

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 01954 713000
f: 01954 713149
www.scambs.gov.uk



Wednesday 05 July 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, 12 July 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.

Agenda

Plans Pack

Pages
3 - 40

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

22/00051/FUL - Lord's Bridge, Barton

Installation of a 30,457 megawatt hours (MWh) per annum solar farm and associated infrastructure on land to the east of Lords Bridge, Barton for an operational lifespan of 40 years

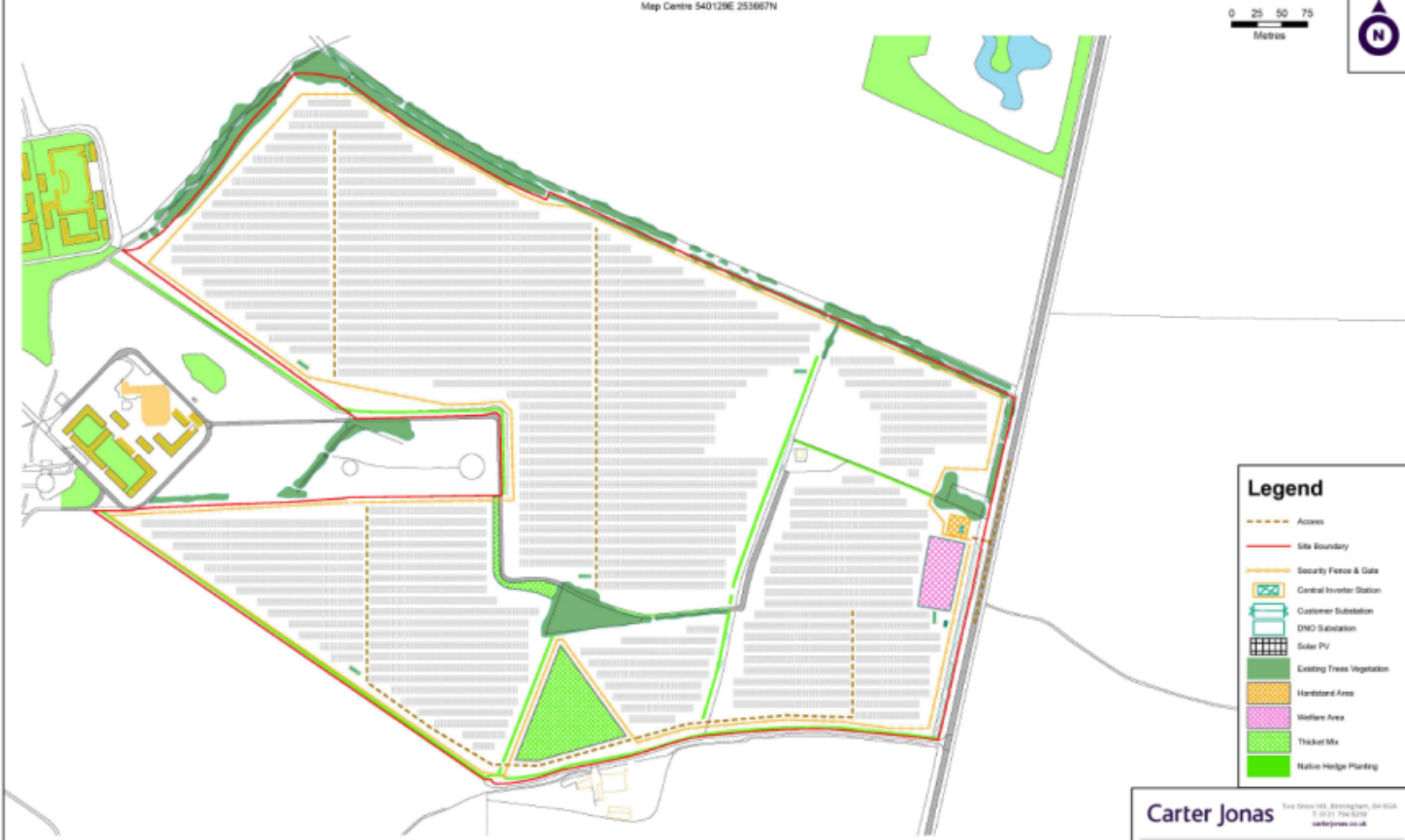
Location:



Proposed Site Plan

Map Centre 540129E 253667N

0 25 50 75
Metres



Legend

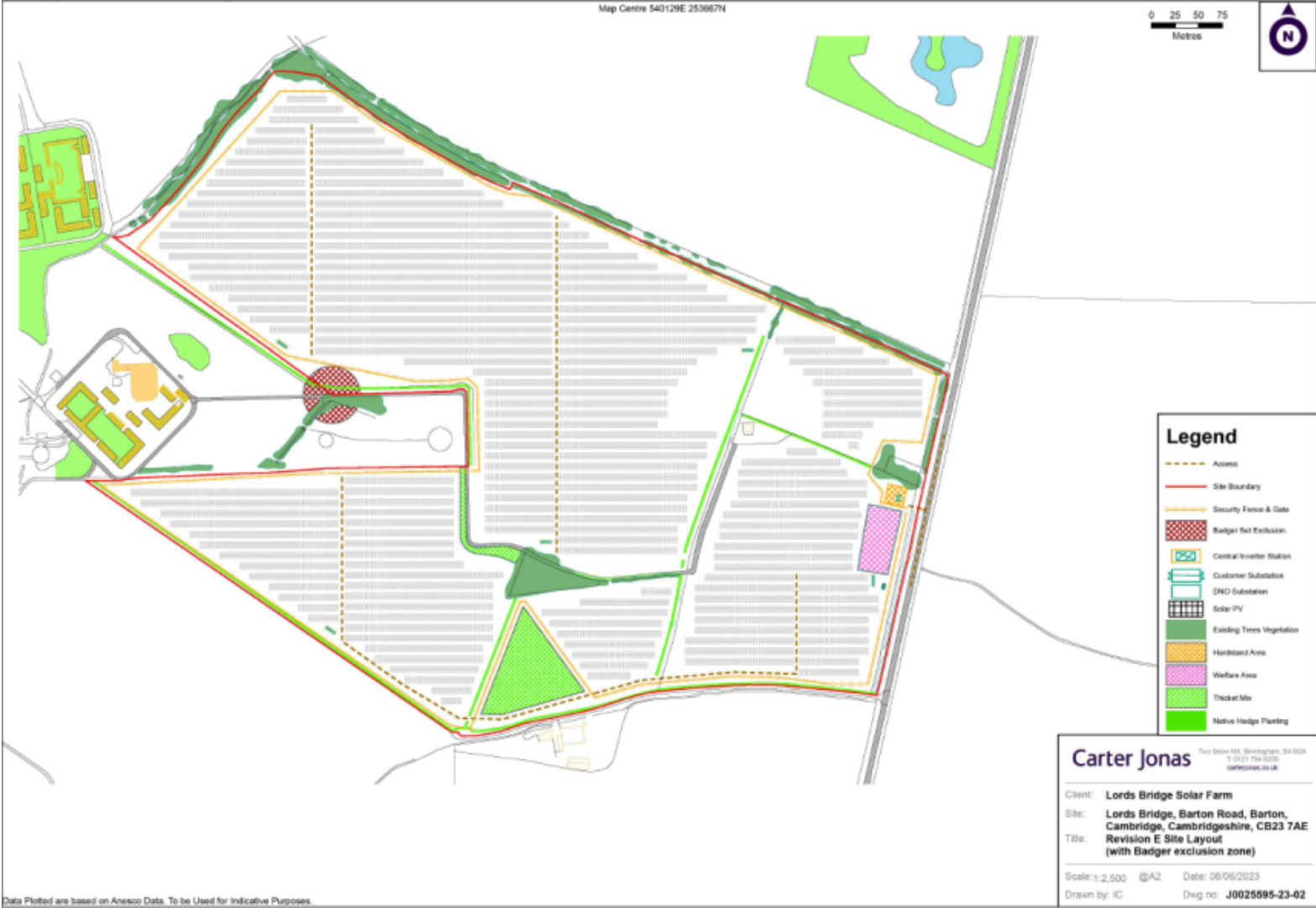
- Access
- Site Boundary
- Security Fence & Gate
- ☐ Central Inverter Station
- ☐ Customer Substation
- ☐ DNO Substation
- ☐ Solar PV
- ☐ Existing Trees Vegetation
- ☐ Hardford Area
- ☐ Welfare Area
- ☐ Thicket Mix
- ☐ Native Hedge Planting

