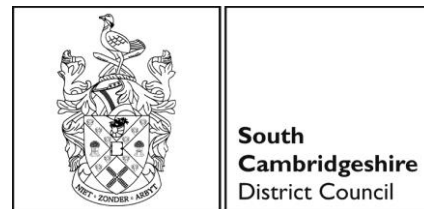


South Cambridgeshire Hall
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CB23 6EA

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Thursday 03 August 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, 9 August 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
3 - 26

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

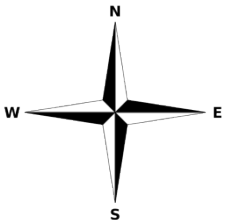


GREATER CAMBRIDGE
SHARED PLANNING

MAJOR APPLICATIONS

23/00482/FUL, Wellcome Trust Genome Campus, Cambridge Road, Hinxton

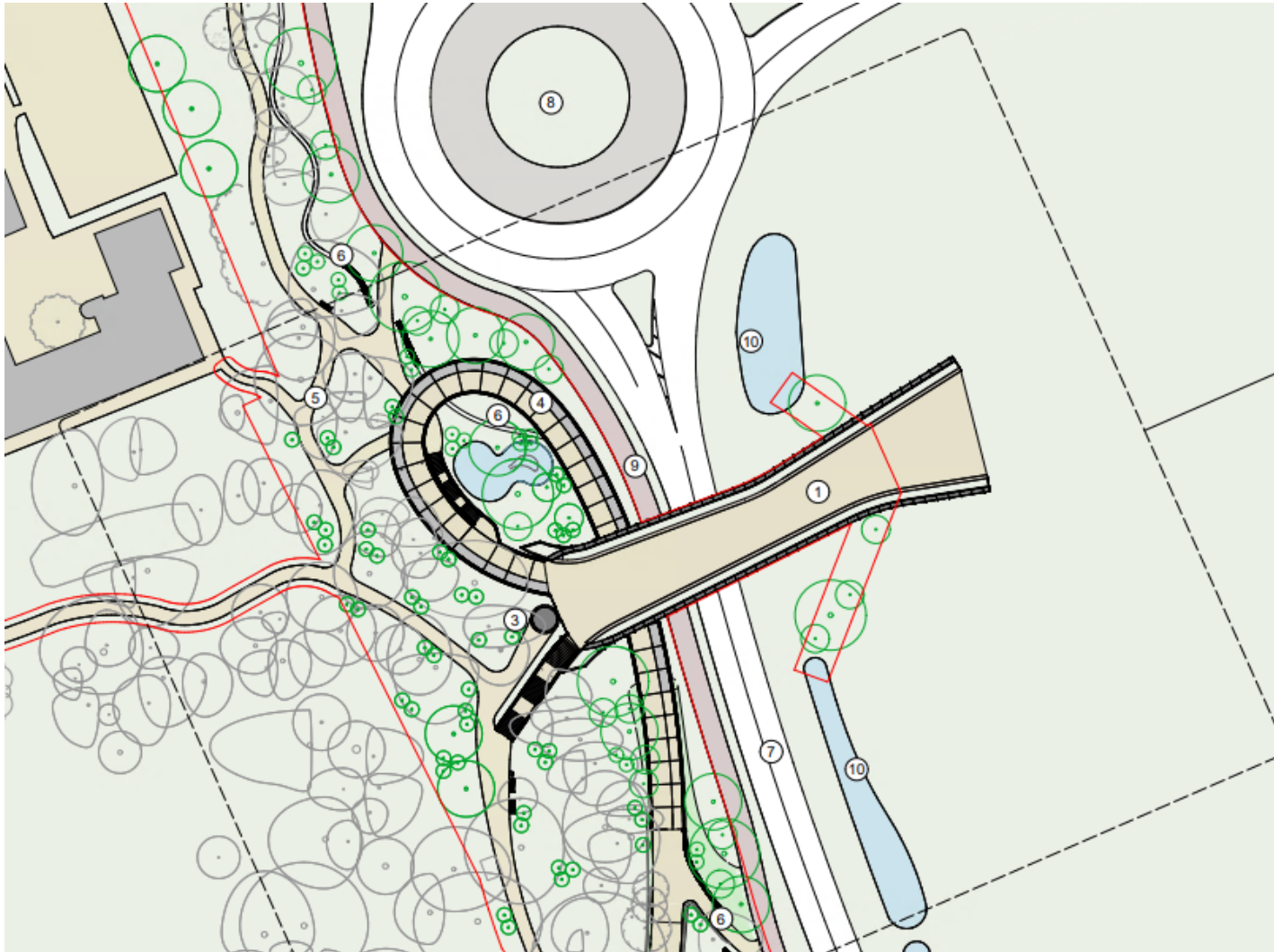
Construction of two bridges and all associated structures, ramped walkways, stairs, lifts, boundary wall, footway and cycle paths, lighting, utilities, construction access, construction compound, hard and soft landscaping works, planting, tree removal, earthworks, drainage infrastructure, surface water drainage features and all necessary enabling works and demolitions.

