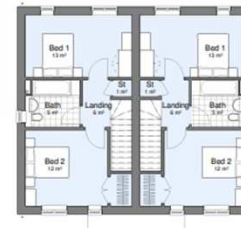


**HT AF3 - Rear Elevation**  
1 : 100

## Plots 6,7



**HT AF4 - Roof**  
1 : 100



**HT AF4 - First Floor**  
1 : 100



**HT AF4 - Ground Floor**  
1 : 100



**HT AF4 - Front Elevation**  
1 : 100



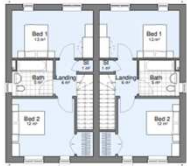
**HT AF4 - Rear Elevation**  
1 : 100

# House types- Elevations and Floor Plans

## Plots 8,9



HT SO1 - Roof  
1 : 100



HT SO1 - First Floor  
1 : 100



HT SO1 - Ground Floor  
1 : 100



HT SO1 - Front Elevation  
1 : 100



HT SO1 - Rear Elevation  
1 : 100



HT MS5 - First Floor  
1 : 100



HT MS5 - Ground Floor  
1 : 100

## Plot 10

HT MS5 - Master Room Section  
1 : 100



HT MS5 - Front Elevation  
1 : 100



HT MS5 - Rear Elevation  
1 : 100



HT MS8 - First Floor  
1 : 100



HT MS8 - Ground Floor  
1 : 100



HT MS8 - Front Elevation  
1 : 100



HT MS8 - Rear Elevation  
1 : 100

## Plots 11,12

# House types- Elevations and Floor Plans

## Plots 13,14



**HT MS4 - Roof**  
1 : 100



**HT MS4 - Front Elevation**  
1 : 100

Click to add text  
Click to add text



**HT MS4 - Rear Elevation**  
1 : 100



**HT MS4 - Ground Floor**  
1 : 100

## Plots 15,16



**HT MS6 - Roof**  
1 : 100



**HT MS6 - First Floor**  
1 : 100



**HT MS6 - Ground Floor**  
1 : 100



**HT MS6 - Front Elevation**  
1 : 100



**HT MS6 - Rear Elevation**  
1 : 100

# CGI- Proposed Perspective





# MINOR APPLICATIONS

20/02098/S106A-