Carter Jonas Two Store Hill, Birmingham, B4 6GA
T 0121 794 5210
carterjonas.co.uk

Client: **Lords Bridge Solar Farm**
Site: **Lords Bridge, Barton Road, Barton, Cambridge, Cambridgeshire, CB23 7AE**
Title: **Revision E Site Layout**
Scale: 1:2,500 @A2 Date: 08/06/2023
Drawn By: IC Dwg no: **J0025595-23-01**

Data Plotted are based on Aresco Data. To be Used for Indicative Purposes.

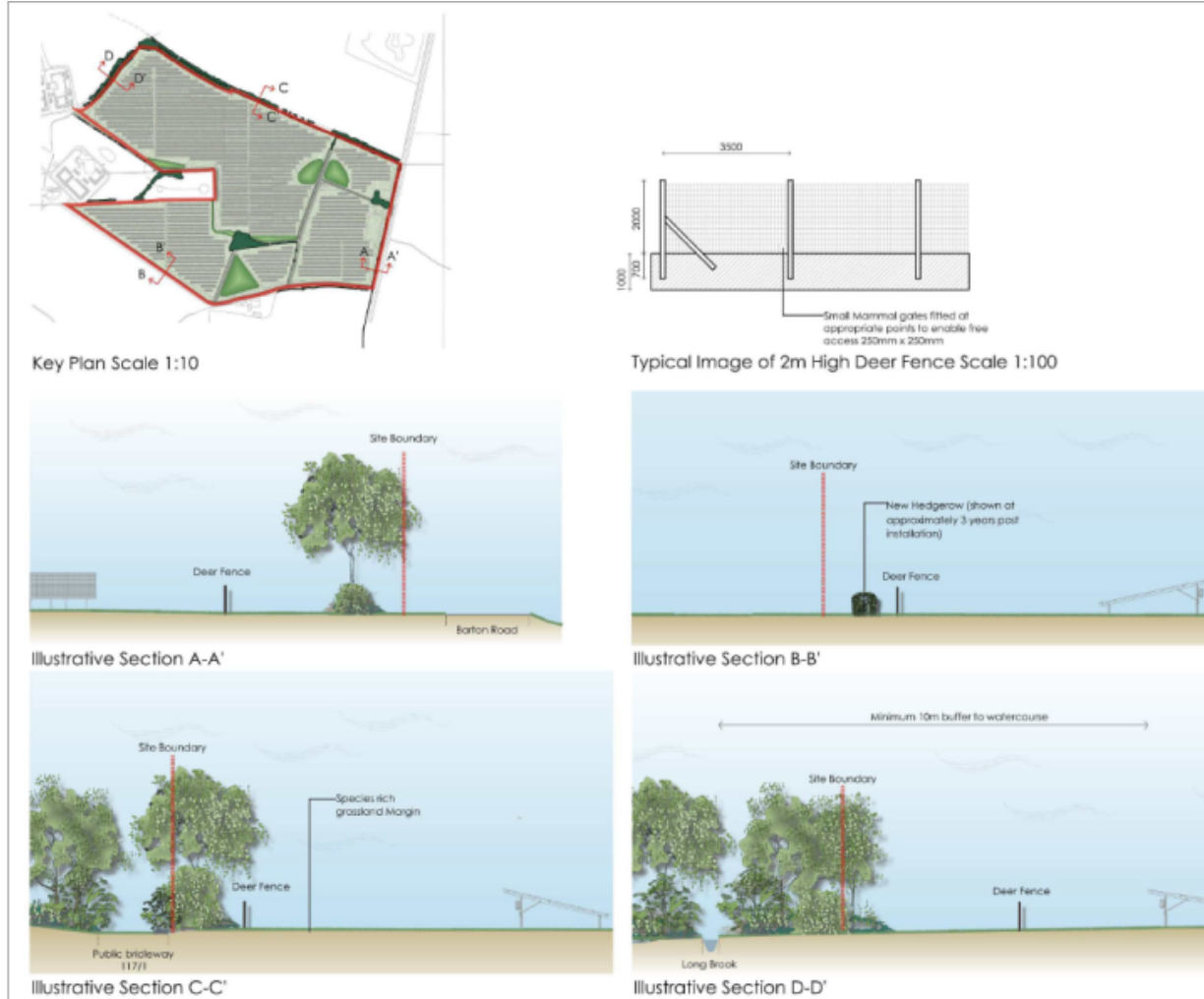
Proposed Site Plan – With Badger Exclusion