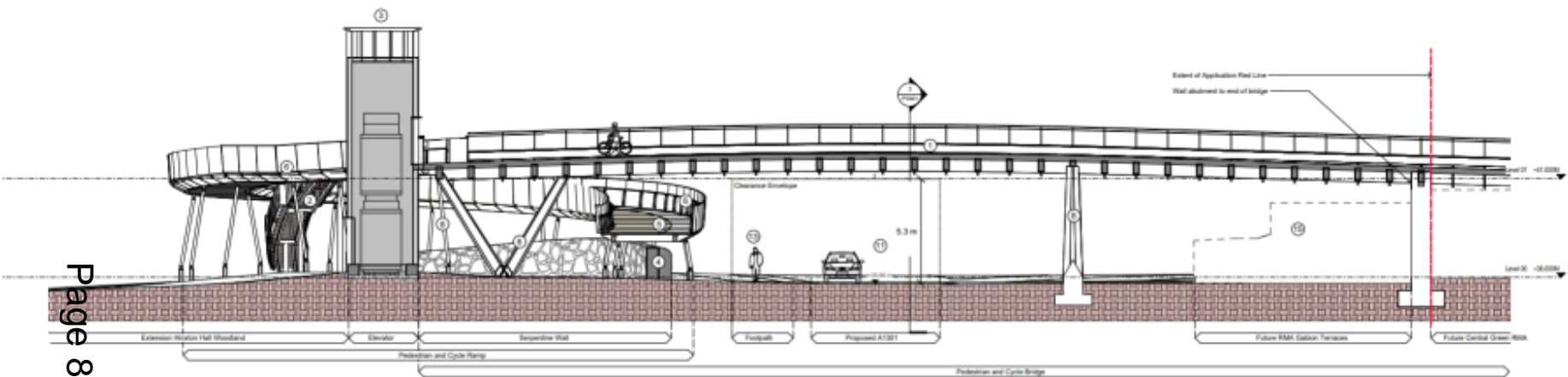


Site location plan

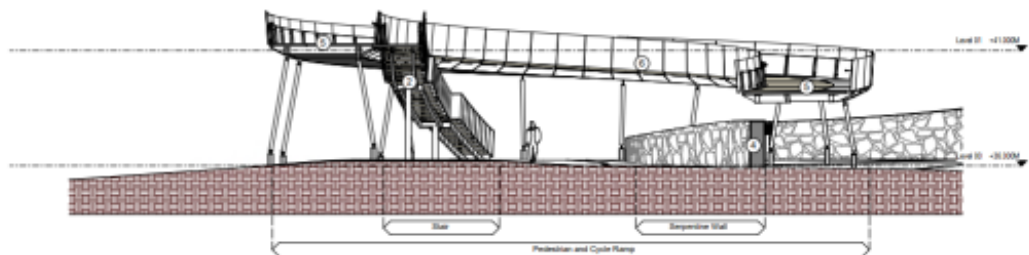
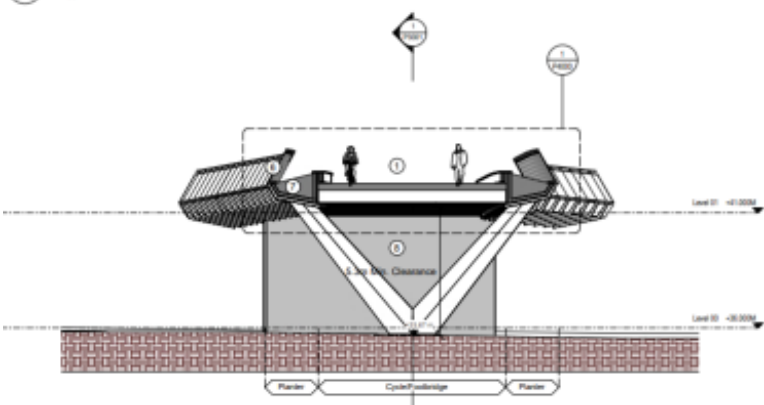


