

South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

t: 01954 713000  
f: 01954 713149  
[www.scambs.gov.uk](http://www.scambs.gov.uk)



Friday 3 December 2021

To: Chair – Councillor Pippa Heylings  
Vice-Chair – Councillor Henry Batchelor  
All Members of the Planning Committee - Councillors Dr. Martin Cahn,  
Peter Fane, Geoff Harvey, Dr. Tumi Hawkins, Judith Rippeth,  
Deborah Roberts, Heather Williams, Dr. Richard Williams and  
Eileen Wilson

Quorum: 3

Substitutes Councillors Nick Wright, Sue Ellington, Grenville Chamberlain,  
if needed: Mark Howell, Dr. Shrobona Bhattacharya, Graham Cone,  
Dr. Claire Daunton, Anna Bradnam, Brian Milnes and Jose Hales

Dear Councillor

You are invited to attend the next meeting of **Planning Committee**, which will be held in the **Council Chamber - South Cambs Hall** on **Wednesday, 8 December 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.**

---

## Agenda

	<b>Pages</b>
<b>6. 21/03607/FUL - Land At Babraham Reasearch Campus, High Street, Babraham</b> Erection of new building for Office/Research and Development use and associated infrastructure and works.	<b>1 - 2</b>

## **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 6



South  
Cambridgeshire  
District Council

**Report to:** South Cambridgeshire District Council Planning Committee 08 December 2021

**Lead Officer:** Joint Director of Planning and Economic Development

---

## 21/03607/FUL – Land At Babraham Research Campus, High Street, Babraham, Cambridge

Proposal: Erection of new building for Office/Research and Development use and associated infrastructure and works

Applicant: Babraham Research Campus Ltd

Key material considerations:

- Principle of Development
- Countryside Impact
- Green Belt Openness and Purposes
- Character and Appearance of the Area
- Landscape
- Biodiversity
- Trees
- Highway Safety, Parking and Transport Network
- Flood Risk and Drainage
- Heritage Impact
- Residential Amenity & Noise
- Renewables / Climate Change
- Contaminated Land
- Other Matters
- Very Special Circumstances

Date of Member site visit: None

Is it a Departure Application?: Yes (advertised 11 August 2021)

Decision due by: 15 December 2021 (extension of time agreed)

Application brought to Committee because: If approved, the application would represent a significant departure from the approved policies of the Council being a major development in the Green Belt

Officer Recommendation: Approval, subject to conditions

Presenting Officer: Michael Sexton, Principal Planner

## Update Report

1. An updated reason for the archaeological Written Scheme of Investigation condition is necessary as the original reason refers to ensuring that the listed building is properly recorded where reference should be made to safeguarding archaeological interests.

2. The following reason is recommended for condition f):

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

3. An additional informative is recommended as part of the consent to provide clarity in the decision and to the applicant in respect of the triggers to discharge the archaeological condition that secures a Written Scheme of Investigation.

4. Parts a) to c) (inclusive) of the condition are pre-commencement requirements and therefore need to be discharged before works commence on site, whereas parts d) to f) (inclusive) secure works/reports after the completion of fieldwork and should not prevent development from proceeding on site.

5. To provide clarity the following additional informative is recommended:

Partial discharge of the archaeological condition securing a Written Scheme of Investigation (WSI) can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development and the continuation of the post fieldwork components of the WSI. Part f) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI. Archaeological programmes of work are led by archaeological briefs issued by Cambridgeshire County Council's Historic Environment Team.

### Report Author:

Michael Sexton – Principal Planner  
Telephone: 07704 018467