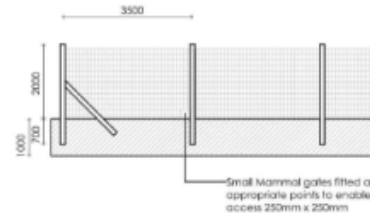
Landscape Strategy Plan



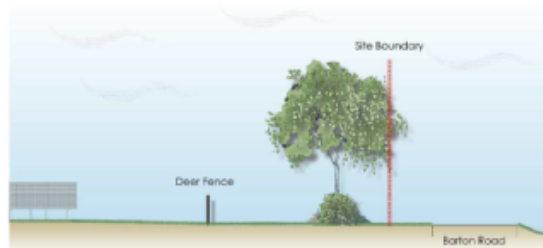
Landscape Sections



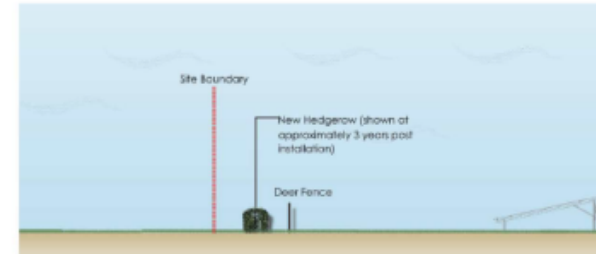
Key Plan Scale 1:10



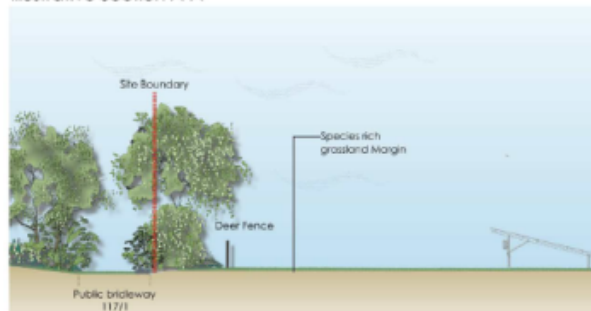
Typical Image of 2m High Deer Fence Scale 1:100



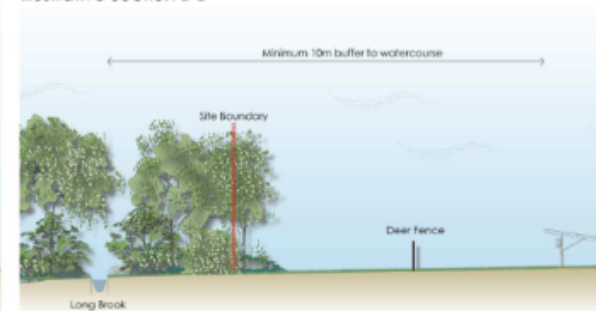
Illustrative Section A-A'



Illustrative Section B-B'

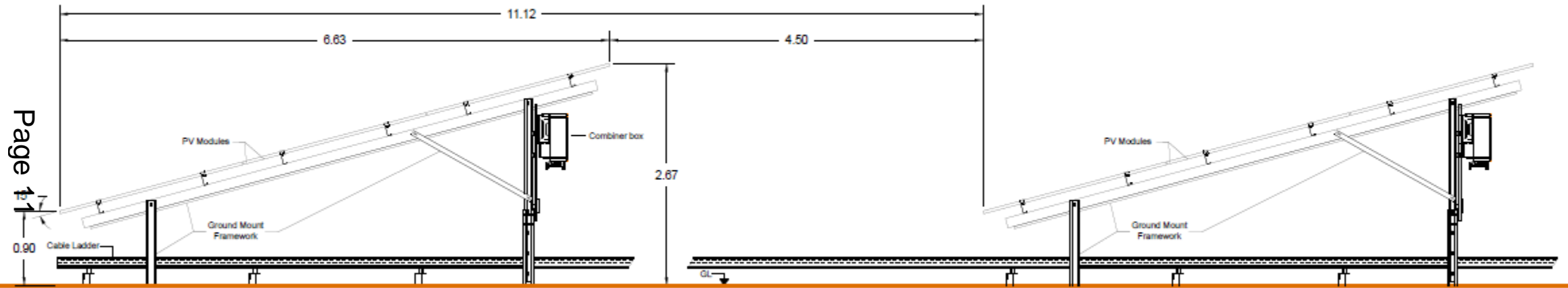


Illustrative Section C-C'

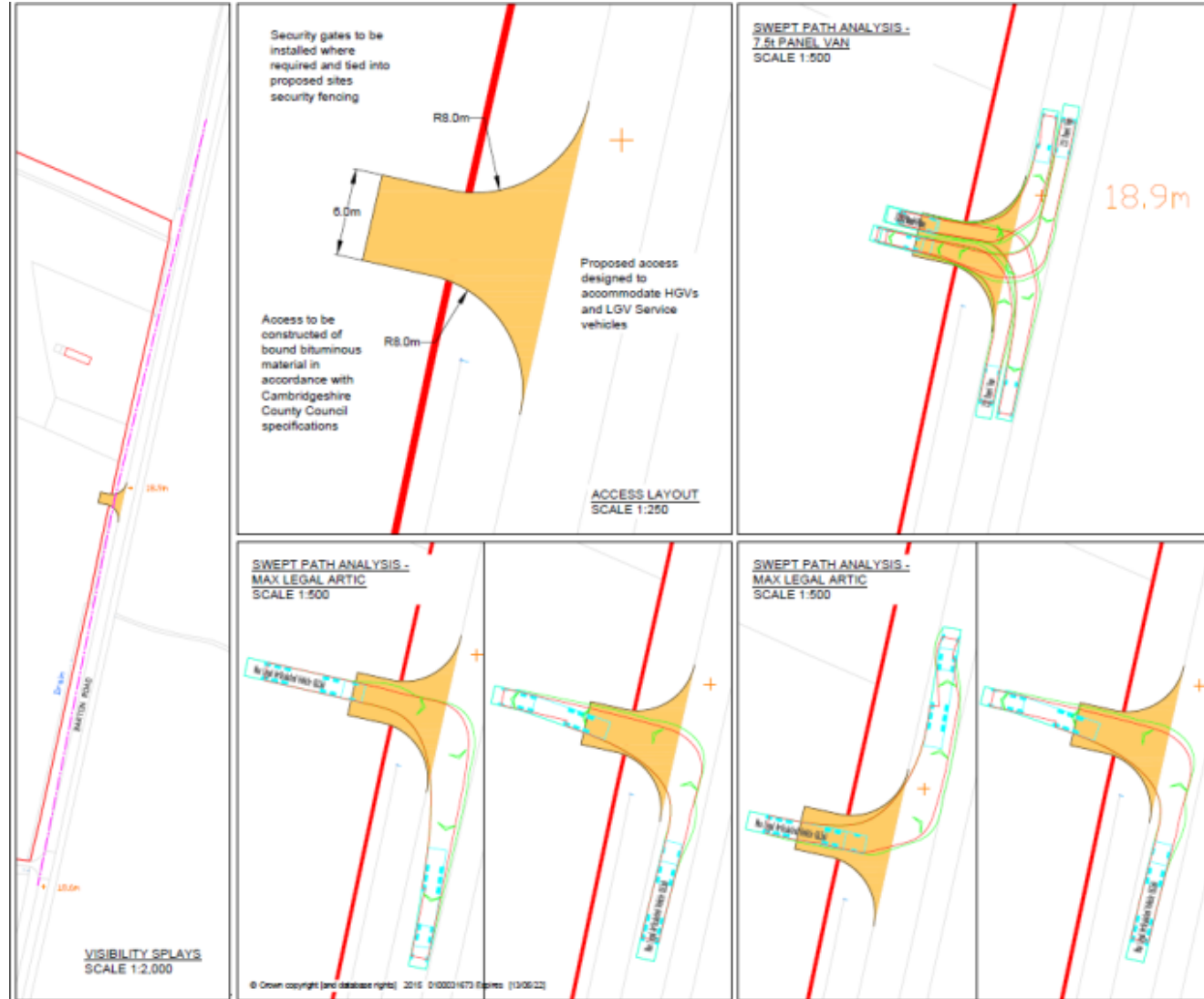


Illustrative Section D-D'