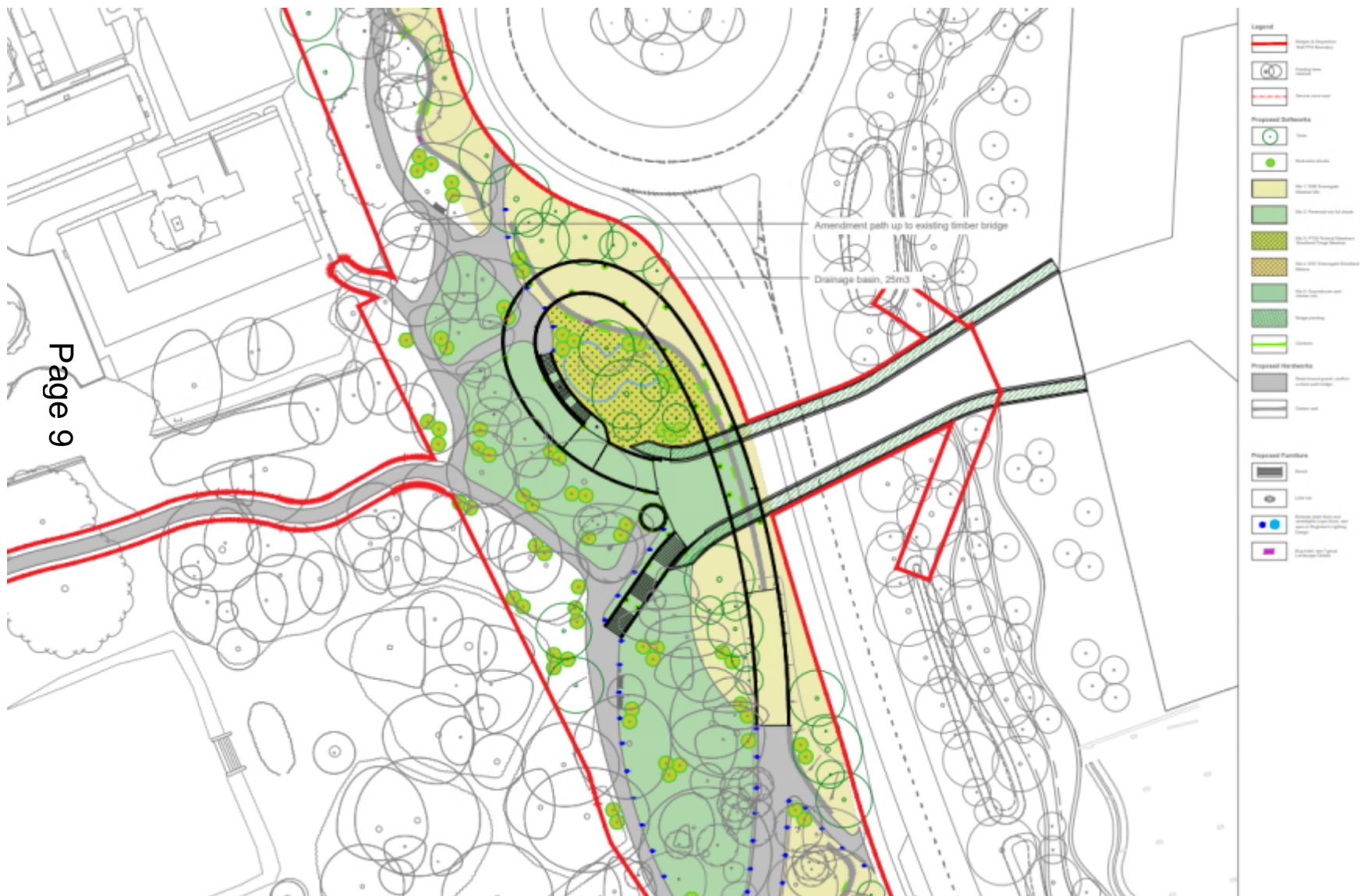
Proposed northern bridge



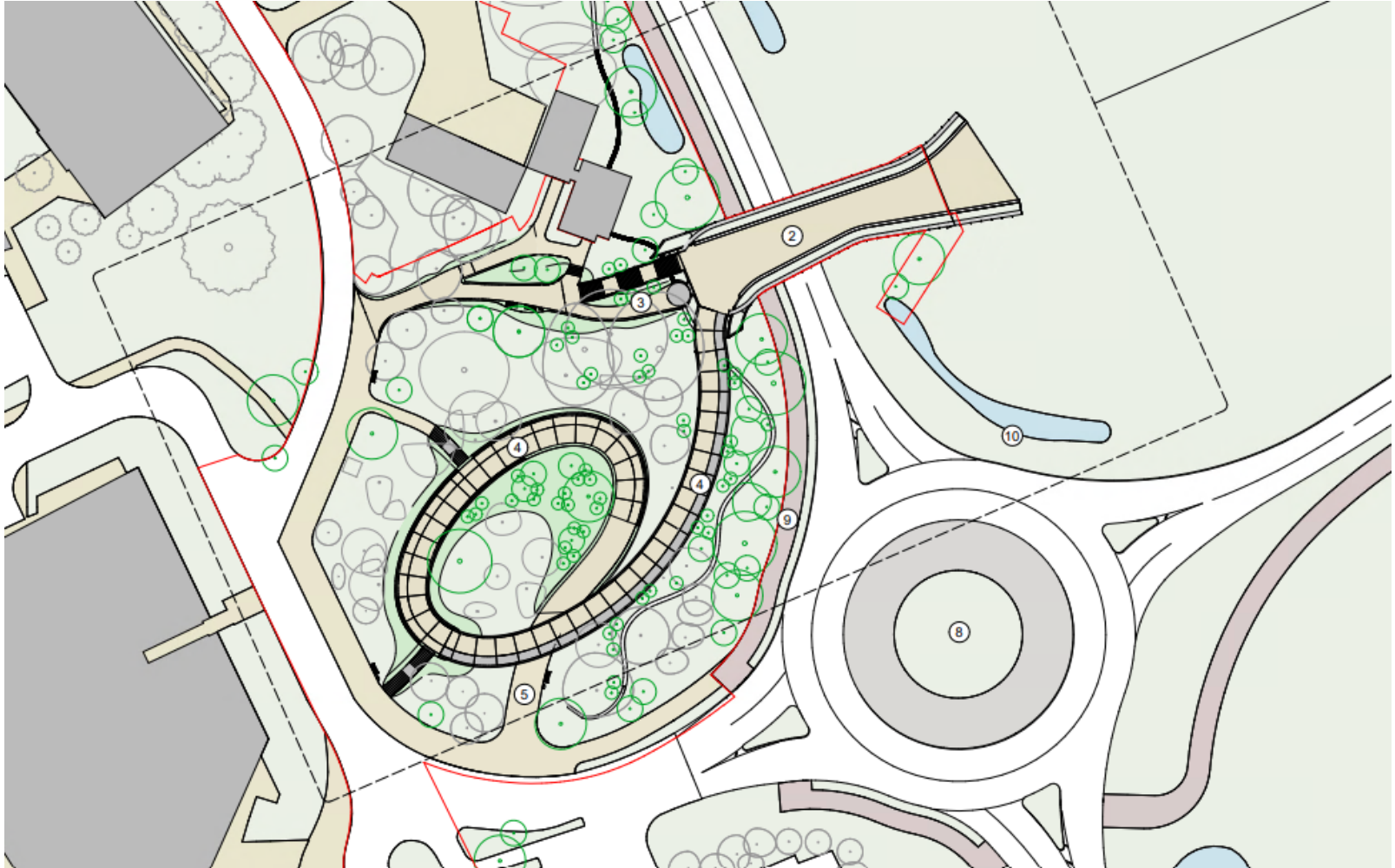


