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Wednesday 07 June 2023

To: Chair – Councillor Dr. Martin Cahn
Vice-Chair – Councillor Peter Fane
All Members of the Planning Committee - Councillors Ariel Cahn,
Bill Handley, Geoff Harvey, Dr. Tumi Hawkins, Judith Rippeth,
Peter Sandford, Heather Williams, Dr. Richard Williams and Eileen Wilson

Quorum: 3

Substitutes Councillors Graham Cone, Sue Ellington, Mark Howell, Bunty Waters,
if needed: Dr. Shrobona Bhattacharya, Anna Bradnam, Dr Lisa Redrup,
Helene Leeming, William Jackson-Wood and Henry Batchelor

Dear Councillor

You are invited to attend the next meeting of **Planning Committee**, which will be held in the **Council Chamber, First Floor** on **Wednesday, 14 June 2023 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.

Supplementary Agenda

Plans Pack

Pages
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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'.

Planning Committee



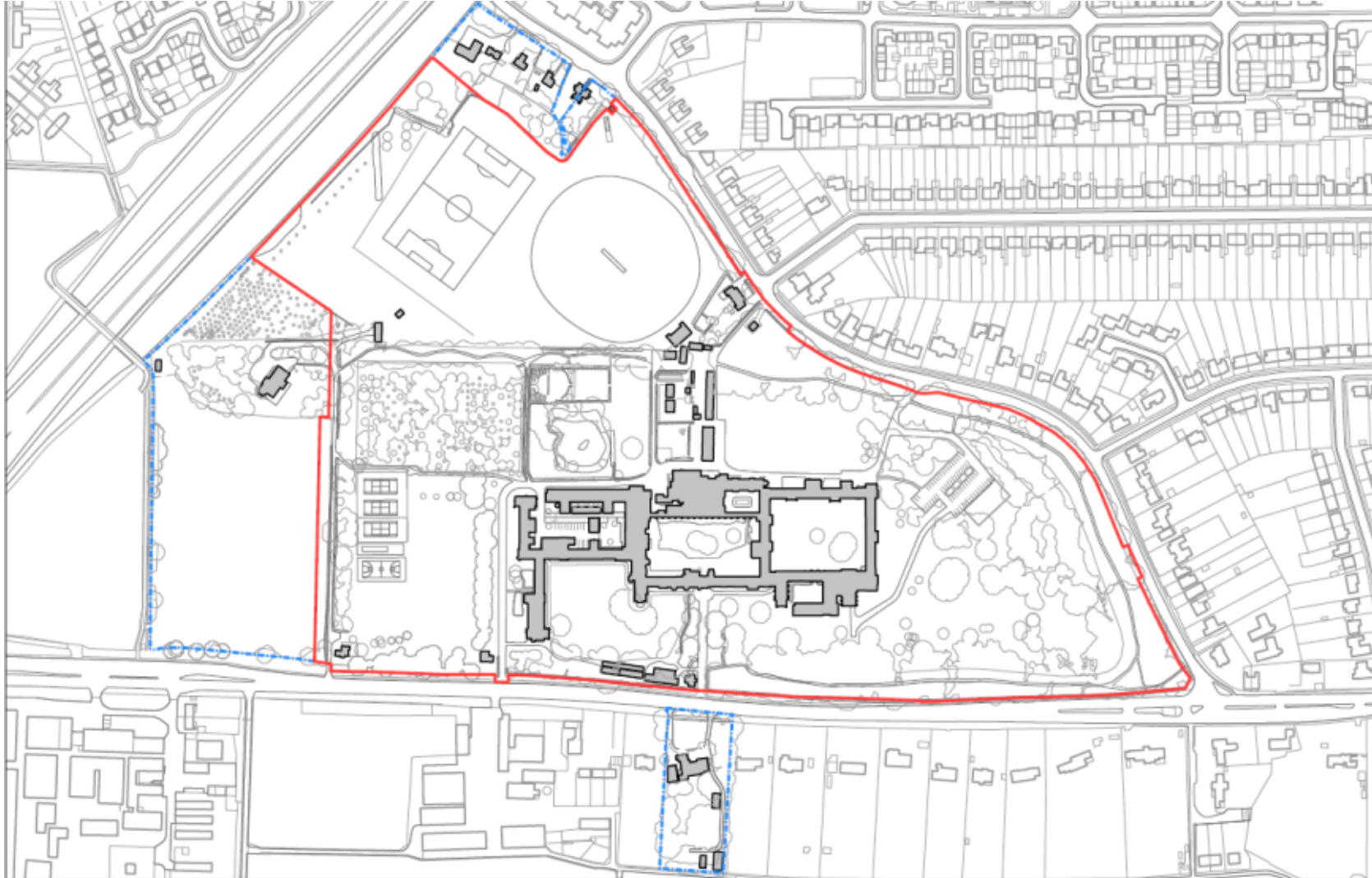
GREATER CAMBRIDGE
SHARED PLANNING

MAJOR APPLICATIONS

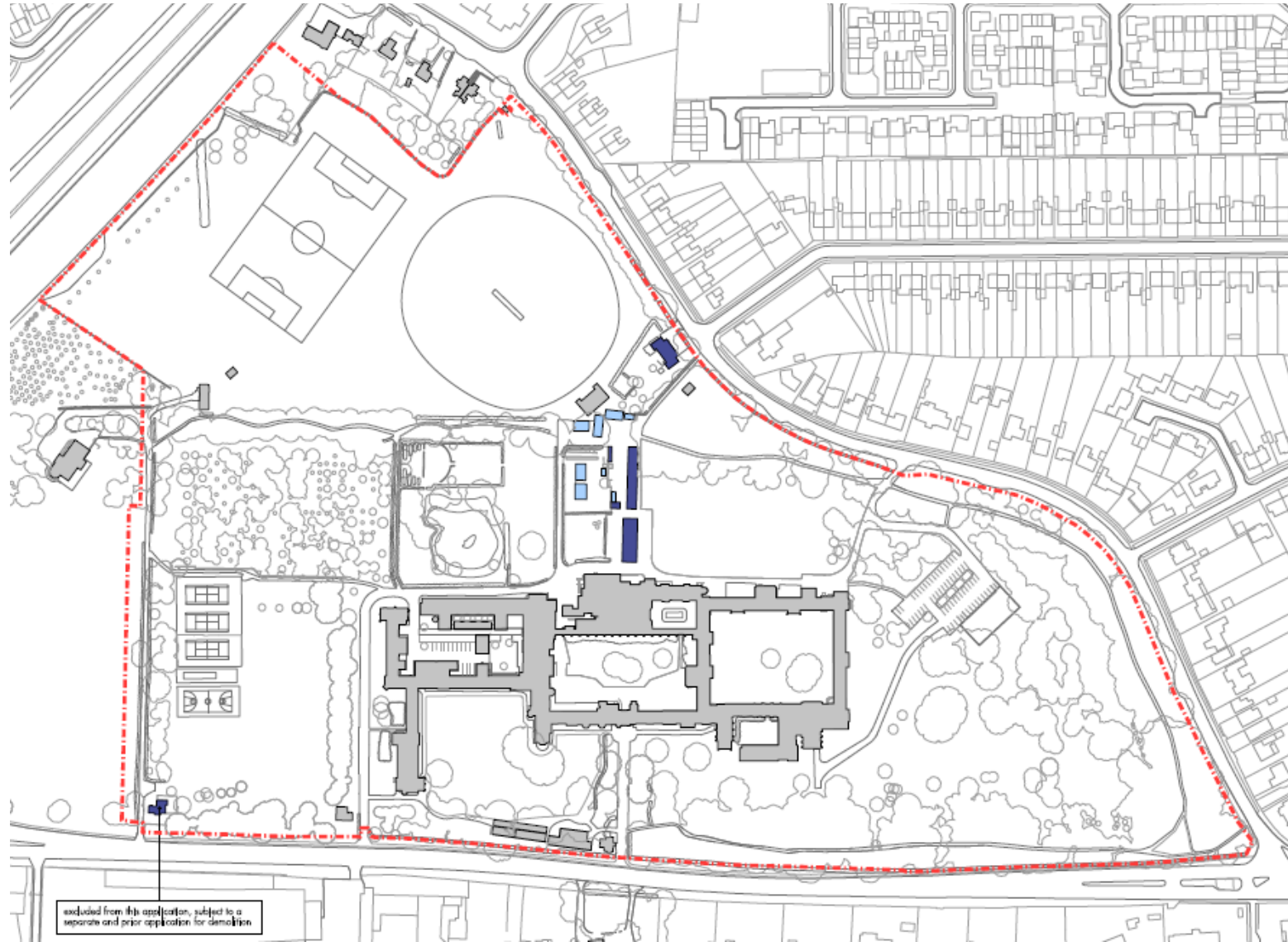
22/00887/OUT - Girton College, Huntingdon Road, Girton, CB3 0JG

Outline application for the construction of student residential accommodation together with ancillary meeting, office and social space (maximum 14700sqm), auditorium (maximum 1300sqm) replacement buildings and grounds maintenance workshops, one new and relocated sports pitch, additional ball-stop fencing, relocated tennis courts, two new vehicular accesses and replacement car park with some matters reserved except for access.