Land Between Church Lane And Ermine Street South, Papworth Everard

Site Location Plan



# Blue Land and Pink Land as approved under application reference S/0623/13/FL



20/03105/FUL

*Mill Farm, Fowlmere Road, Fowlmere,  
SG8 6EZ*

## Site Location Plan





# Aerial view



# Proposed Block Plan

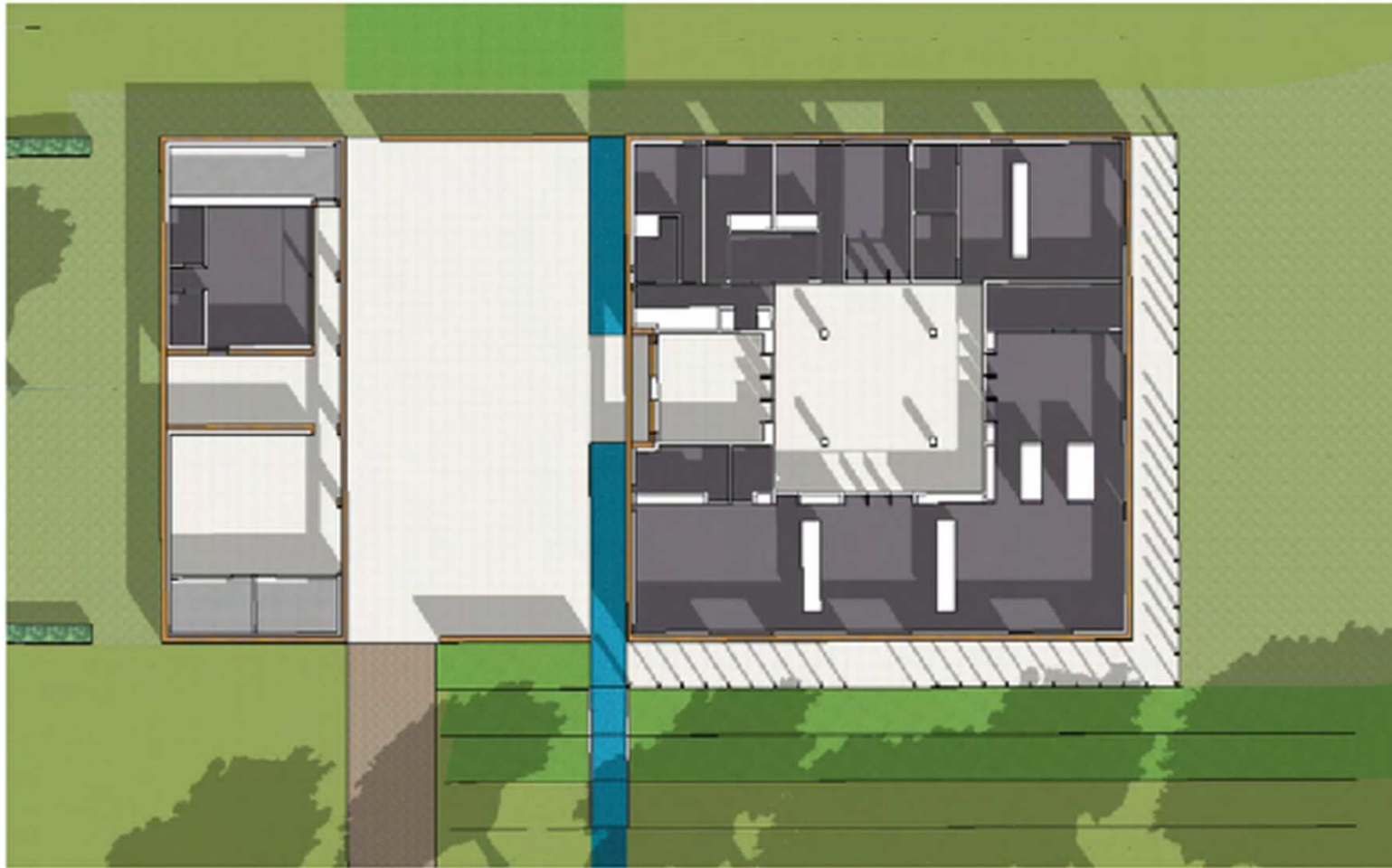


# Proposed elevations





# Proposed Floor Plan





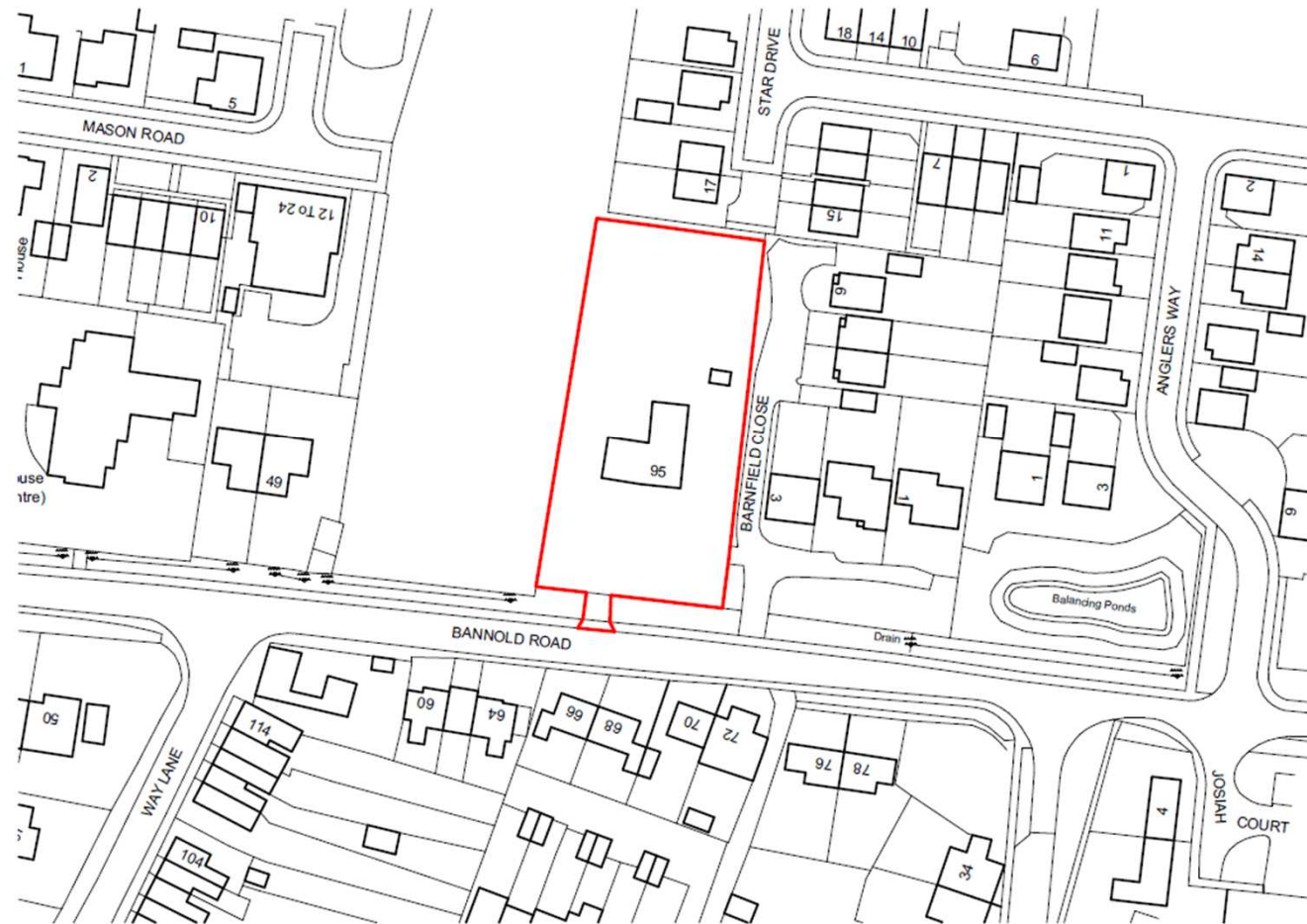






# 20/03370/OUT 95 Bannold Road

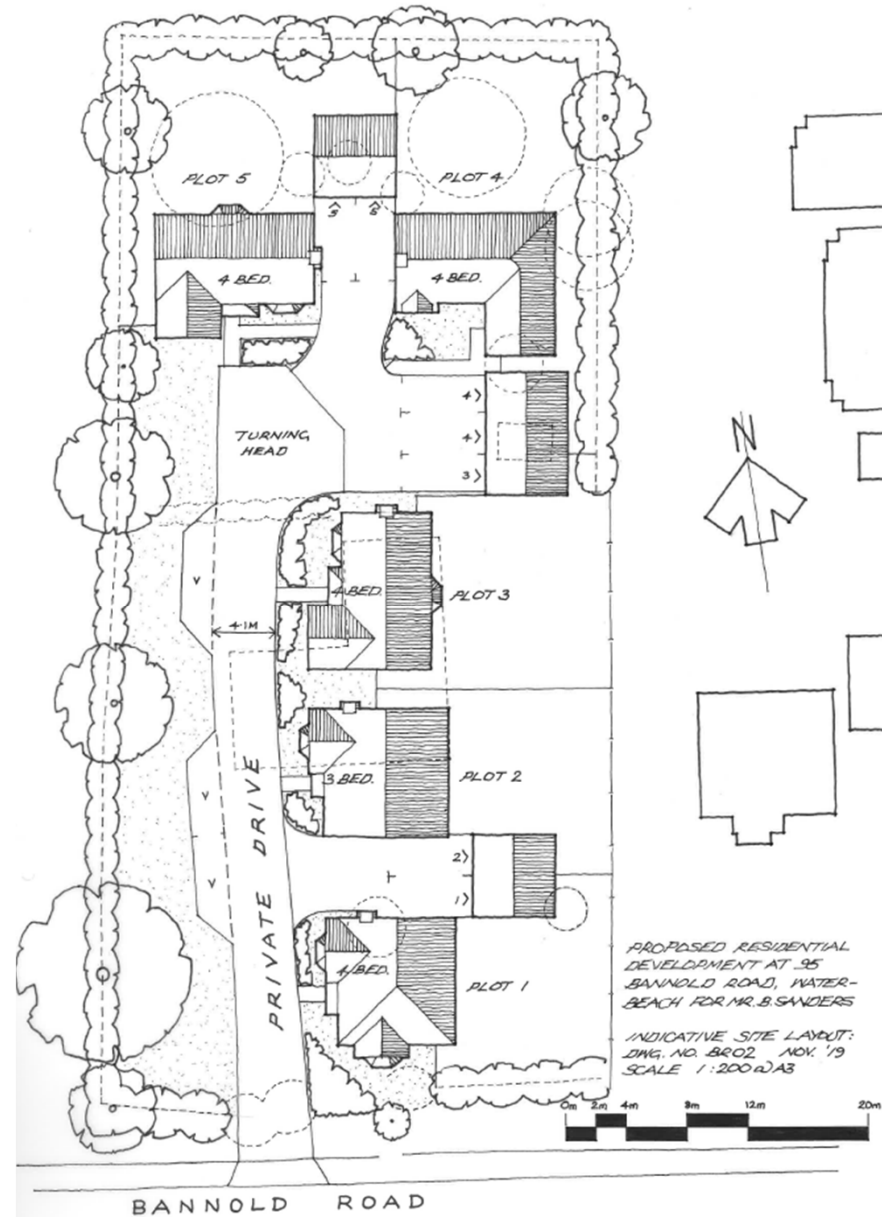
## Site Location Plan



# Aerial view



# Proposed indicative site plan



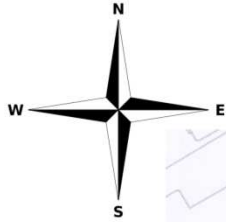


# Adjacent allowed appeal (S/7477/18/FL)



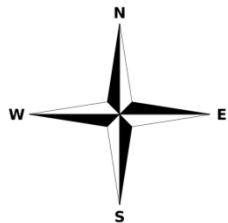