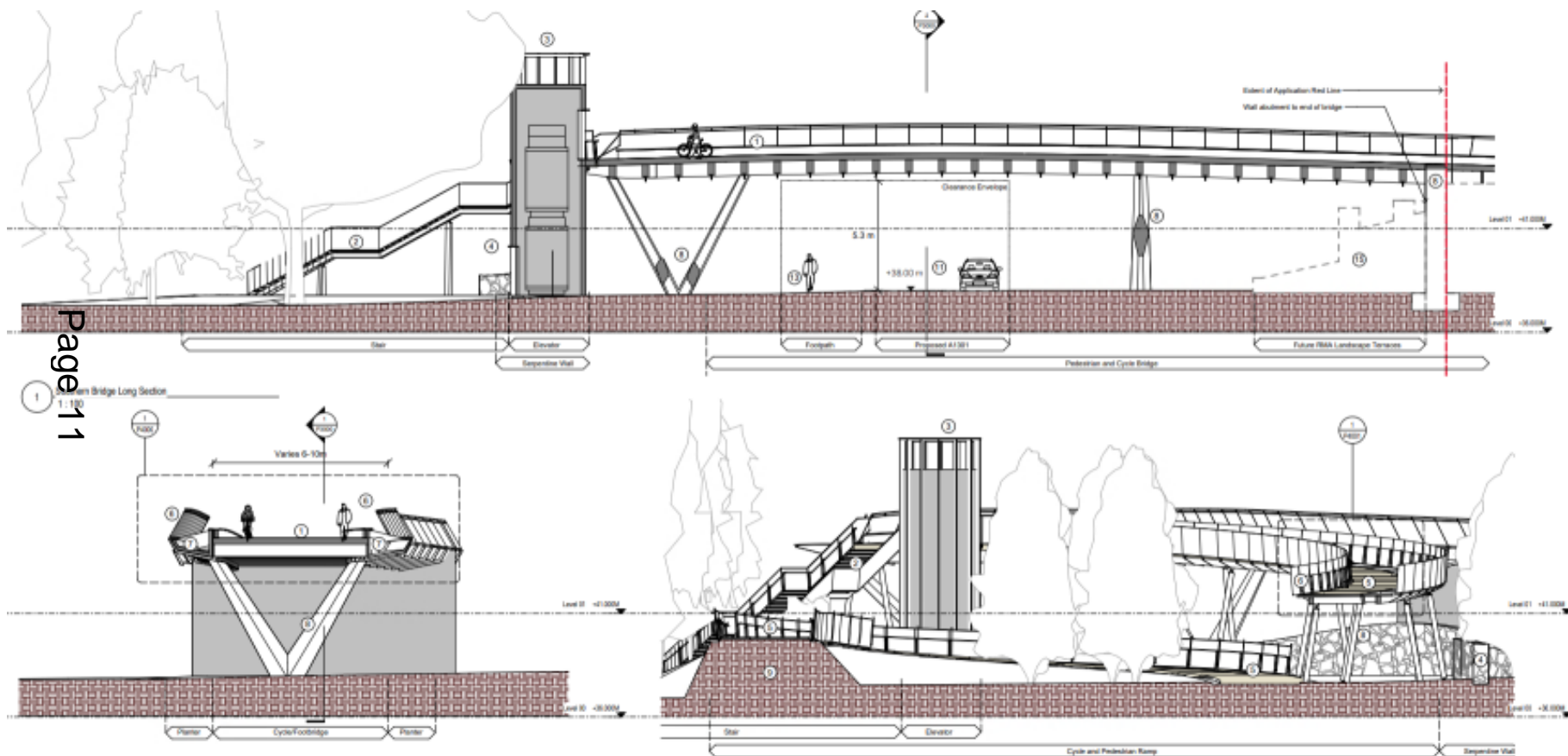
1 Northern Bridge - Long Section
1:100





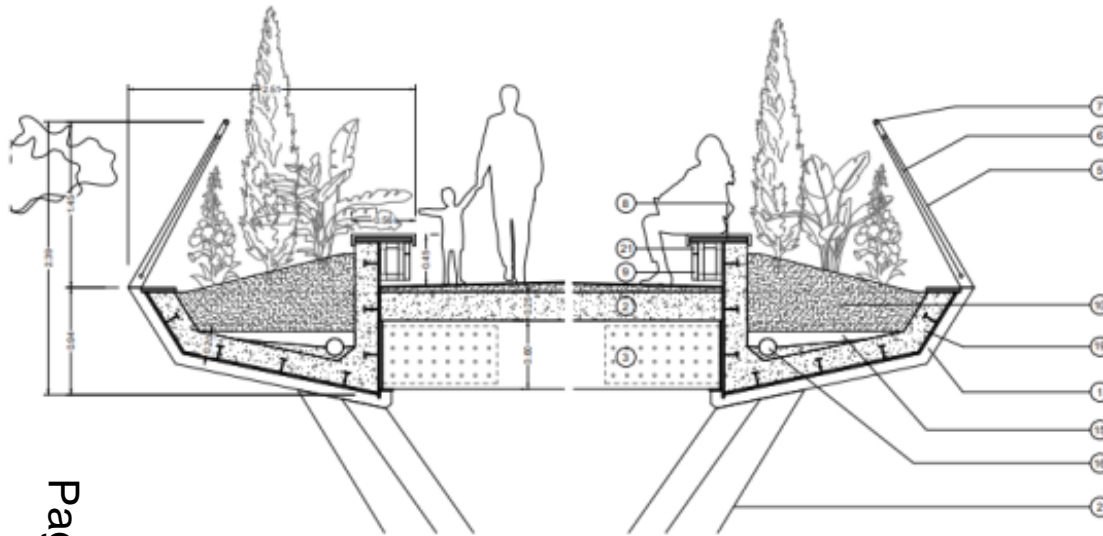