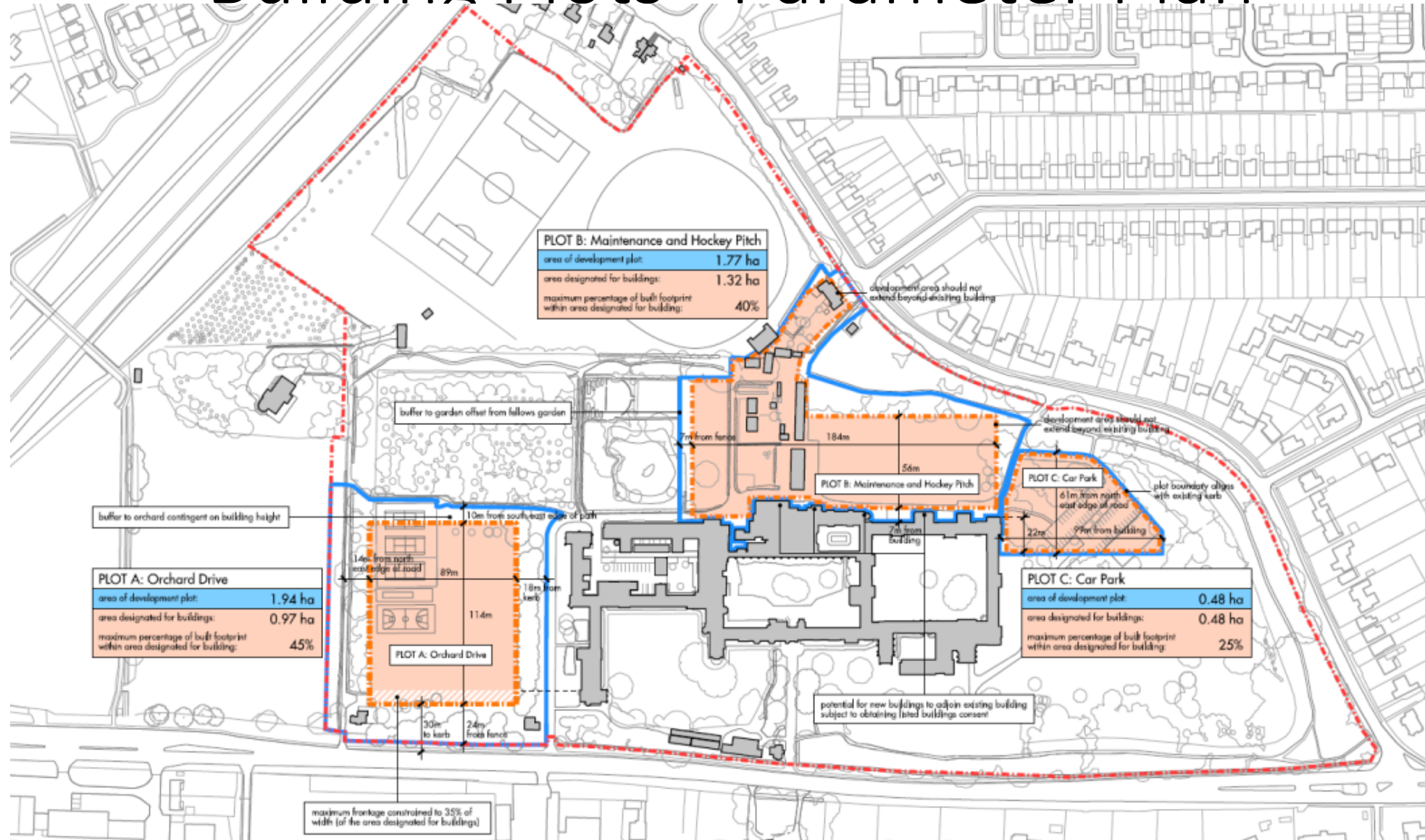
Location Plan



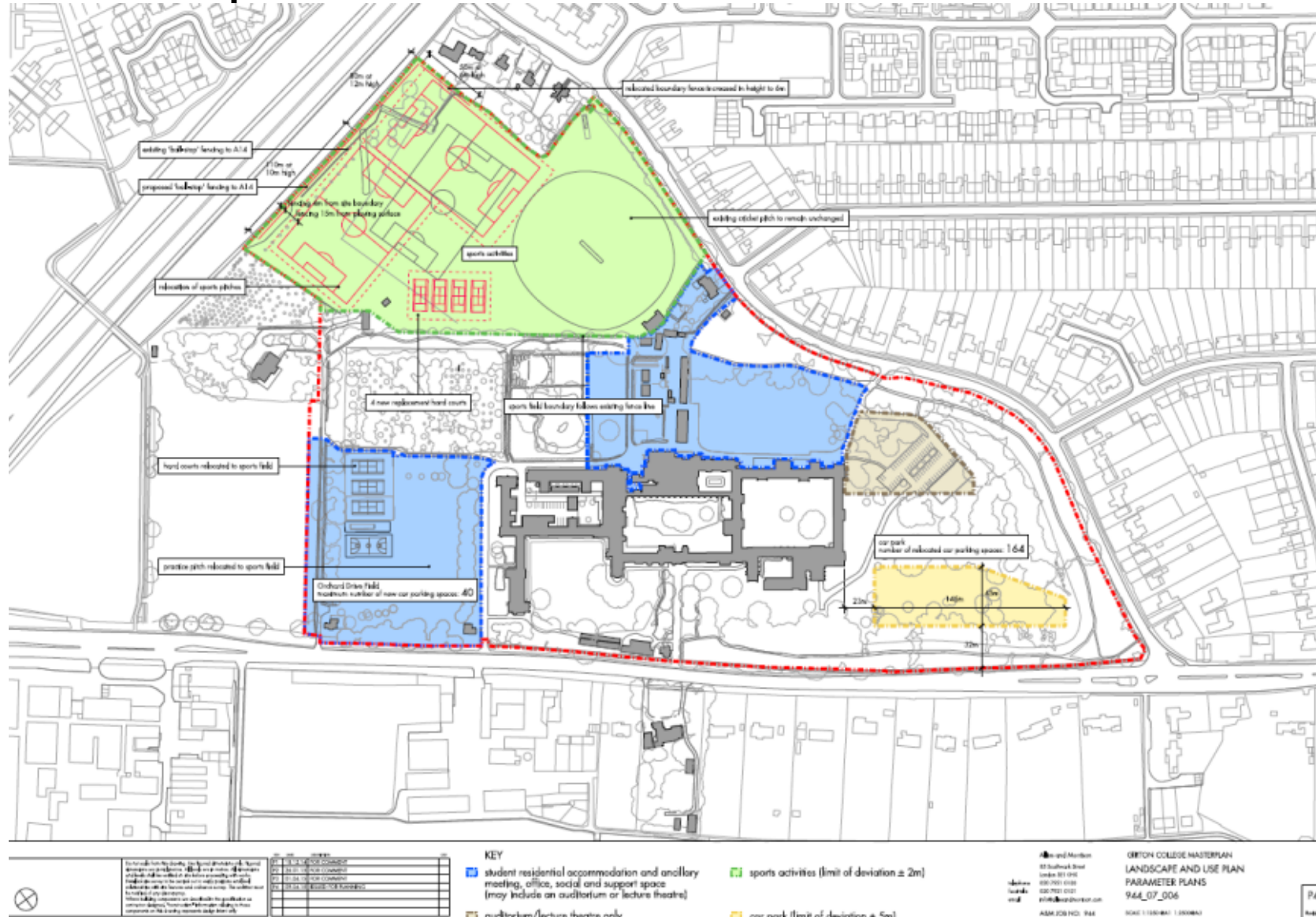
Demolition Plan – Parameter Plan



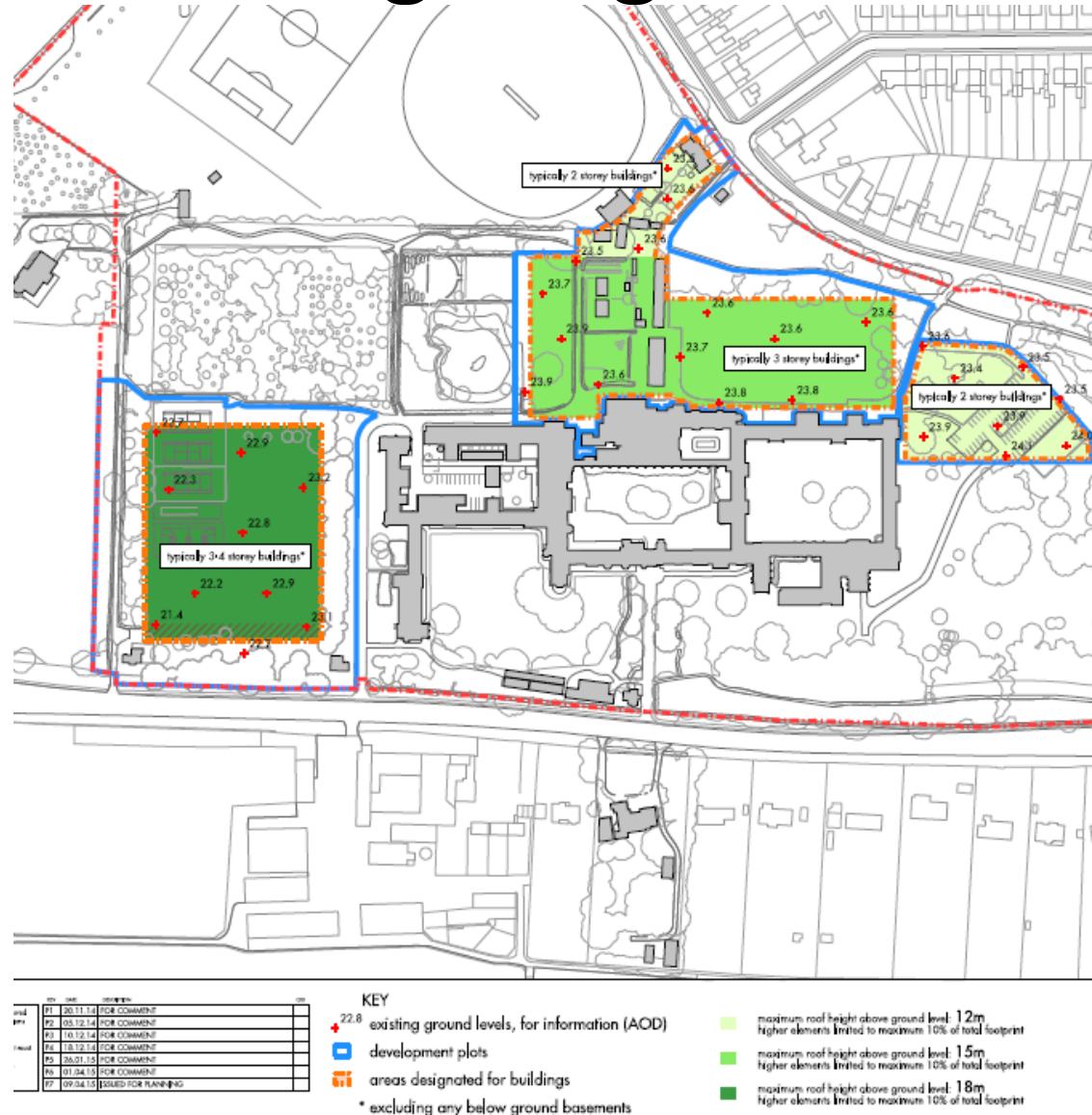