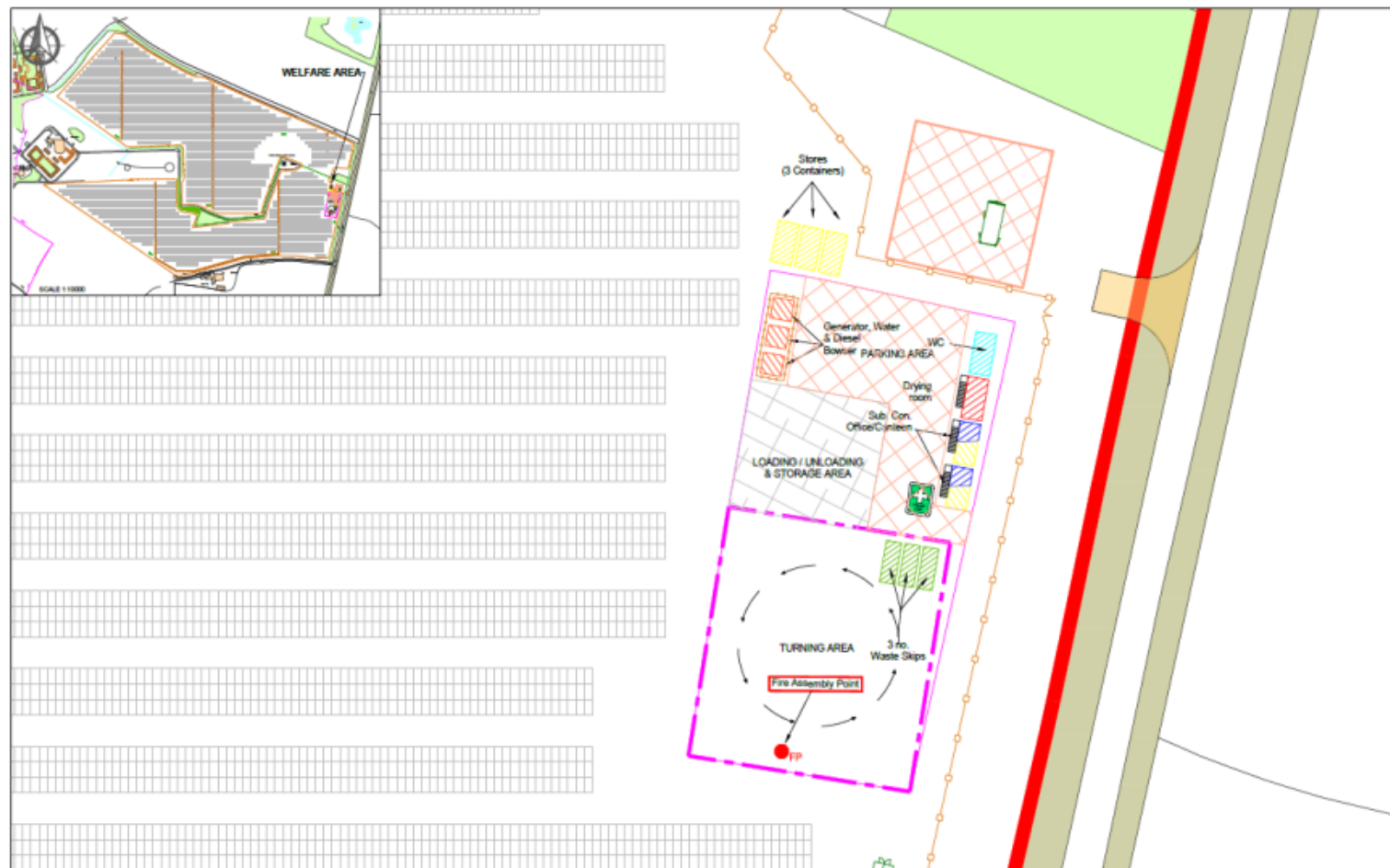
Solar Panels Sections



Access Plans



Welfare Area



Planning Balance

Approval

Very Special Circumstances:

- Reduction of Carbon Emissions – Significant weight
- Biodiversity Net Gain – Significant weight
- University of Cambridge Research benefits – Moderate weight
- Economic Benefits – Limited weight



Refusal

- Loss of Agricultural Land
- Harm to landscape character
- Inappropriate development in the Green Belt

Officer Recommendation: Approval

23/01150/FUL - Land North of 39A Station Road (West) Whittlesford

Page 15 Demolition of existing buildings, creation of access road from Station Road West, and construction of residential development of 48 No. residential units, together with associated landscaping, car and cycle parking, and refuse storage (Re-submission of 22/02571/FUL)