Proposed southern bridge



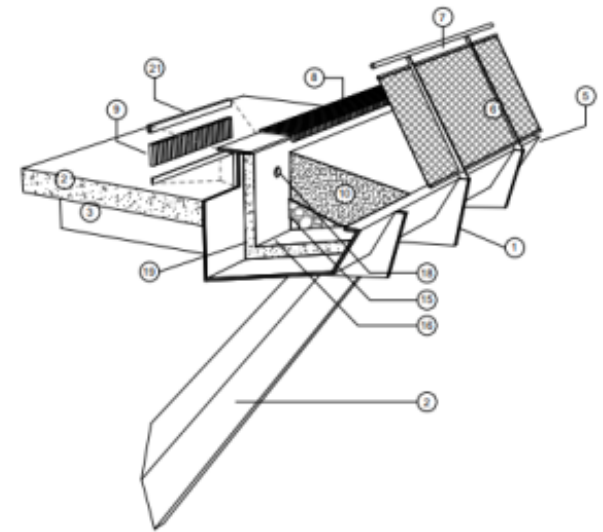




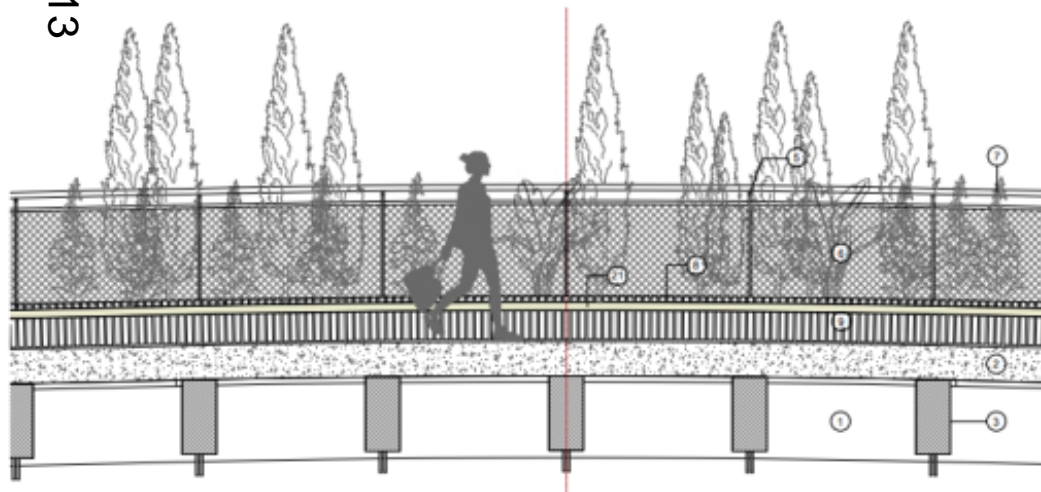
Proposed bridge detail



NOTE: The planting in these drawings is indicative only. For planting information refer please to Landscape Drawing Set.