Building Plots - Parameter Plan



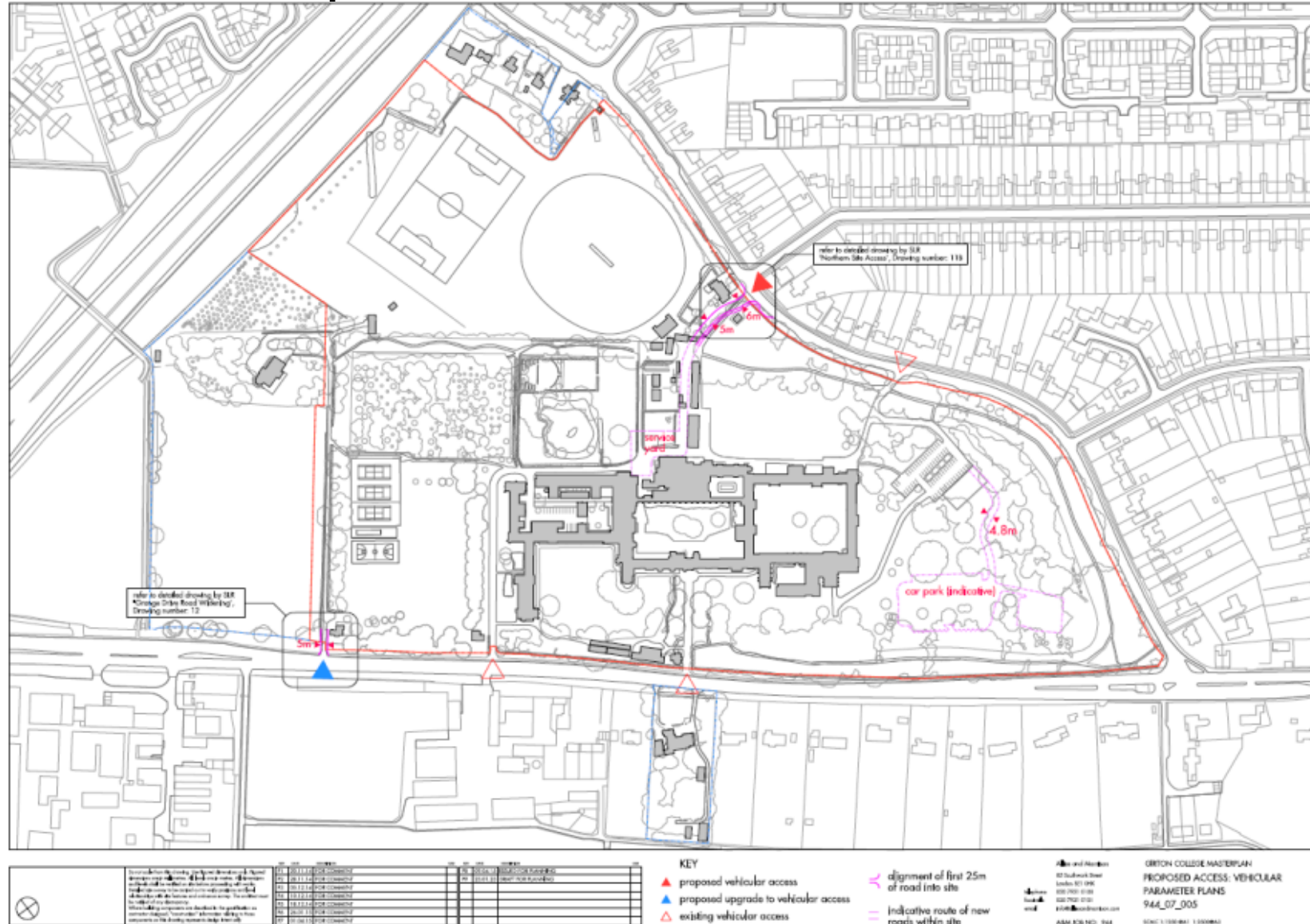
Landscape and Land Use – Parameter Plan



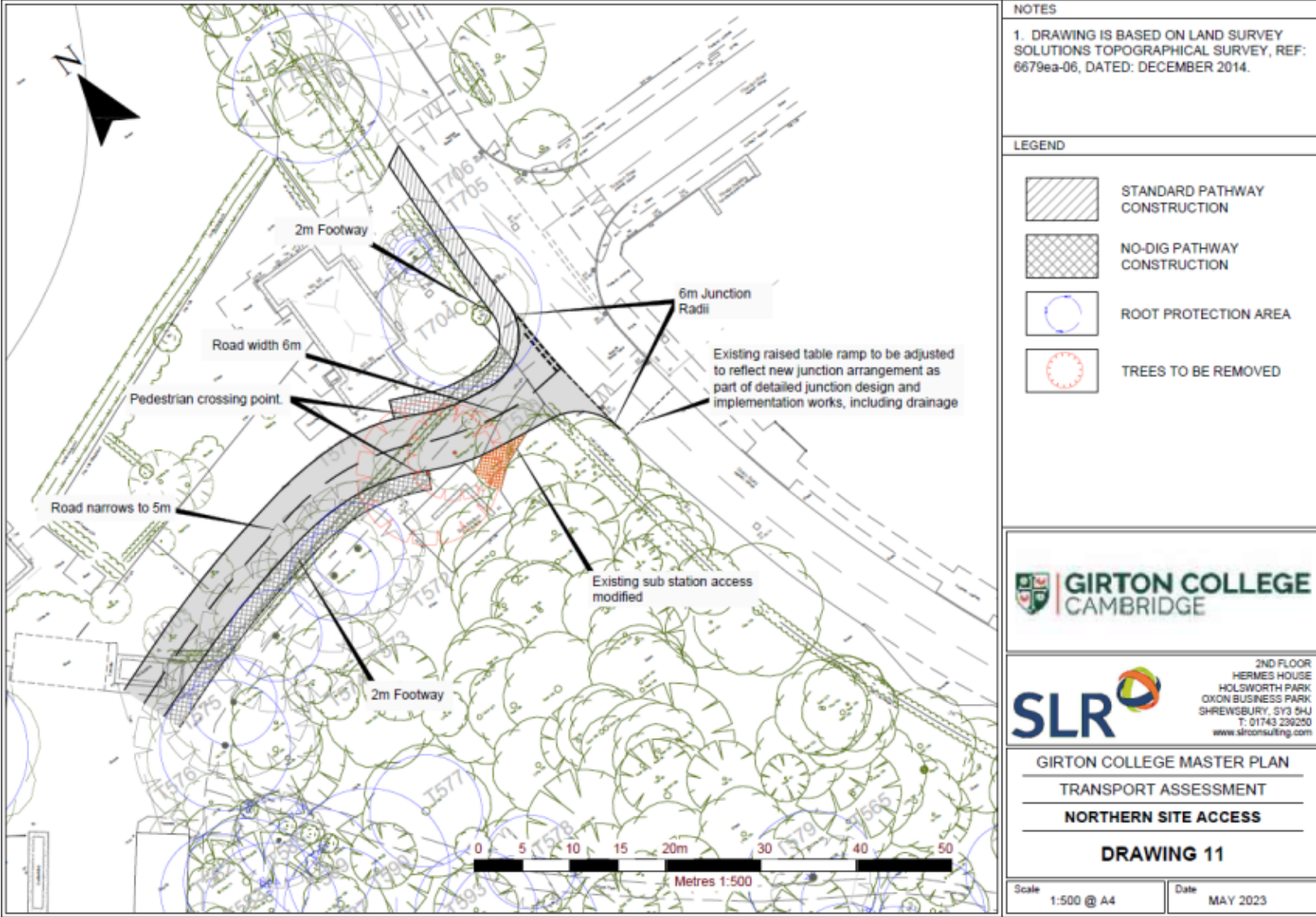
Maximum Building Heights – Parameter Plan