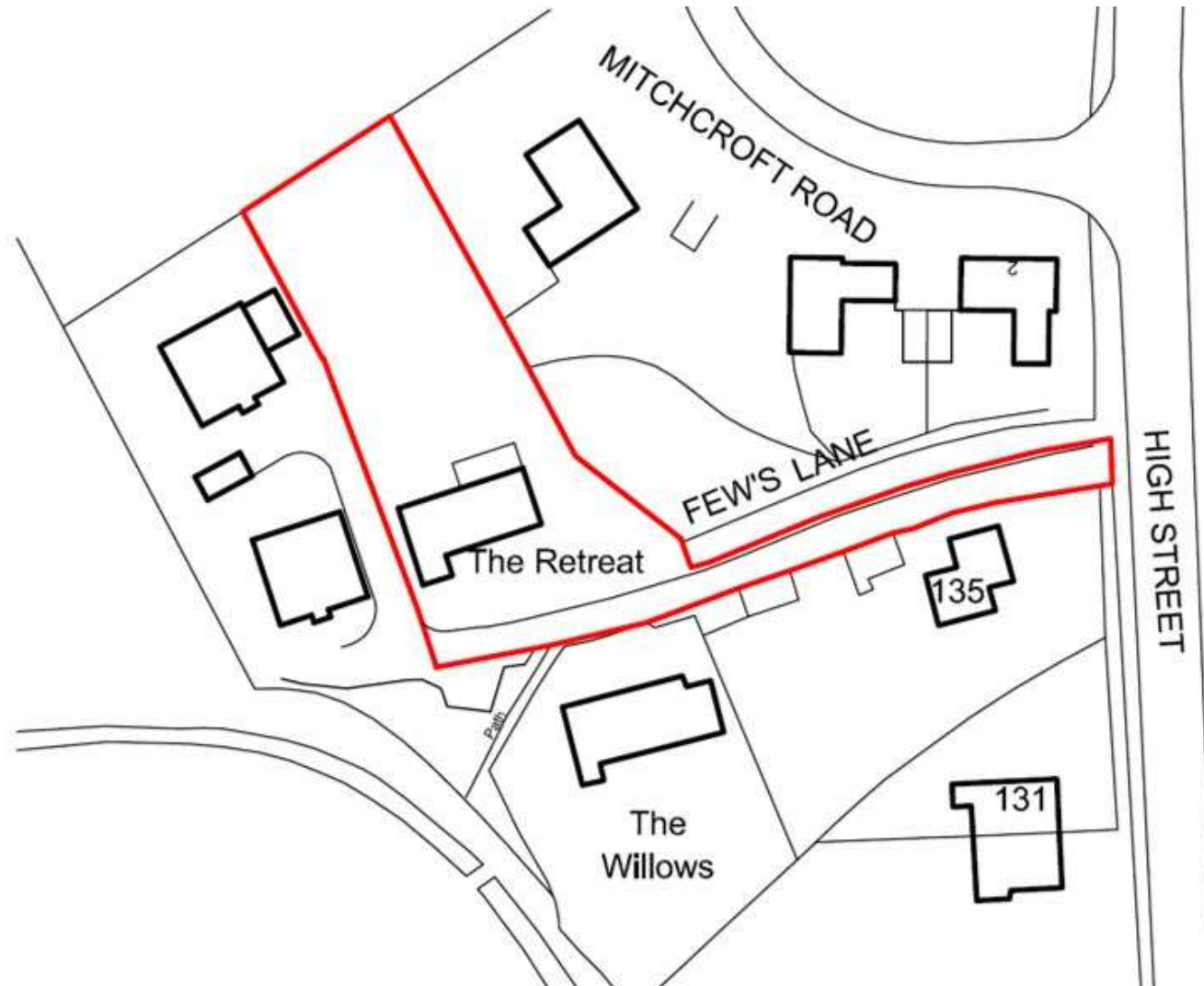
# 20/02098/S106A Land Between Church Lane And Ermine Street South, Church Lane, Papworth Everard.

## Site Location Plan





*S/3215/19/DC – Fews Lane,*  
*Longstanton*  
Site Location Plan



**Condition 4:** No construction work shall be commenced until full details of the proposed arrangements for foul water drainage have been submitted to the local planning authority and approved in writing. The new dwelling shall not be occupied or brought into use until the foul water drainage system has been installed and made operational, in accordance with these approved details.

Condition 5: No construction work shall be commenced until full details of the proposed surface water drainage, both from the building itself and from the proposed driveway area, have been submitted to the local planning authority and approved in writing. The new dwelling shall not be occupied or brought into use until the surface water drainage system has been installed and made operational, in accordance with these approved details.

*Reason: ‘...conditions relating to foul and surface water drainage are necessary, to prevent flooding...’*

# Drainage Details Proposals Summary

## **Foul Water Drainage**

Discharge of foul drainage into an existing foul sewer in Few's Lane.

## **Surface Water Drainage**

Discharge of surface water to an attenuation tank located within the rear garden of the dwelling.