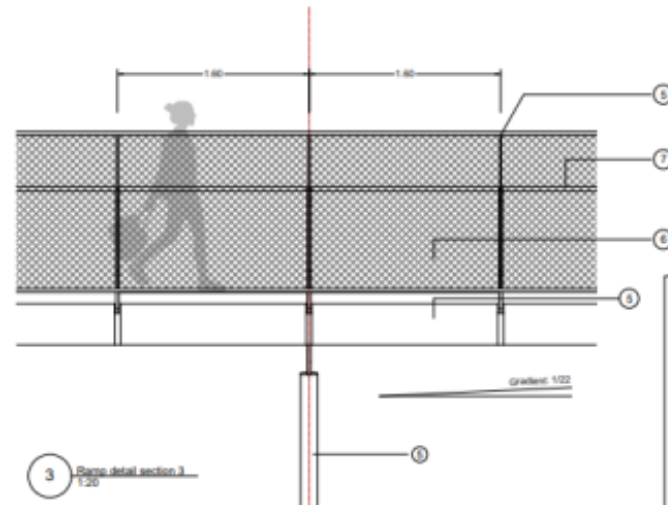
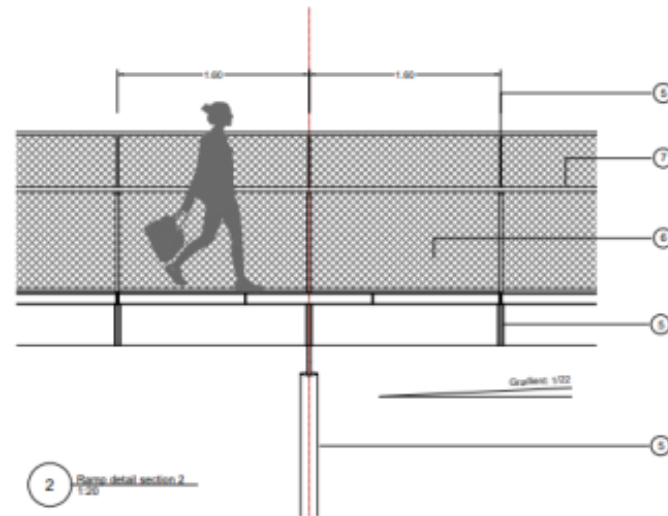