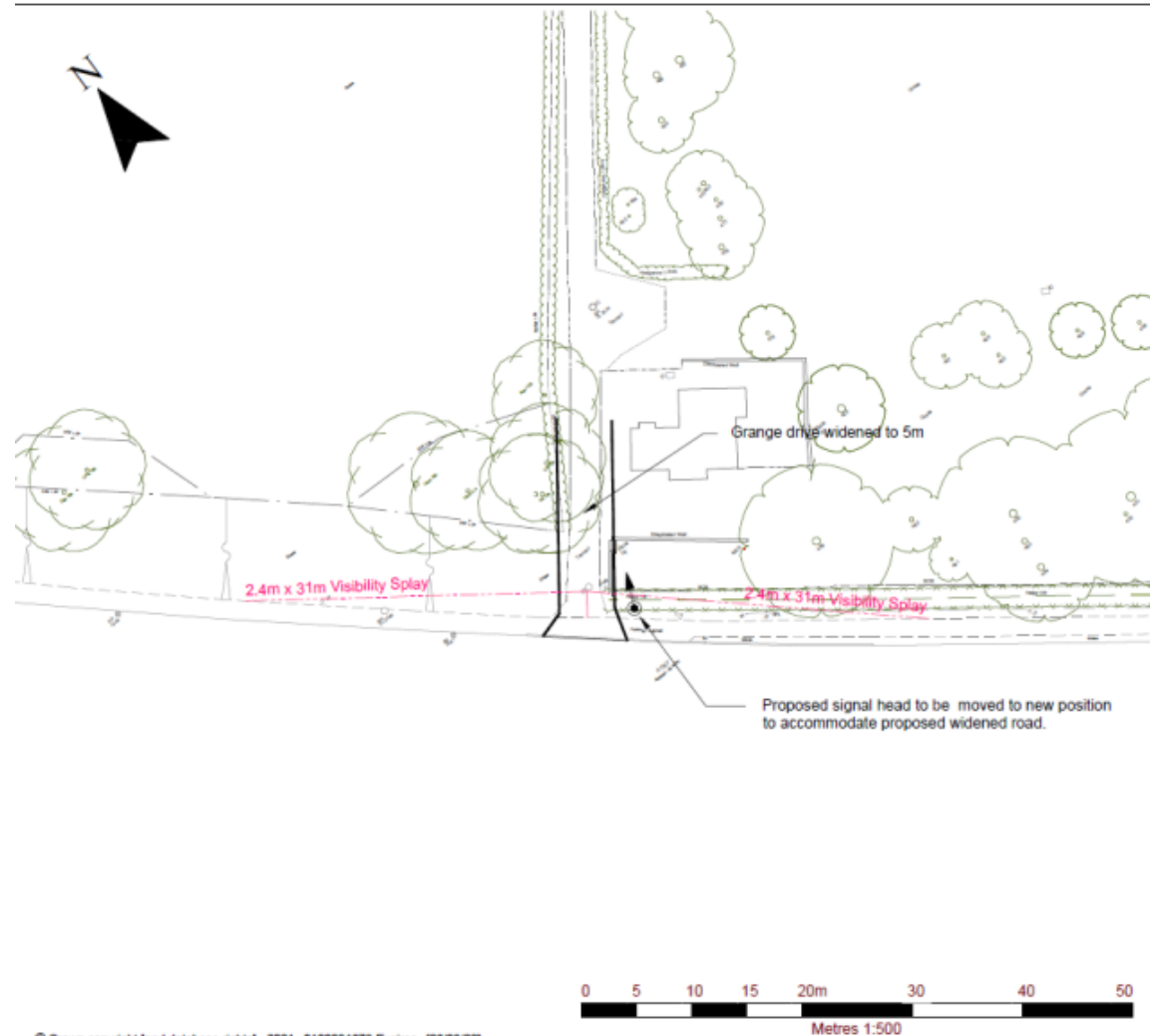
Page 11



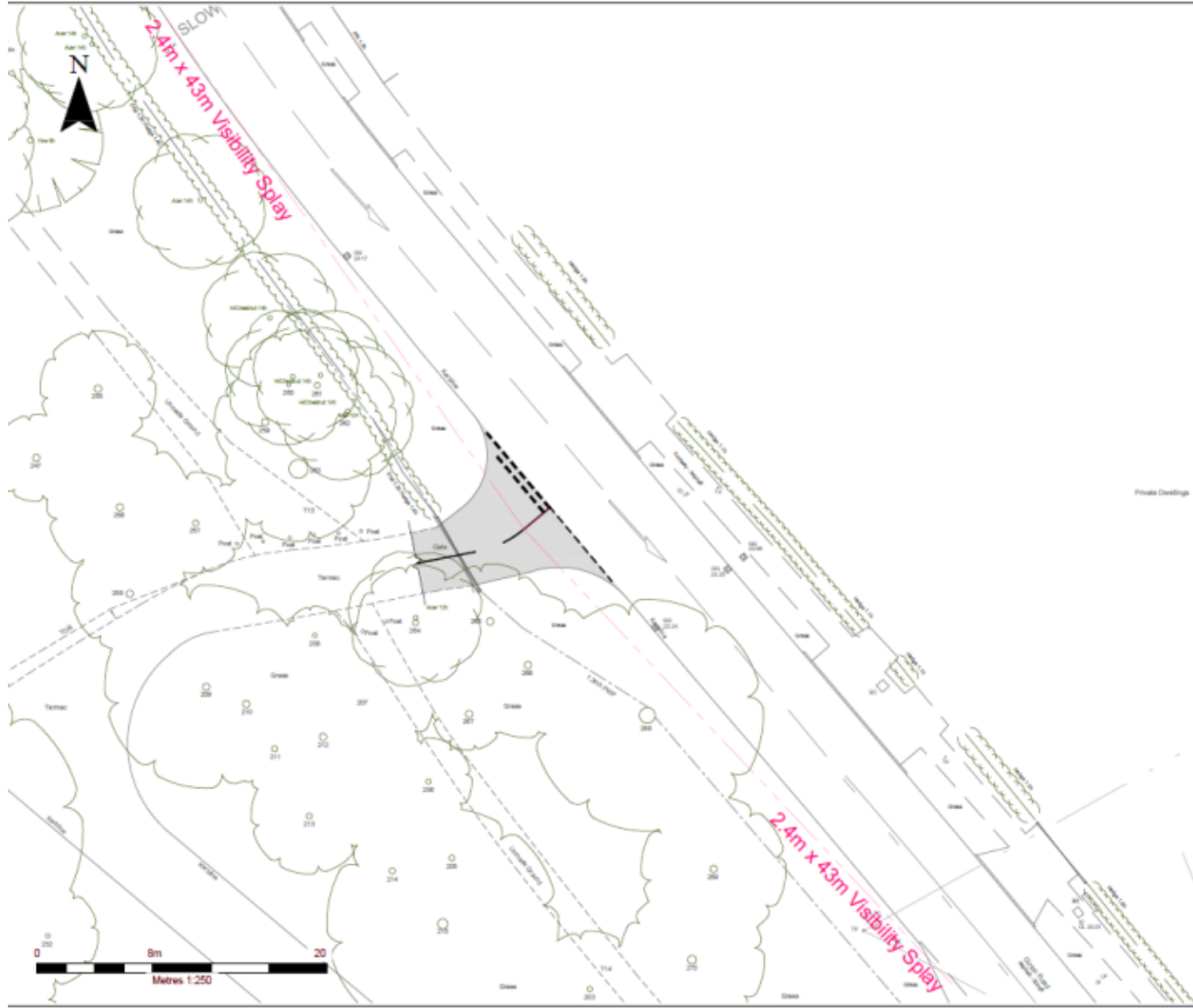
Northern Site Access – Drawing 11



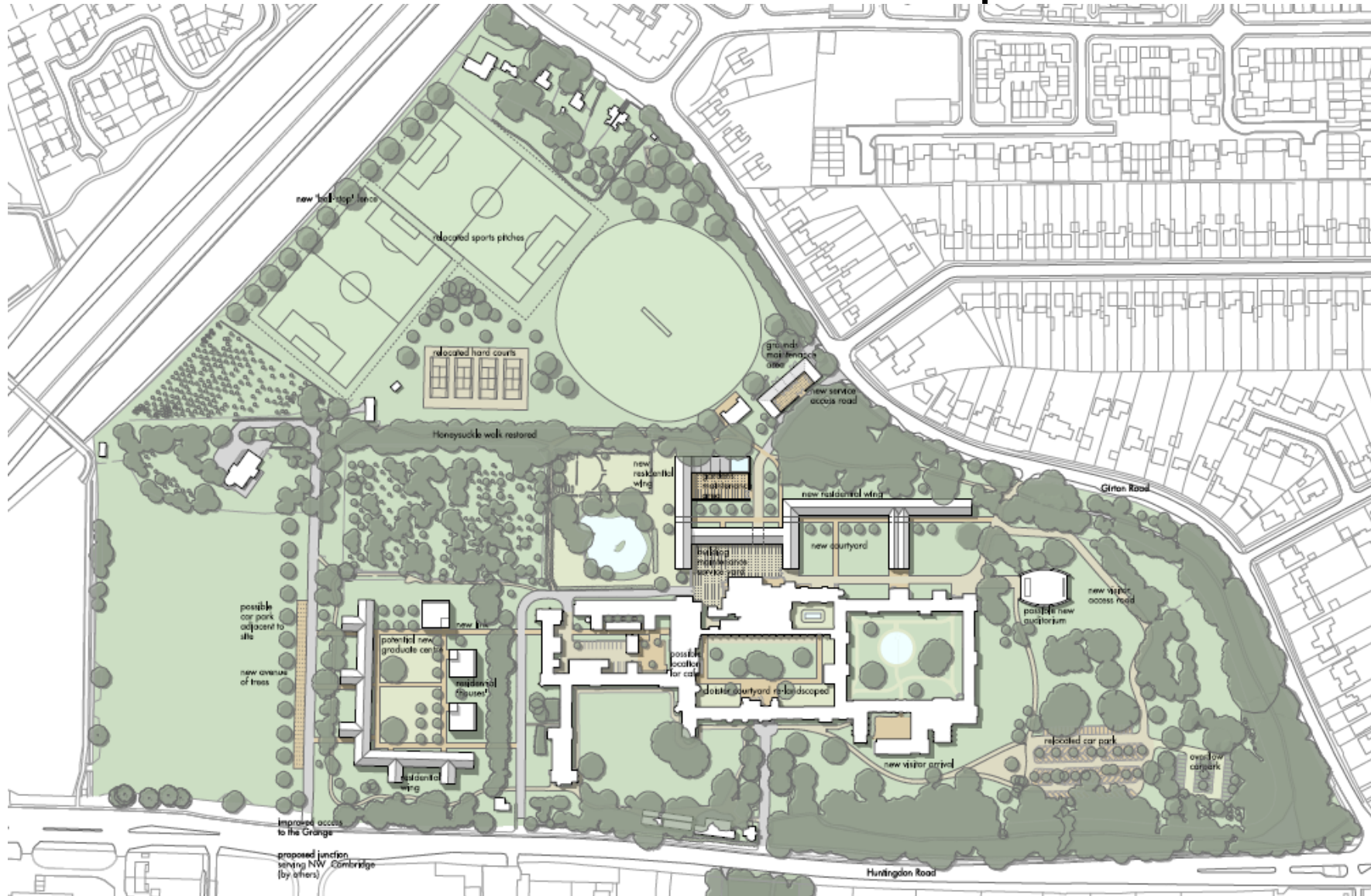
Grange Drive Widening – Drawing 12



Orchard Drive Access – Drawing 13



Illustrative Masterplan



Planning Balance

Approval

- Identical application to that approved under S/0957/15/OL
- Very Special Circumstances exist:
 - Uniqueness of the applicant
 - Lack of realistic alternative sites
 - Cambridge University and its growth is vital to the national economy
 - Collegiate community is a distinctive characteristic
 - Need for the College to contribute to meeting the objectives of the University as a world class institution
 - Would not result in a harmful impact to designated heritage assets
 - Improvements to sustainability



Refusal

- Inappropriate development in the Green Belt

Officer Recommendation: Approval

MINOR APPLICATIONS

23/00375/HFUL - 24 West Street, Comberton

Replacement of existing outbuilding with 3 bay single storey garage with mono pitch low profile roof.

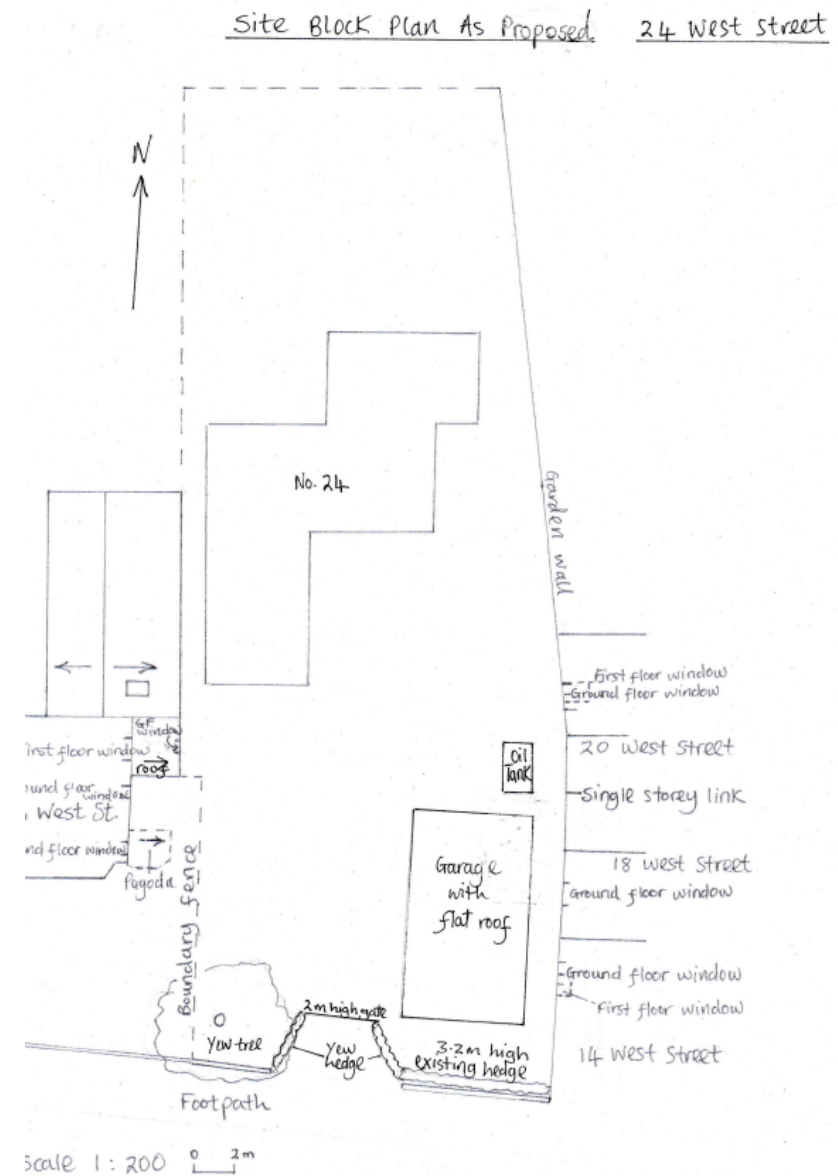
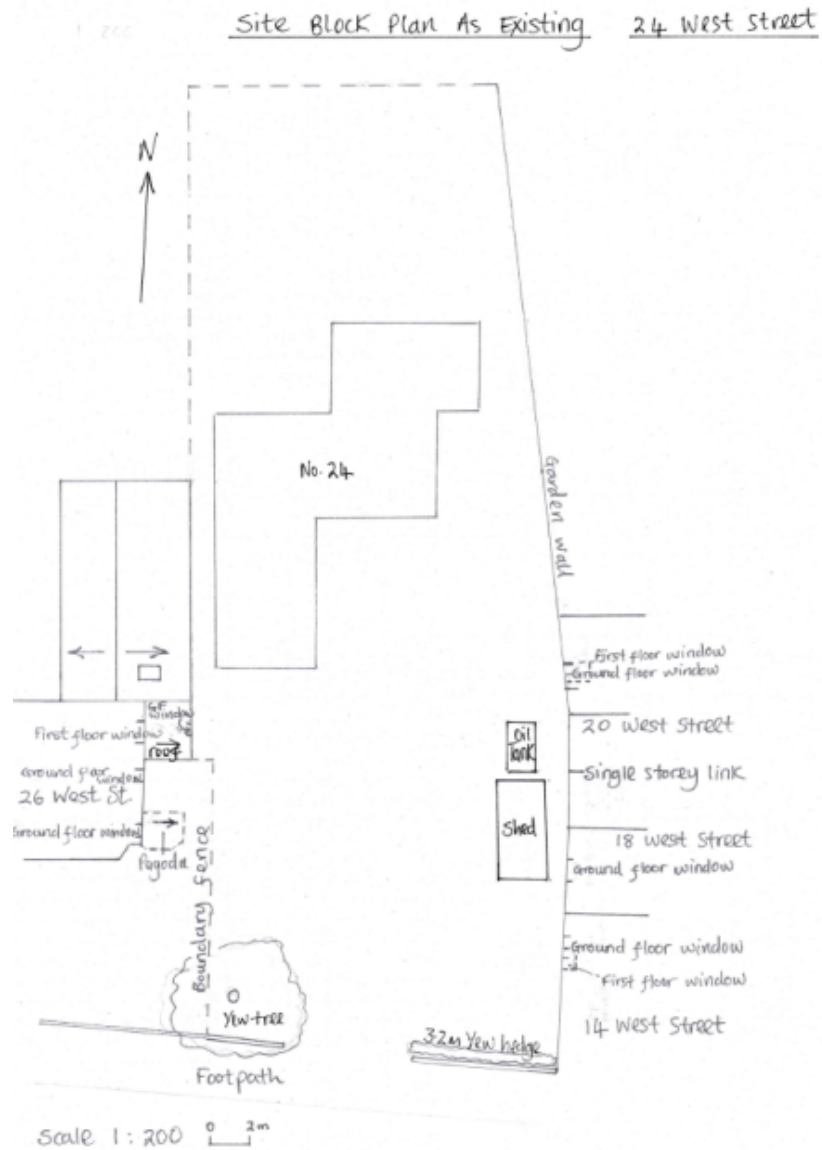
Location Plan