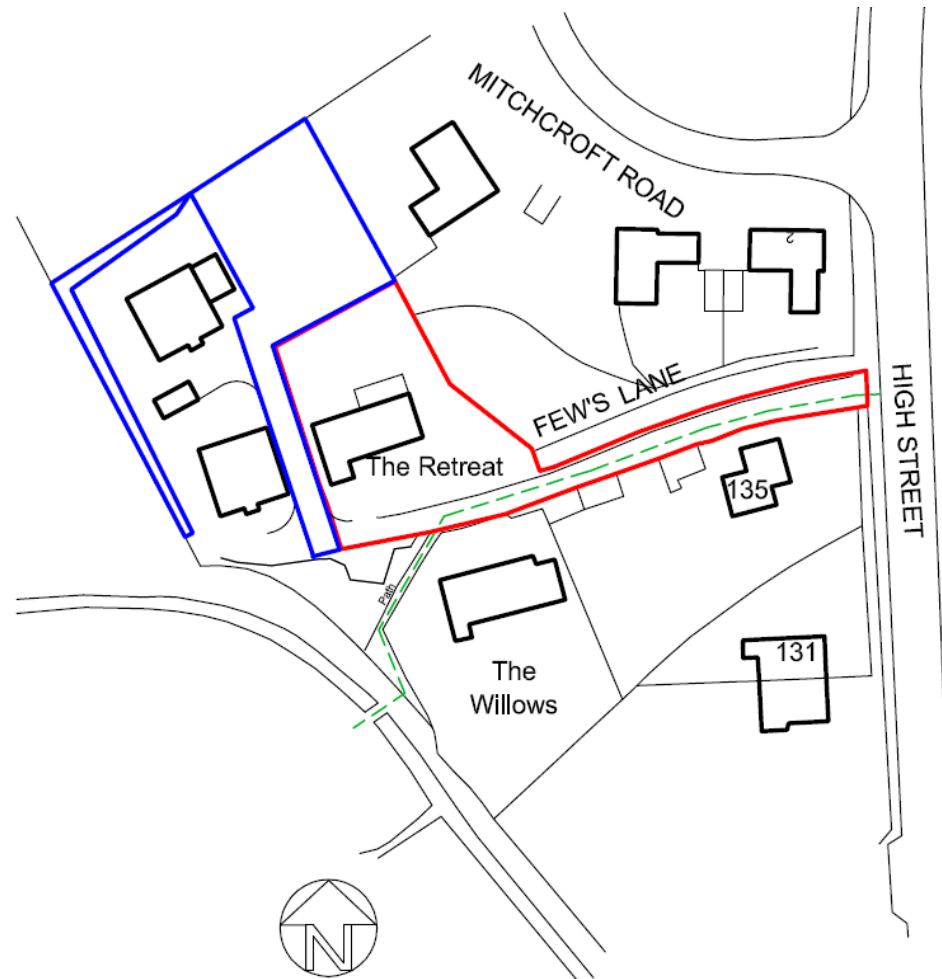
A hydrobrake flow control chamber is shown at the outfall to the proposed storage attenuation tank, which discharges to the existing watercourse (ditch) to the north.

The driveway serving the dwelling is proposed as a gravel driveway, operating as an infiltration feature.