Site Location Plan



1 Existing Site Location Plan
1 : 1250

Proposed Site Plan



Building B Plans



North
1 : 100
Page 18



South
1 : 100



West
1 : 100



East
1 : 100



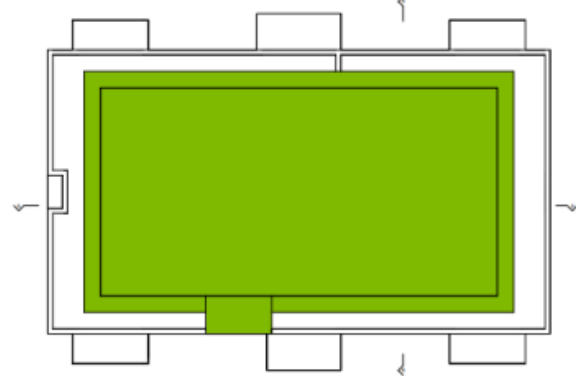
0 - Ground Floor
1 : 100



1 - First Floor
1 : 100



2 - Second Floor
1 : 100



3 - Roof Plan
1 : 100

Building C Plans



① North
1 : 100



② South
1 : 100



③ West
1 : 100



④ East
1 : 100



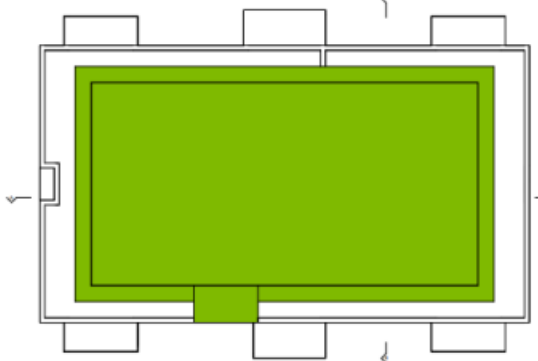
① 0 - Ground Floor
1 : 100



② 1 - First Floor
1 : 100

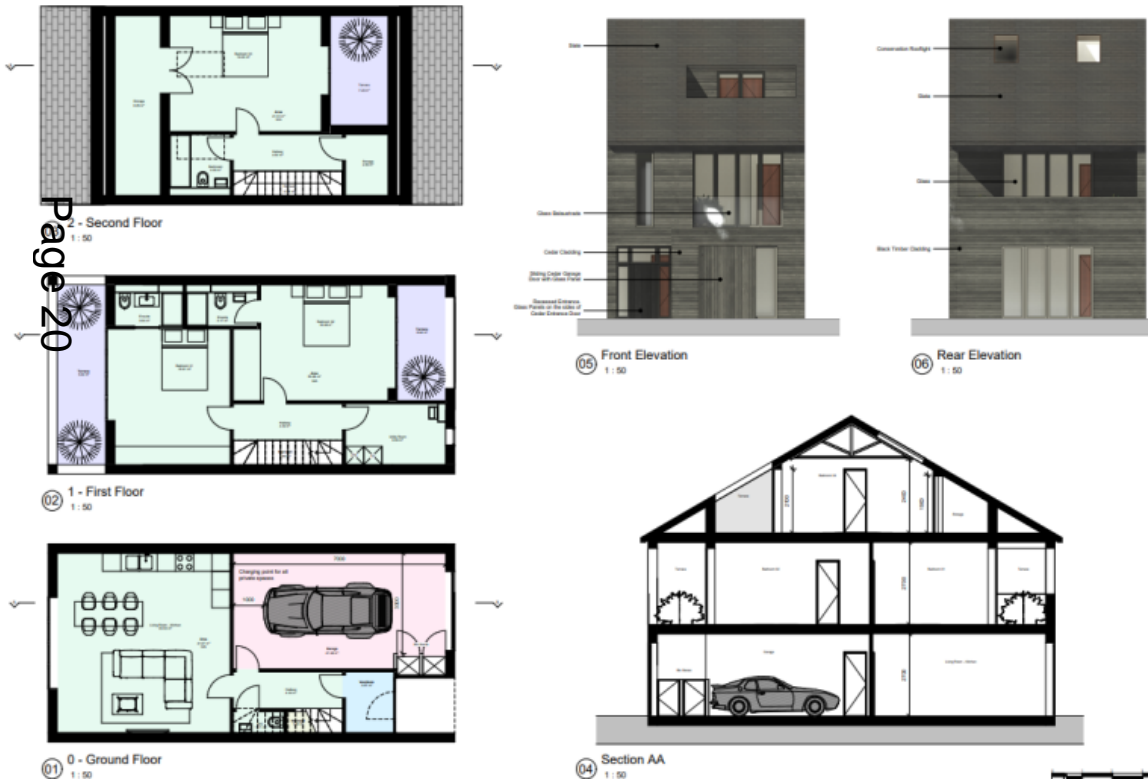


③ 2 - Second Floor
1 : 100



④ 3 - Roof Plan
1 : 100

3 Bed House Type A-1 and A-2 Plans



3 Bed House Type A-3 and A-4 Plans



4 Bed House Type B version 1 and version 2 Plans



Proposed Floor Plans



① 0 - GF
1: 500

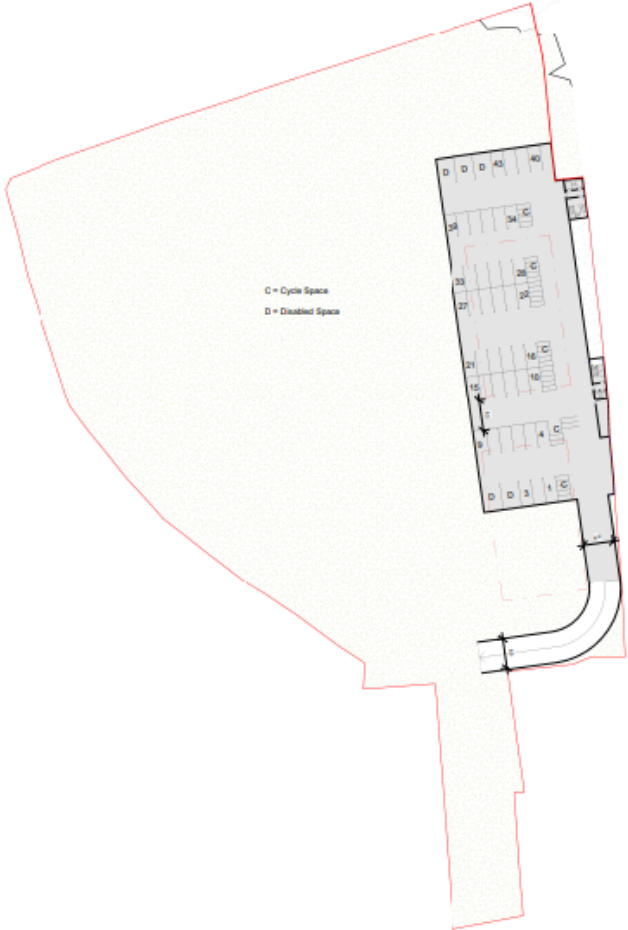


② 1 - 1F
1: 500



③ 2 - 2F
1: 500

Proposed Basement Parking Plan



Aerial CGI



Site CGI's



Page 26



Planning Balance

Approval

- Use of previously developed land
- Additional housing
- Decontamination of the site
- Increase in biodiversity and landscaping