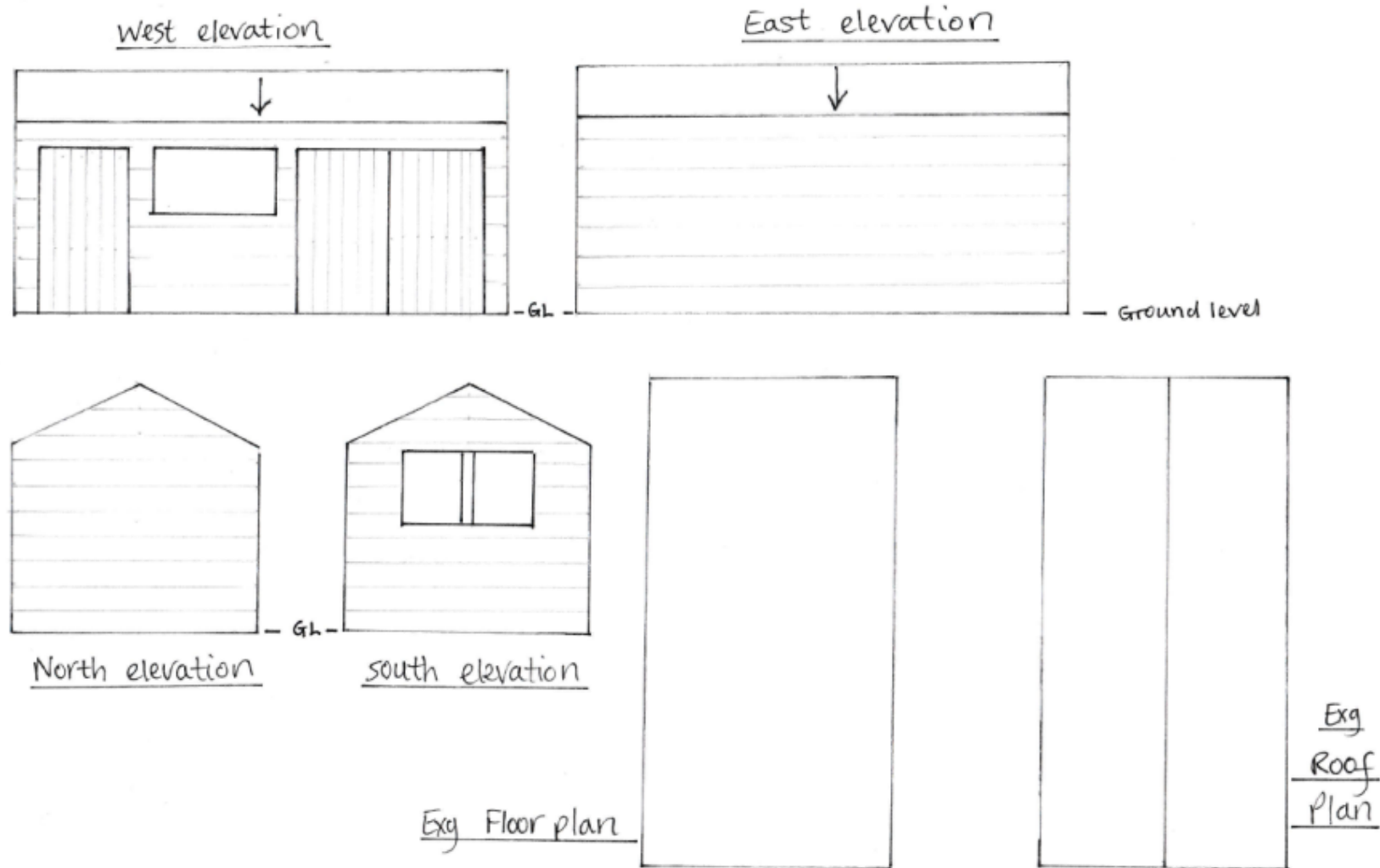
Scale = 1250

Site Location Plan A4

Existing and Proposed Site Plans



Existing Outbuilding



Existing Outbuilding Elevations, Floor and Roof Plans.

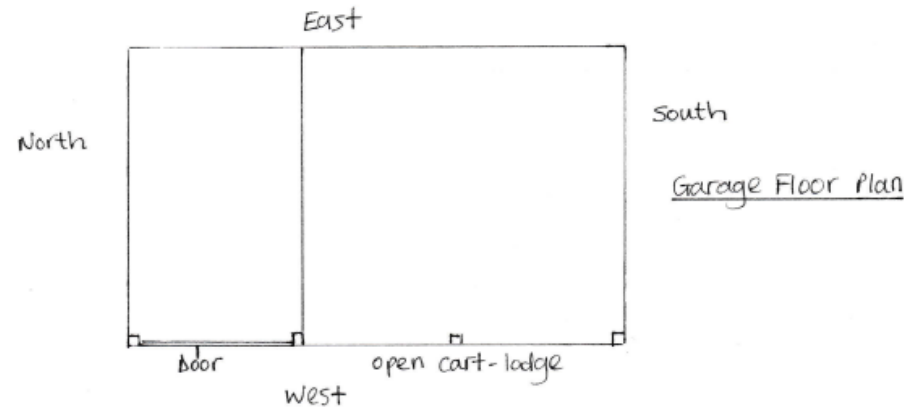
Scale 1:50 on A4
0 1 2 metres

Proposed Floor and Roof Plan

Proposed Floor Plan and Roof Plan

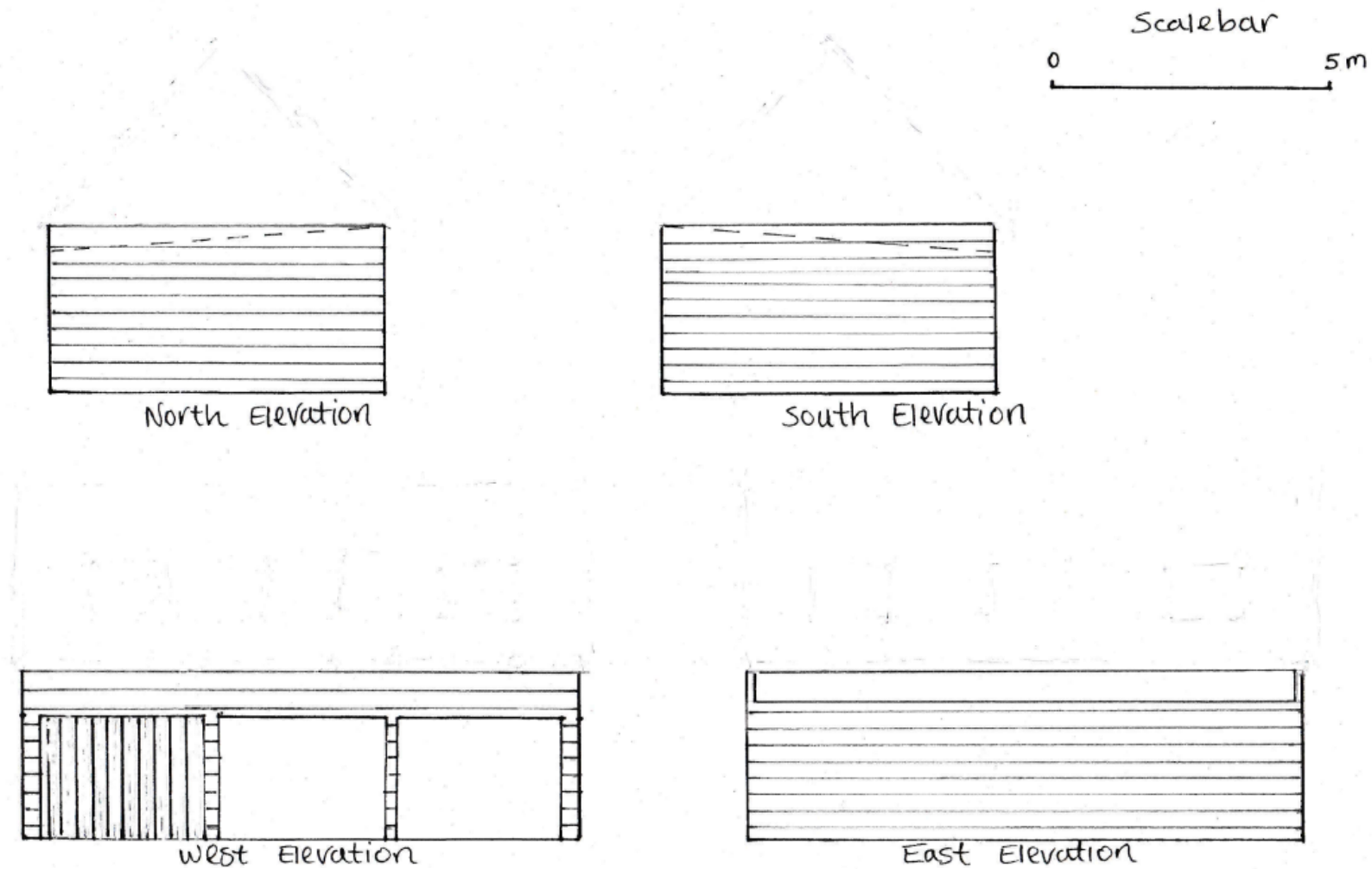
Scale 1:100 on A4

0 1 2m



Proposed Elevations

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Proposed Garage Elevations for 24 West Street, Comberton. Scale 1:100 on A4