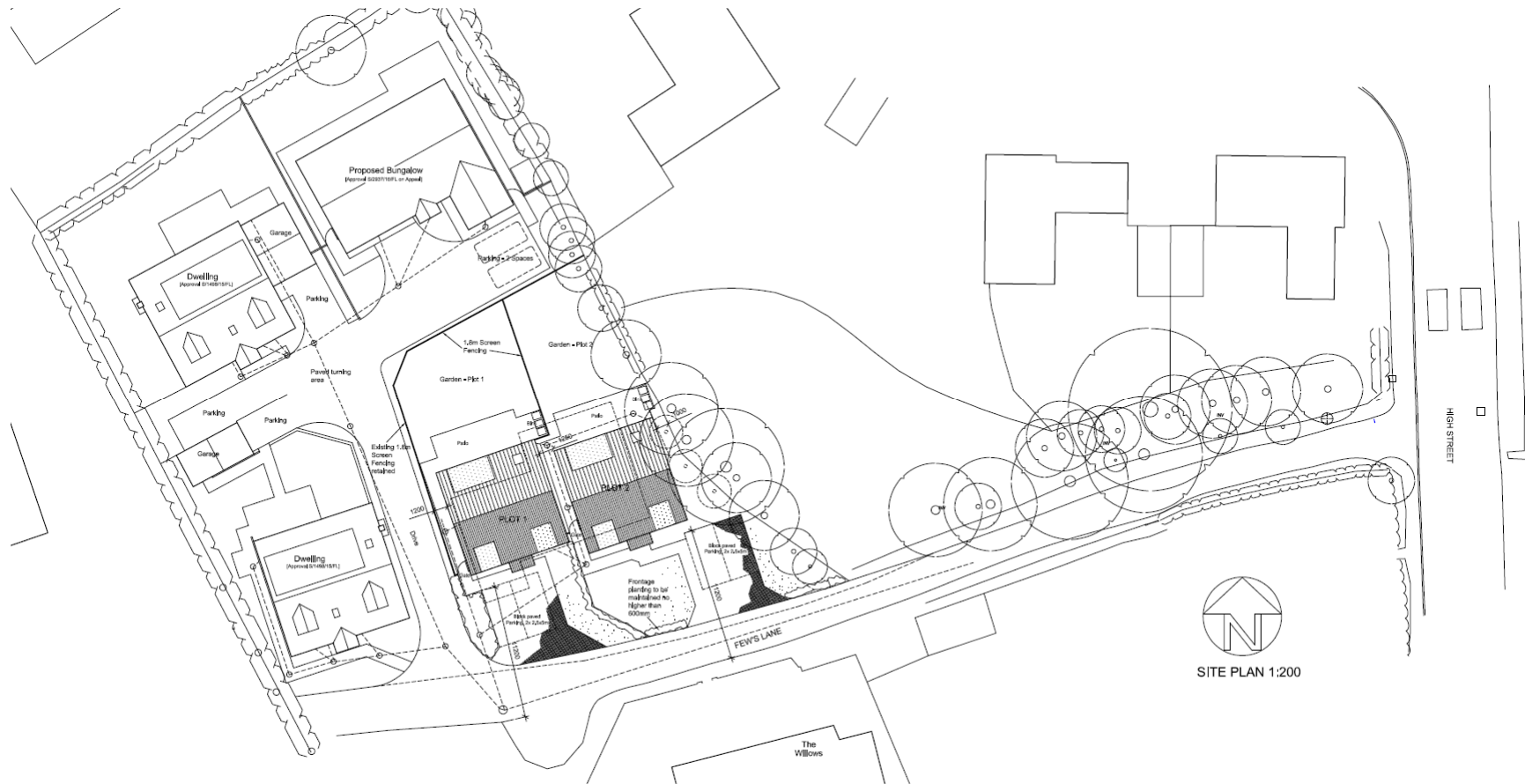
# *20/02453/S73 – Fews Lane,*

## *Longstanton*

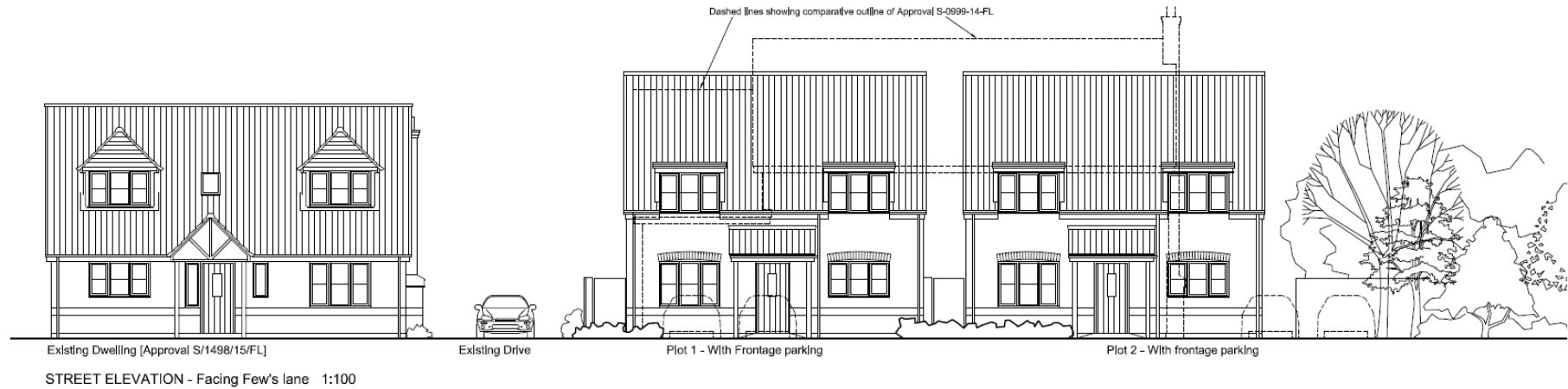
### Site Location Plan



# Approved site plan



# Approved street scene



The current wording of condition 7 of planning permission S/0277/19/FL is:

*No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:*

*(i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)*

*(ii) Contractor parking shall be within the curtilage of the site and not on the street.*

*(iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway.*

*(iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.*

*The reason given for the imposition of this condition was “In the interests of highway safety.”*

The application seeks to amend the wording of condition 7 to:

*The development hereby permitted shall be carried out in accordance with the Traffic Management Plan prepared by SLR Consulting, Version Final\_1 and dated December 2019*