Refusal

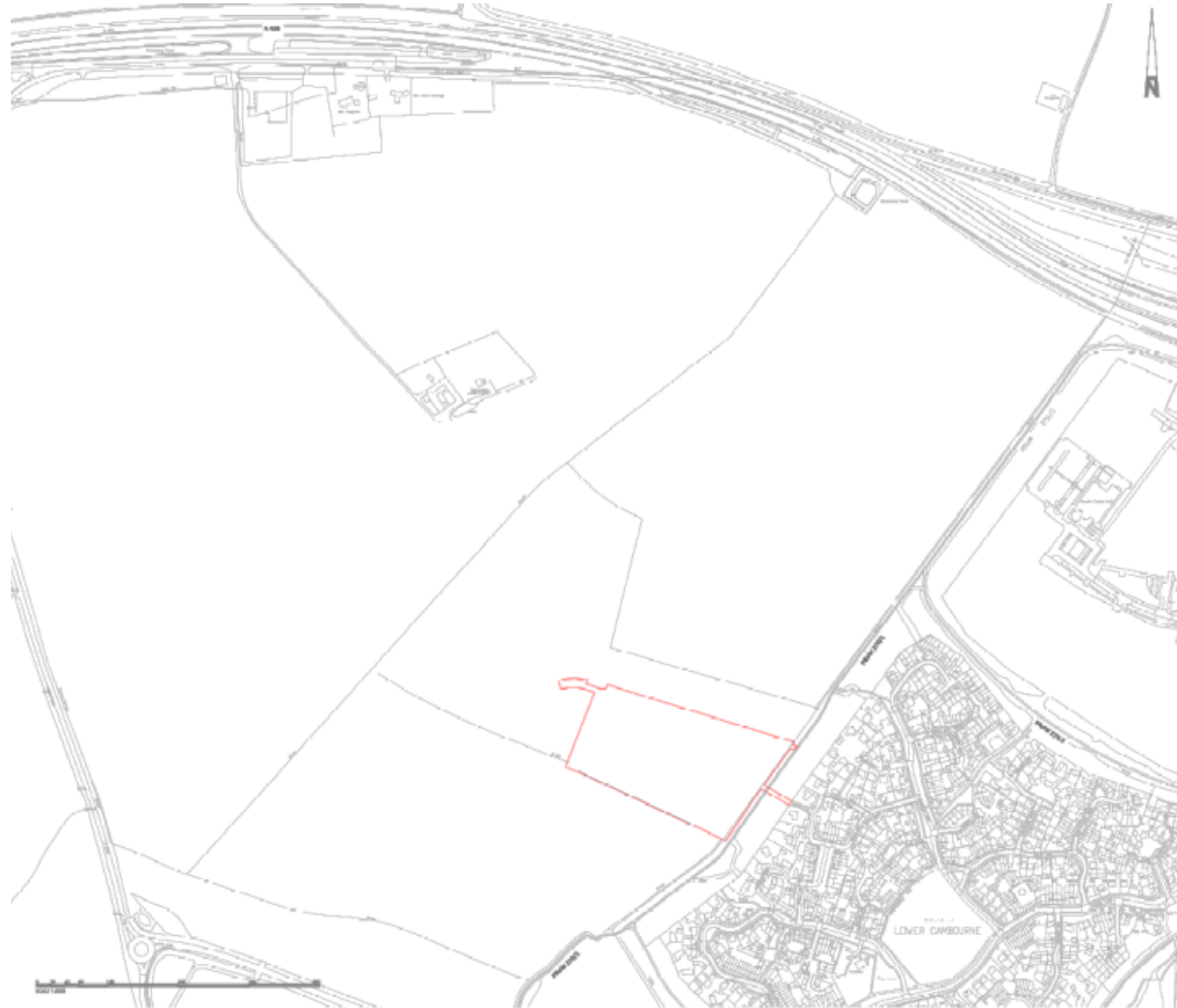
- Scale of development in the village

Officer Recommendation: Approval

22/04785/REM- Parcel 2.1 Cambourne West Cambourne

Reserved Matters for the erection of 118 dwellings for residential uses along with all roads, sewers, landscaping, and all ancillary matters following outline planning permission S/2903/14/OL.

Location Plan



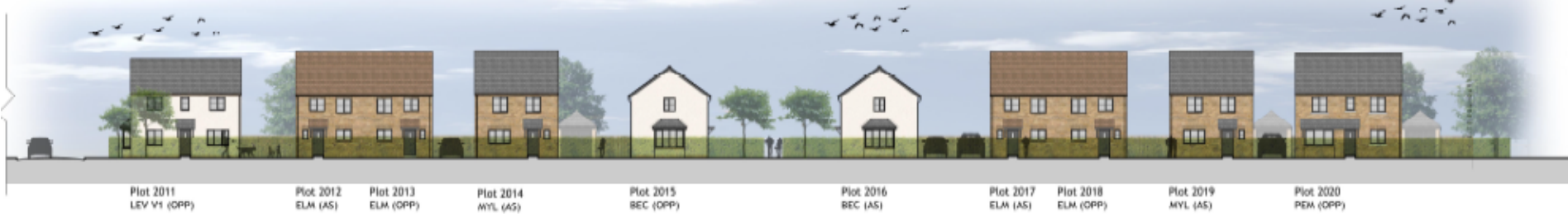
Site Layout Plan



Example of Street Scenes



Section A-A



Section A-A (continued)



Section B-B



Example of Street Scenes



Section C-C

Page 32



Section C-C (continued)



Section D-D

REV	DESCRIPTION

Planning Balance

Approval

Refusal



Key Material Considerations

- High quality development
- Generally compliant with Design code (with variations agreed)
- Compliant with Outline Parameter Plans
- Provision of much needed Market and Afford housing