Planning Balance

Approval

Key material considerations



Refusal

Key material considerations

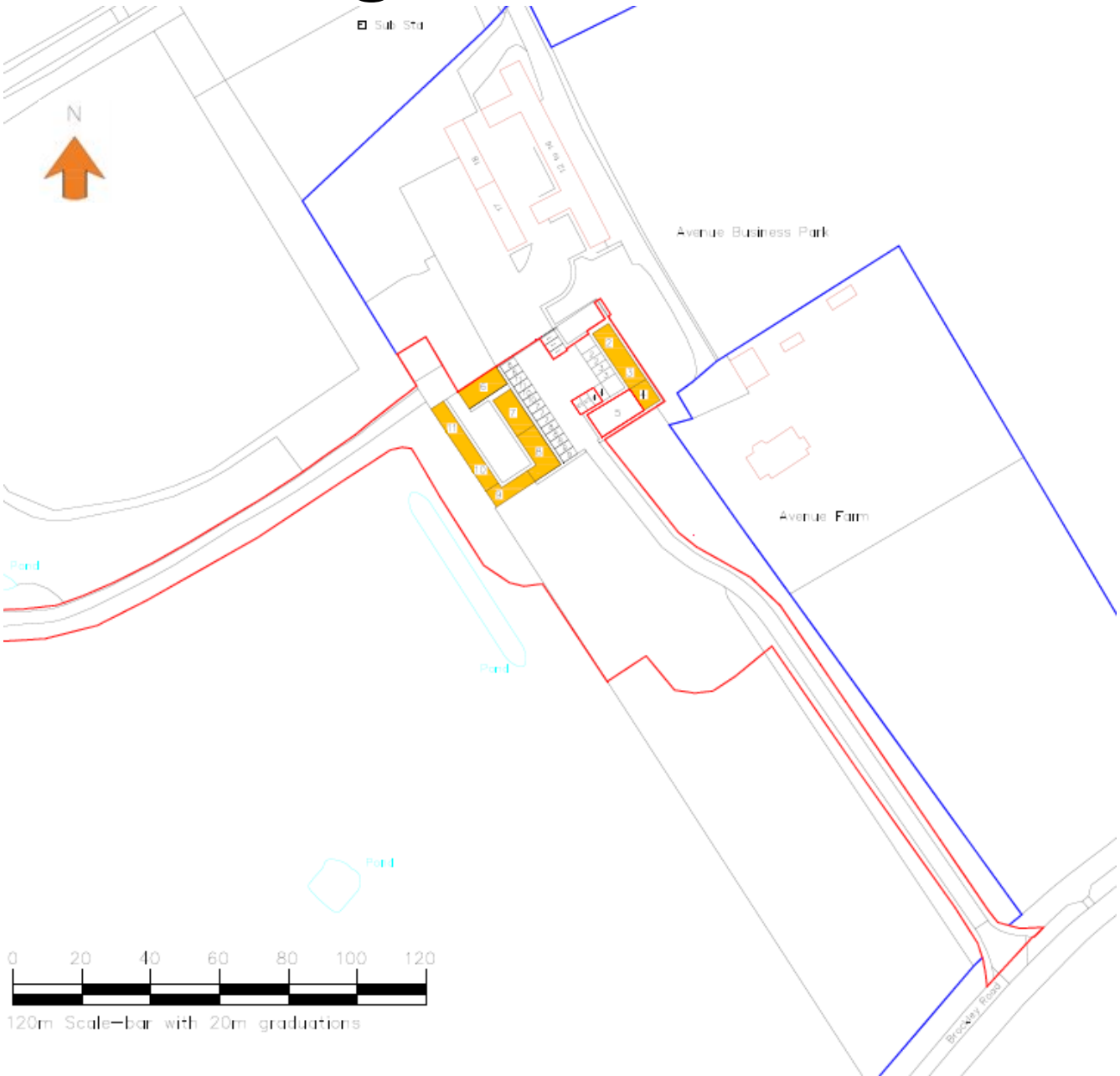
- Harm to Heritage Assets not outweighed by public benefits
- Impact on neighbour amenity

Officer Recommendation: Refusal

22/05065/FUL -The Avenue Business Park, Brockley Road,
Elsworth

Creation of a mixed-use food hub with additional parking

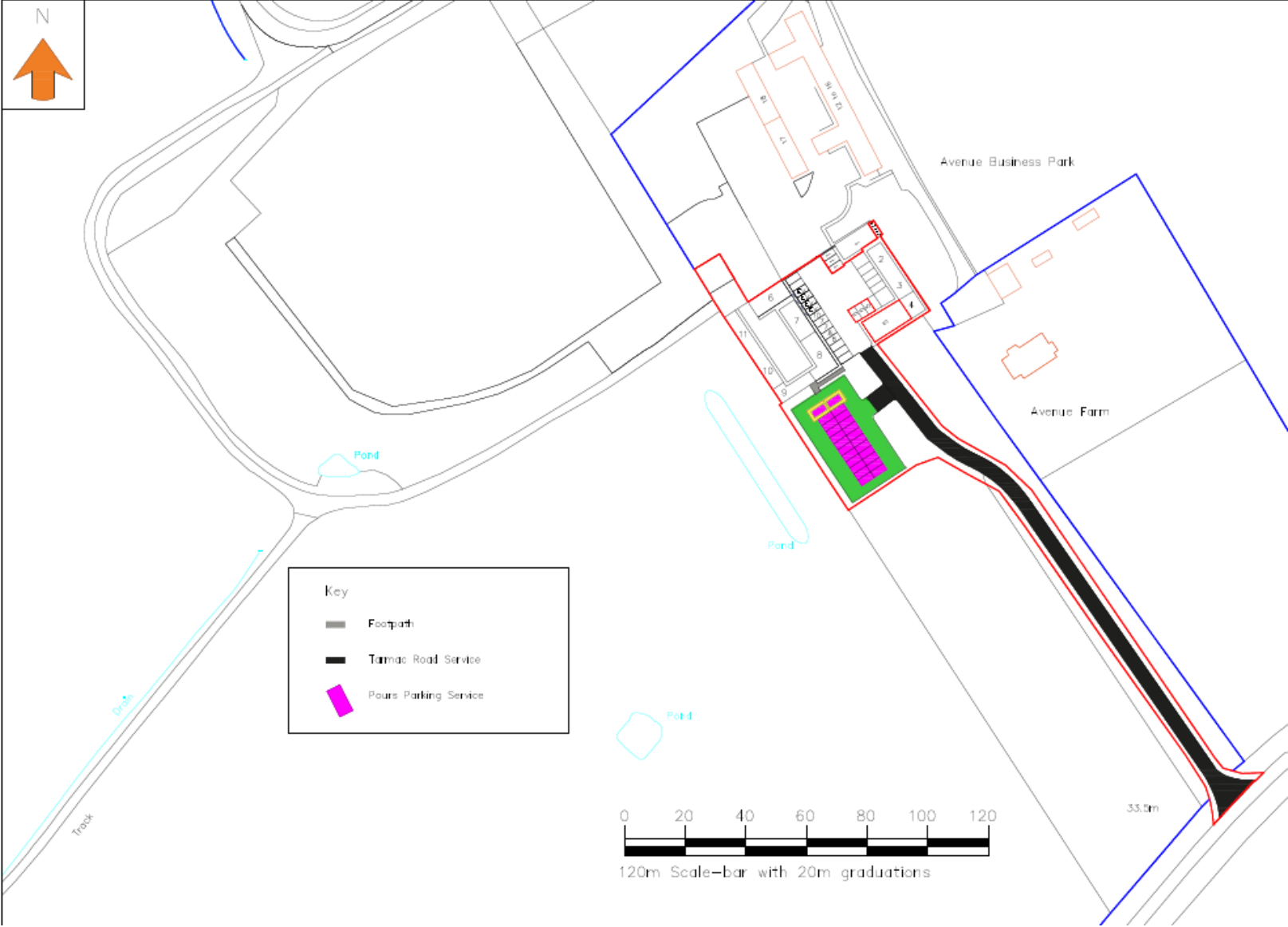
Existing Location Plan



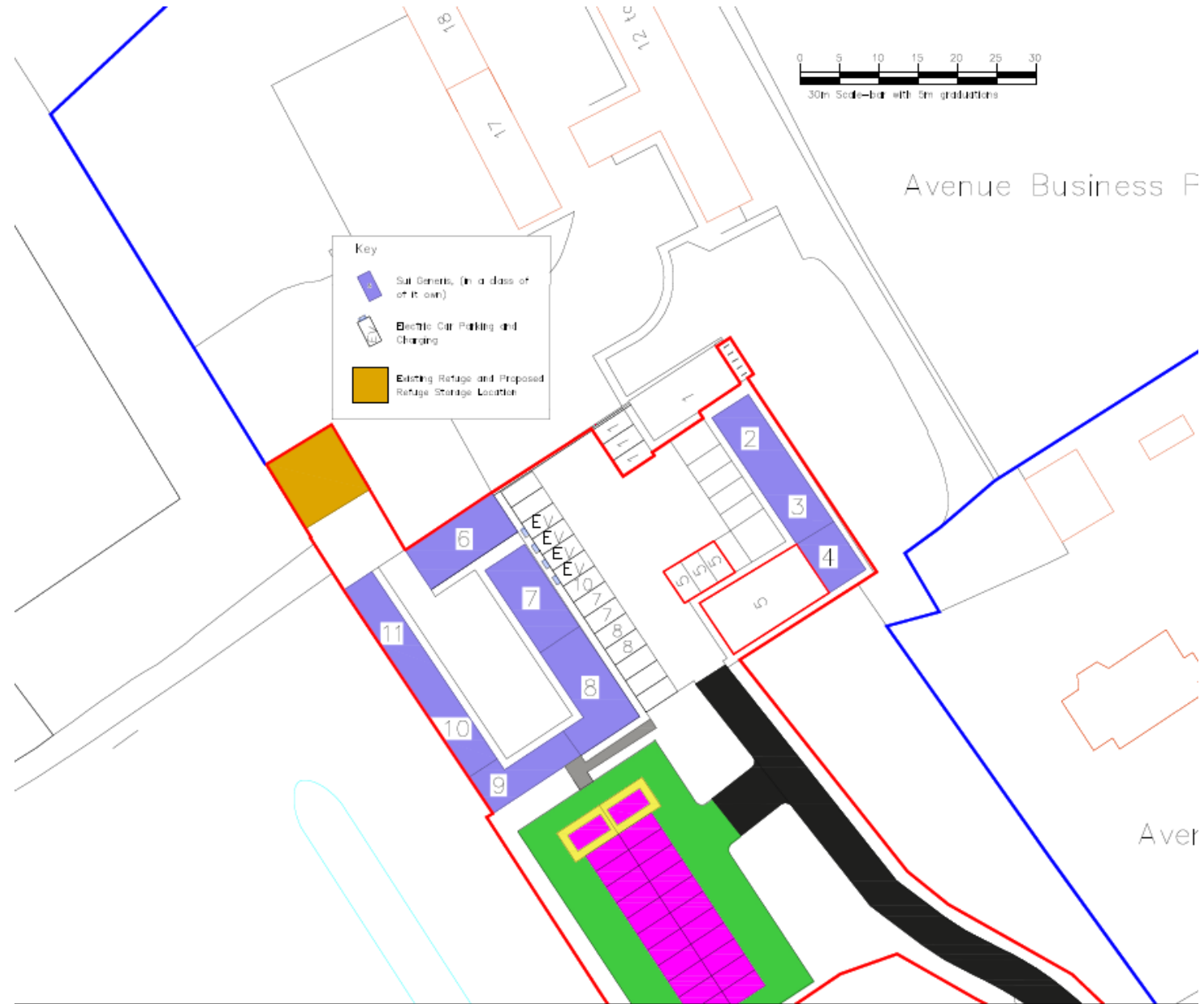
Existing Unit Layout Plan



Proposed Block Plan



Proposed Unit Layout



Planning Balance

Approval

Key material considerations

- Employment creation through retail, educational and community uses
- Use of vacant buildings in the countryside
- Locally sourced food
- Support small businesses
- Increase in biodiversity and landscaping



Refusal

Key material considerations

- Inevitable increase in car movements
- Potential impact upon Elsworth village shop

Officer Recommendation: Approval

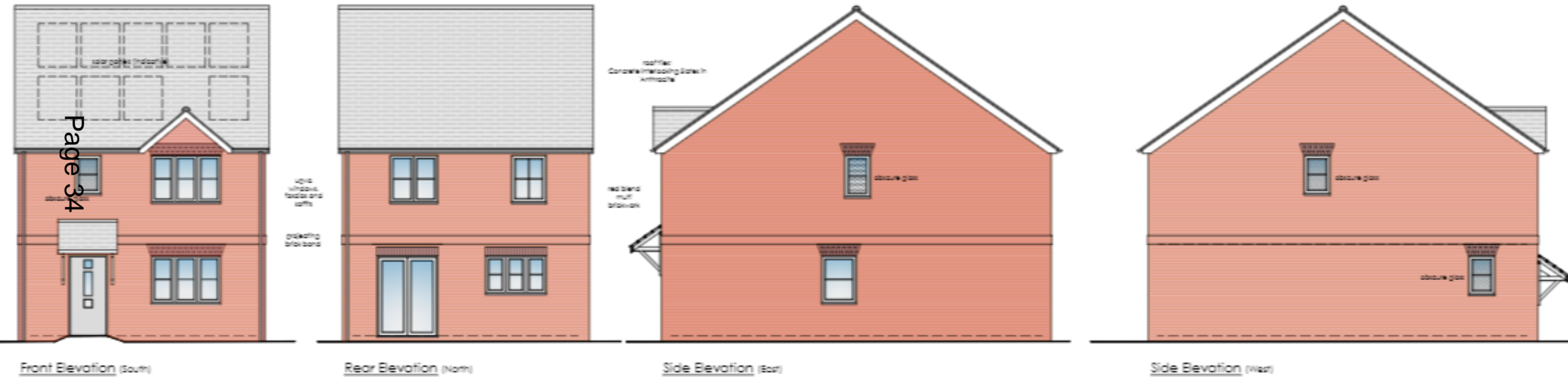
22/04834/REM - 95 Bannold Road, Waterbeach

Page 31 Application for the approval of all reserved matters (appearance, landscaping, layout and scale) for 5 no. dwellings pursuant to outline planning permission ref: 20/03370/OUT (Outline planning permission with some matters reserved except for access for the demolition of the existing house and the erection of five dwellings).