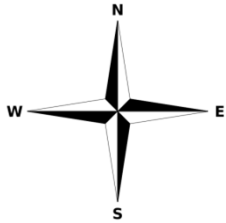








*Ref no./Site Address*  
Site Location Plan





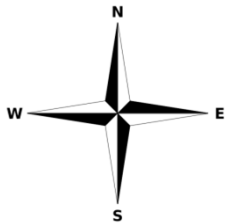








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Site Location Plan





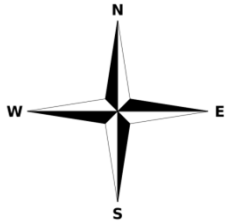








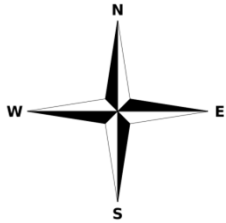
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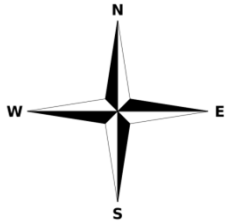








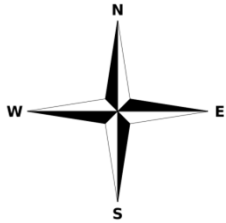
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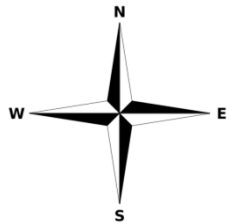








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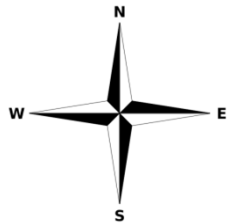








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Site Location Plan





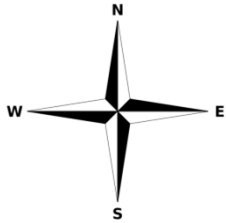








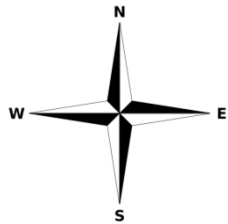
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