Officer Recommendation: Approval

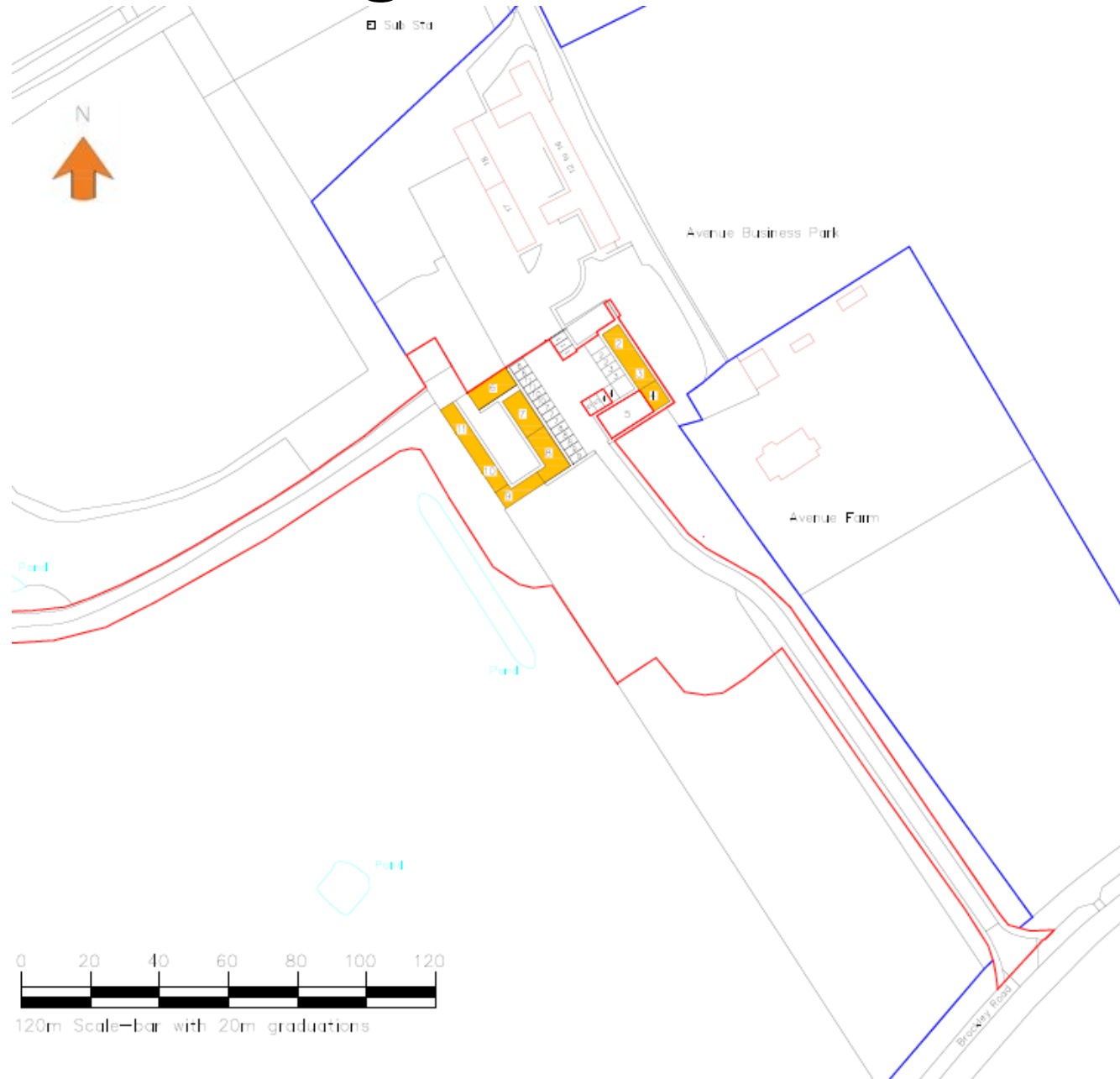
MINOR APPLICATIONS

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

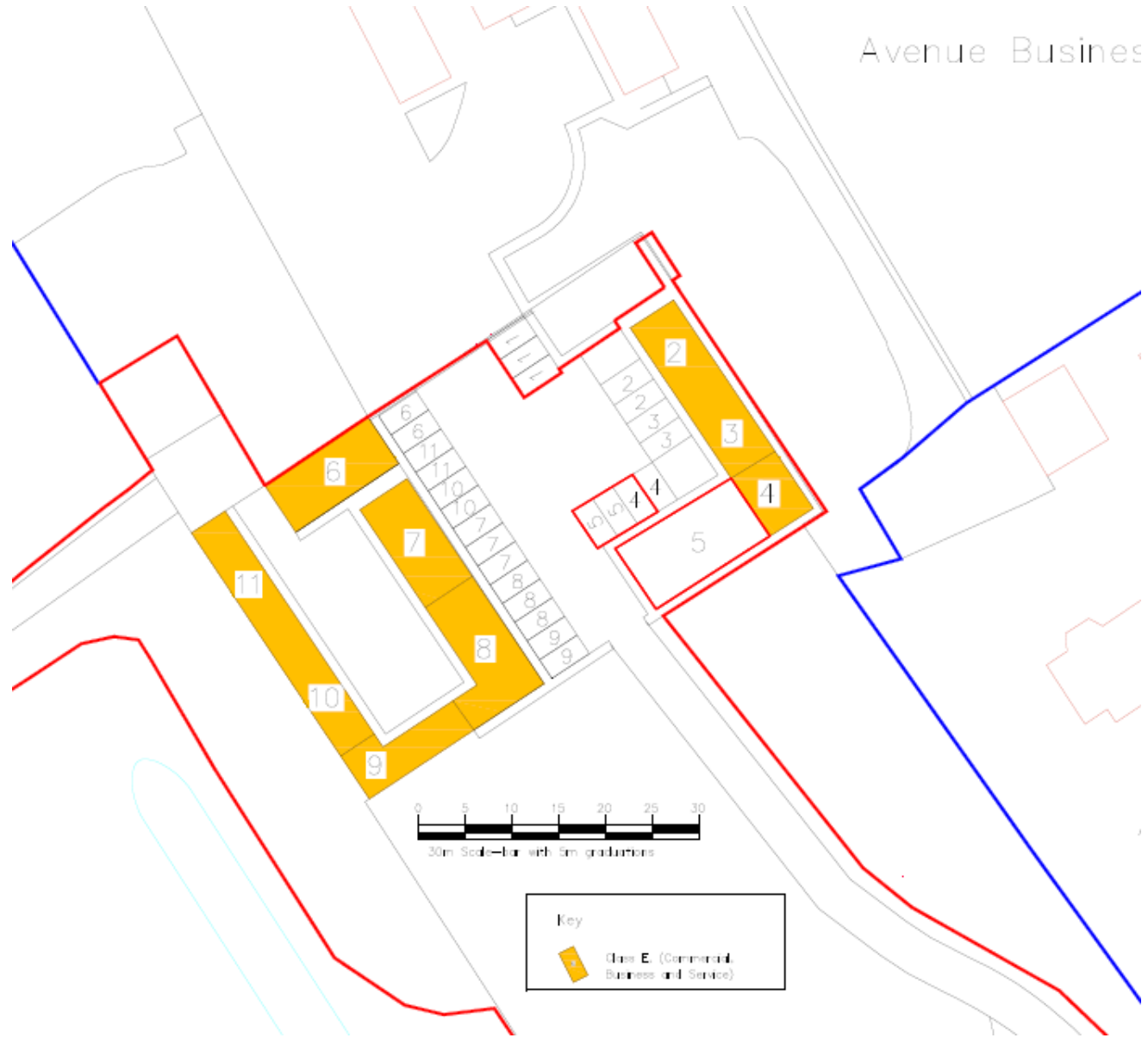
Page 35

Creation of a mixed-use food hub with additional parking

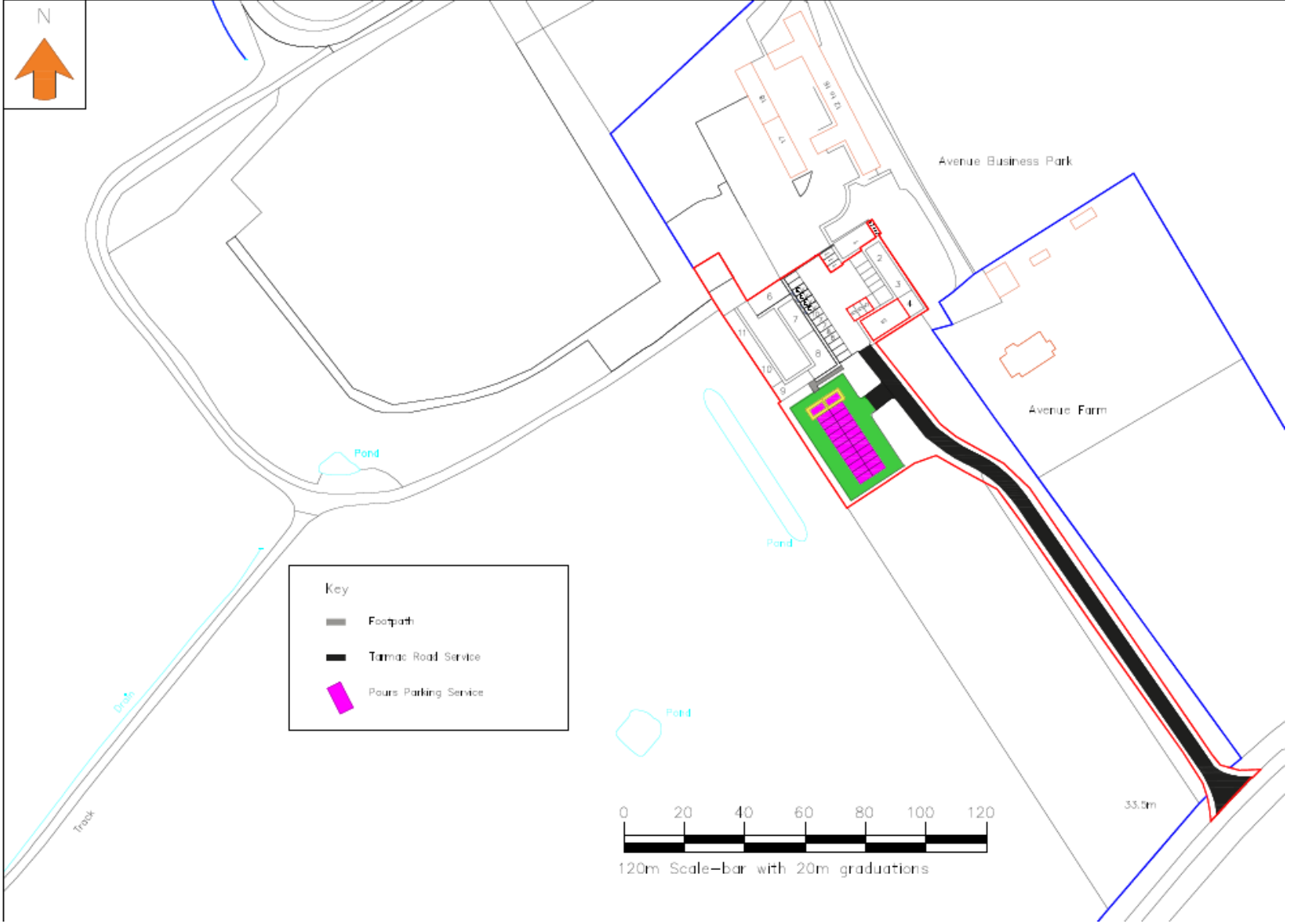