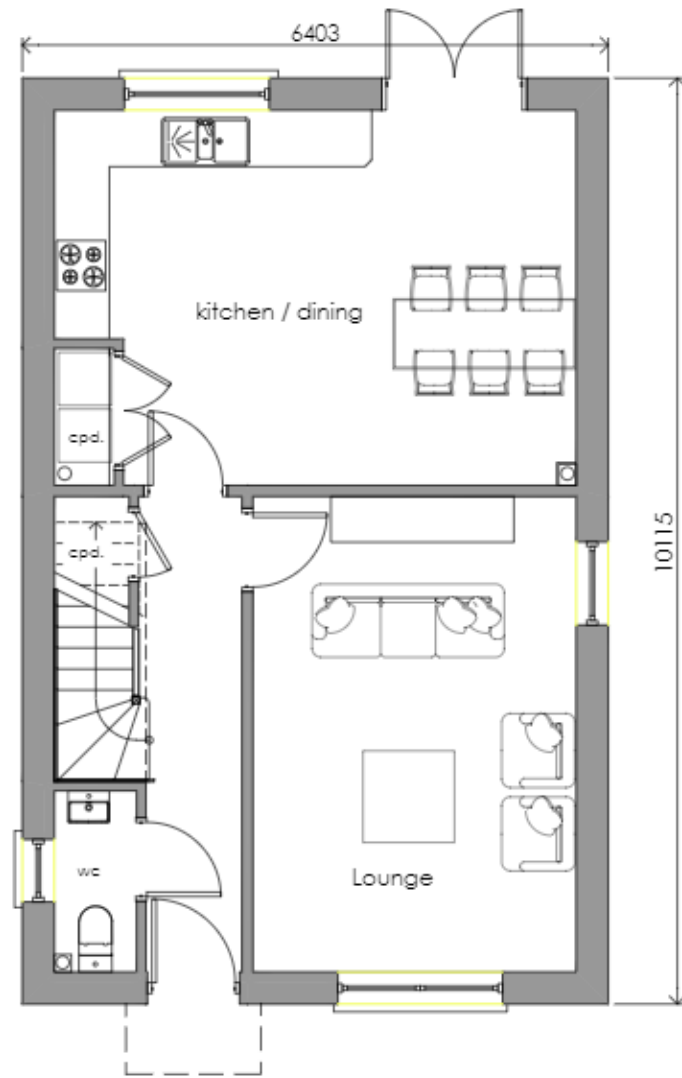
Location Plan



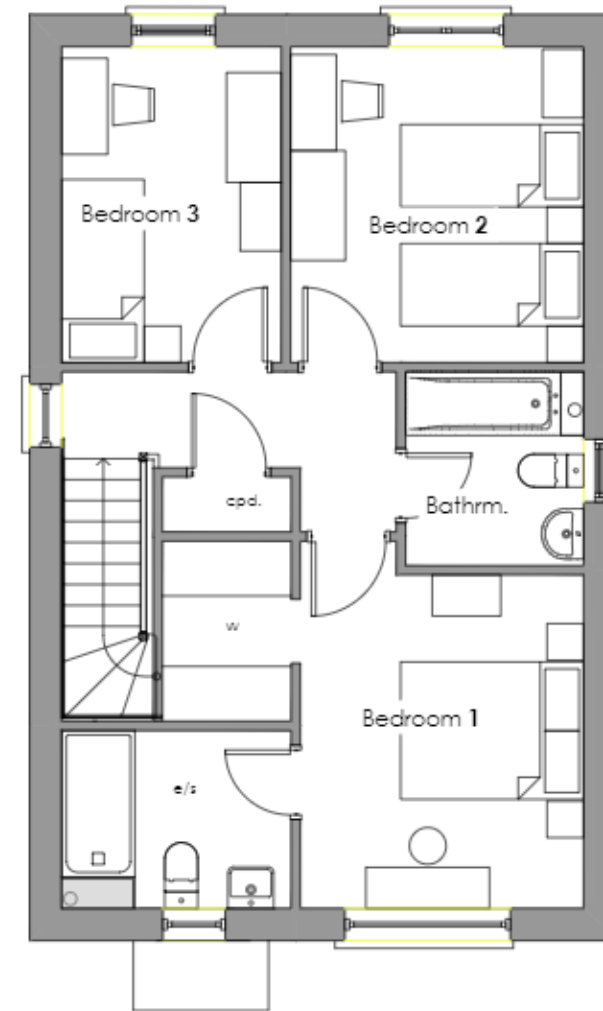
Plot 1 proposed elevations



Plot 1 proposed floor plans



Ground Floor

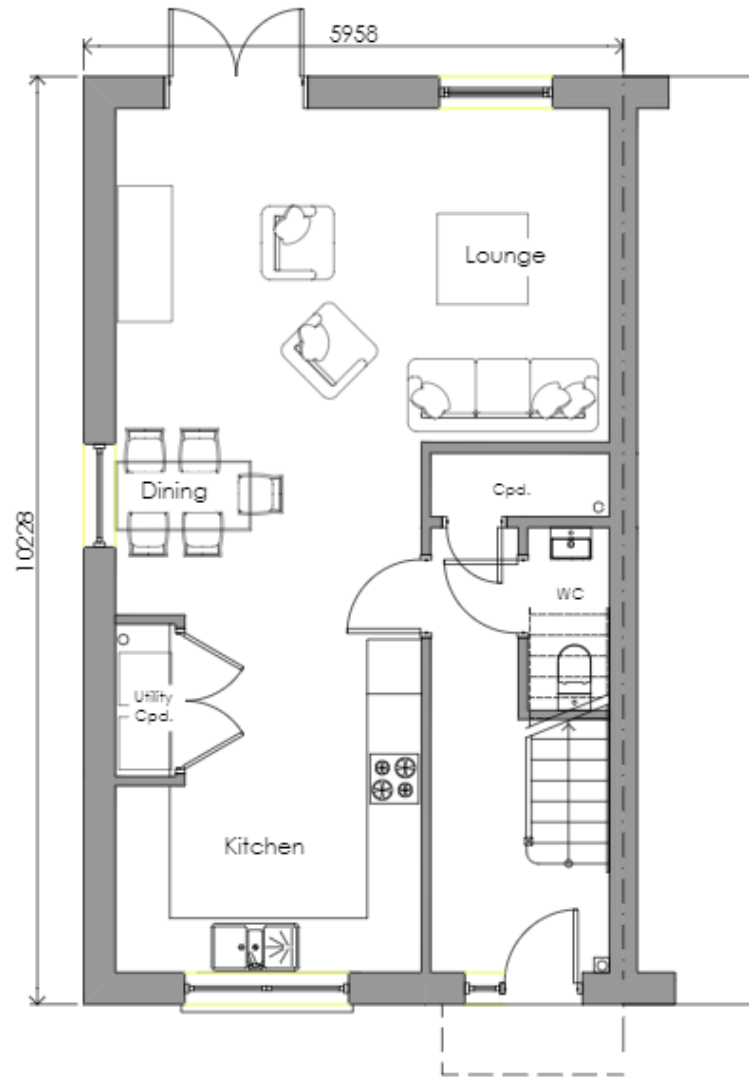


First Floor

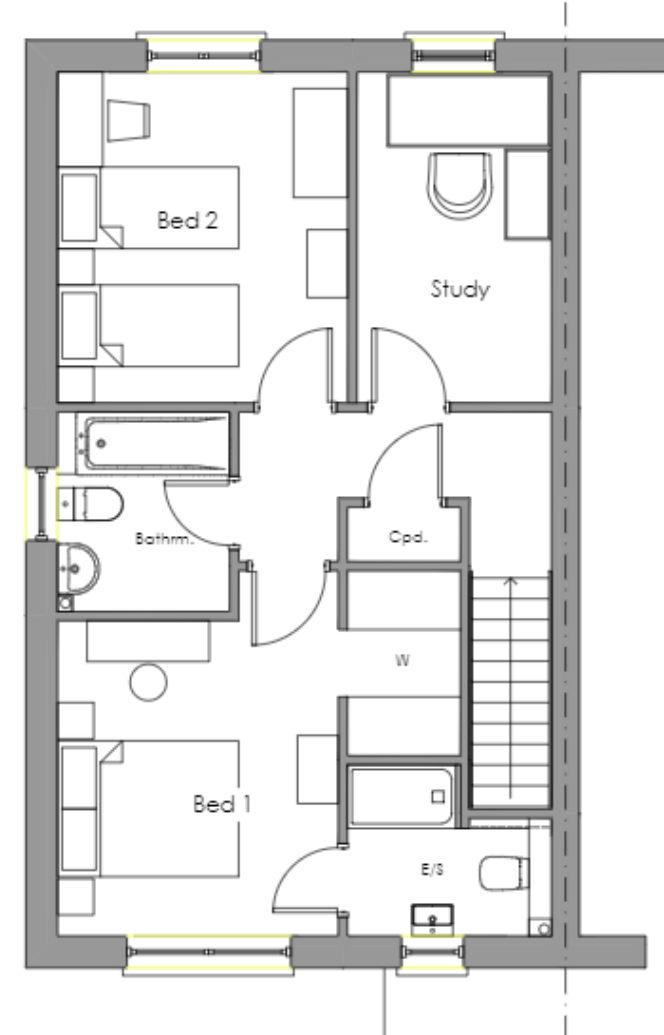
Plot 2-3 proposed elevations



Plot 2-3 proposed floor plans



Ground Floor



First Floor

Plot 5-6 proposed elevations

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Front Elevation (South)