Existing Location Plan



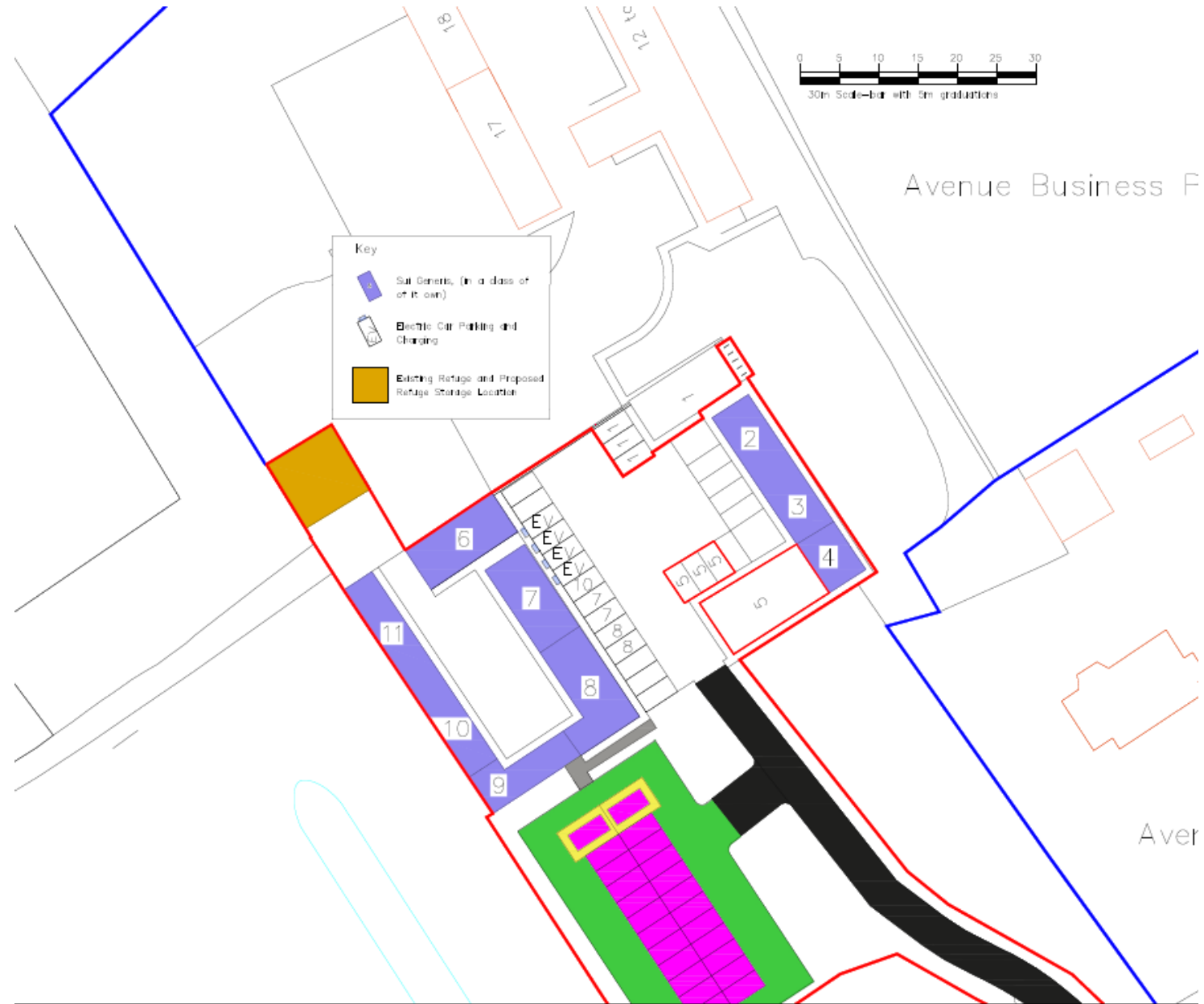
Existing Unit Layout Plan



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

- Increase in vehicle movements
- Potential impact upon Elsworth village shop

Officer Recommendation: Approval