roof tiles:
Concrete interlocking Plain Tiles
in Red

upside
windows,
fascias and
soffits

existing
brick band

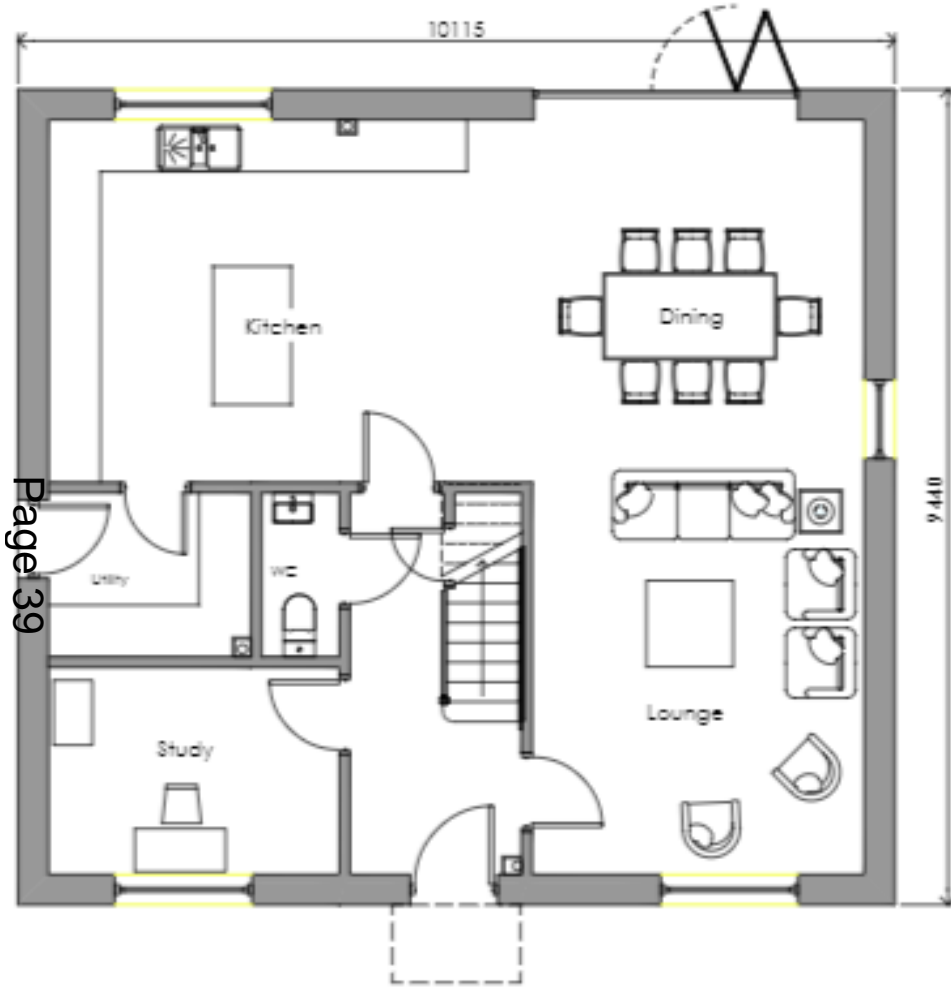
buff brickwork



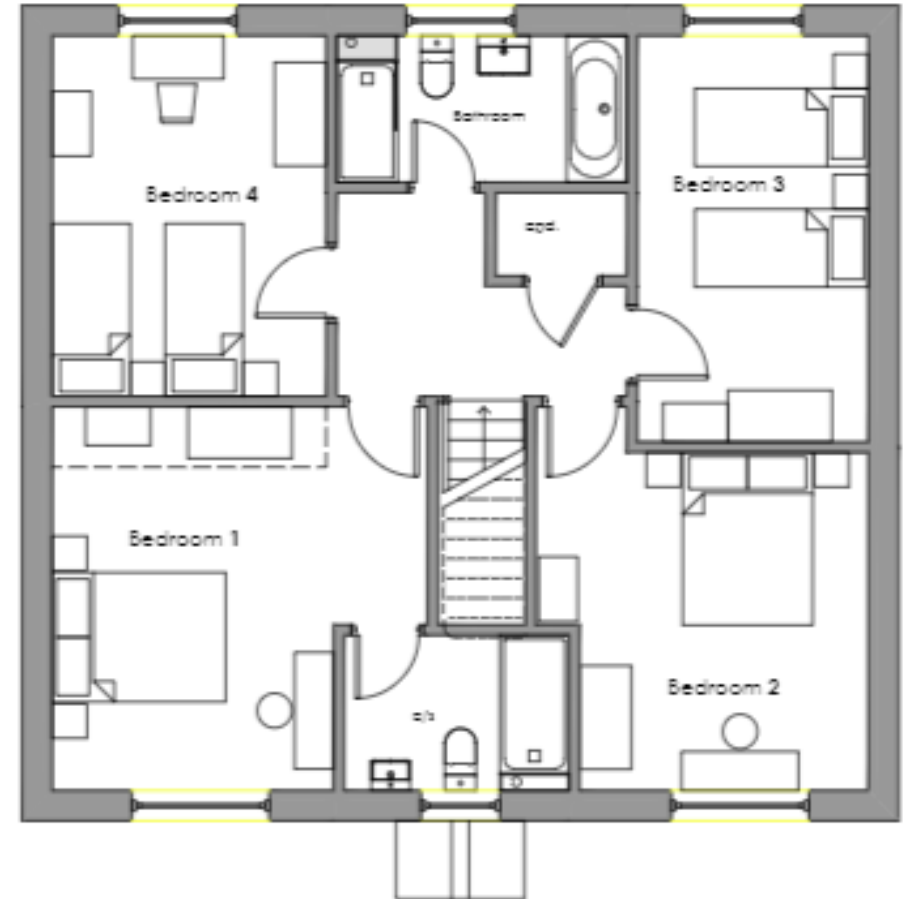
Rear Elevation (North)



Plot 5-6 proposed floor plans



Ground Floor



First Floor

Proposed Street Scene



Proposed Street Scene



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Planning Balance

Approval

Key material considerations

- In character with suburban verdant context, well landscaped, complementary design and material pallet
- High quality development
- No significant harm to surrounding residents amenity



Refusal

Key material considerations

- None

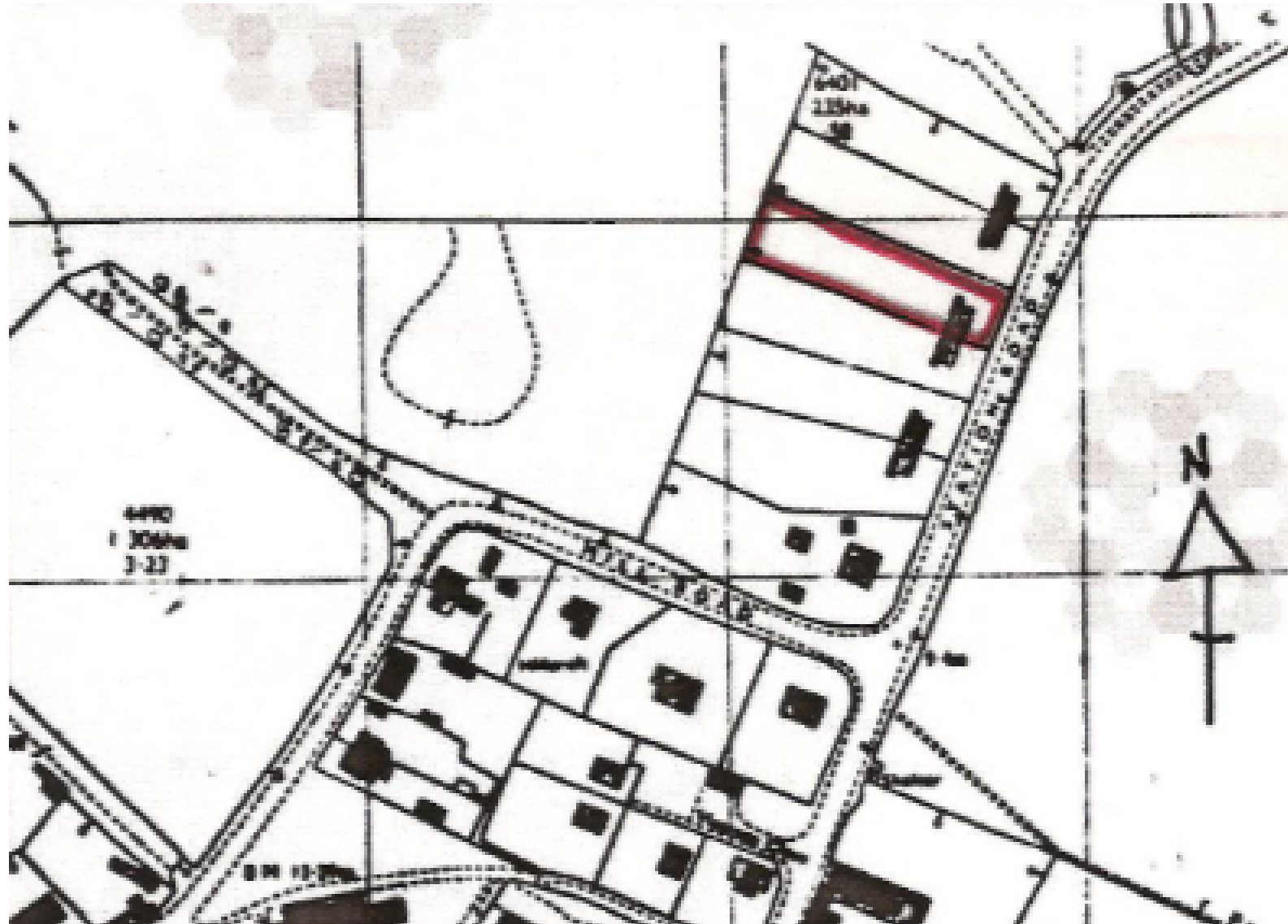
Officer Recommendation: Approval

23/01426/CL2PD - 9 Station Road, Oakington and Westwick

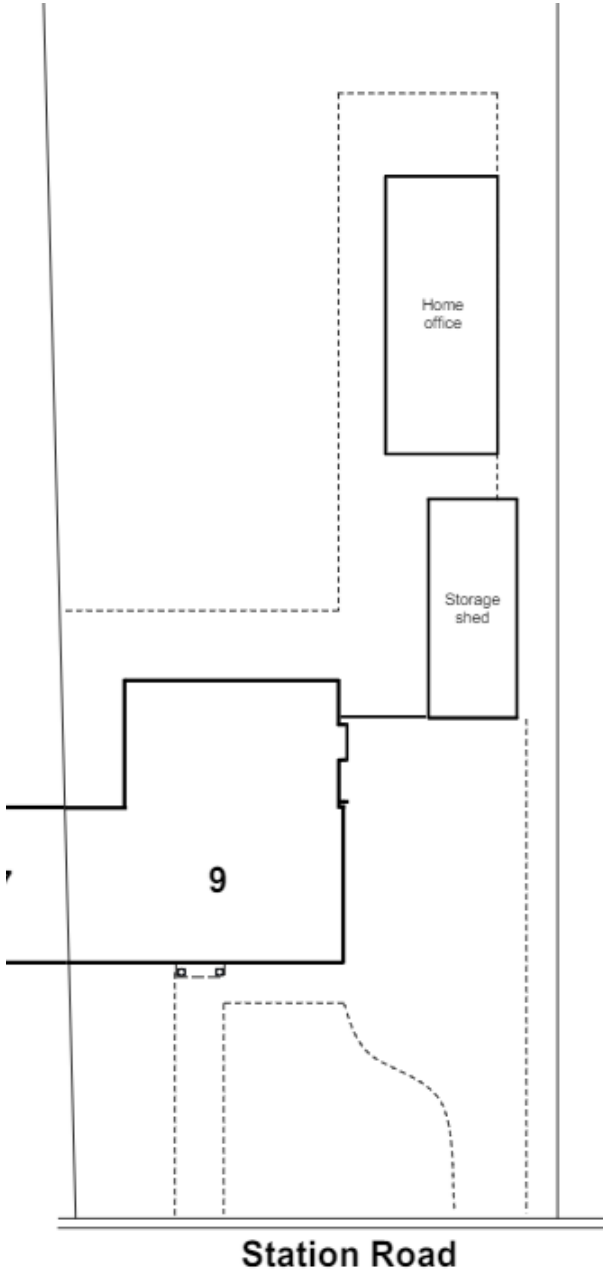
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Certificate of lawfulness under S192 for the construction of a home office in the rear garden with additional hard paving.

Location Plan



Block Plan



Block Plan



Block Plan



Planning Balance

Approval

Key material considerations

- Complies with Town and Country Planning General Permitted Development Order 2015 as amended



Refusal

Key material considerations

- None

Officer Recommendation: Approval