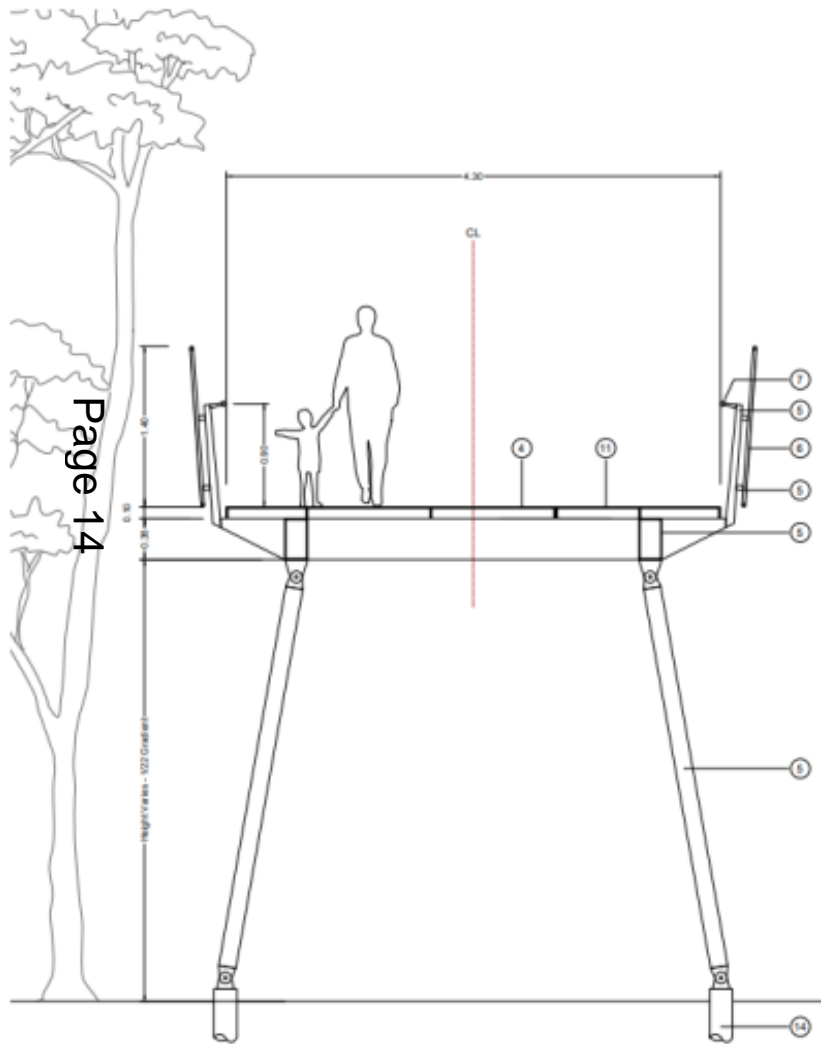
3 Bridge Planter Exploded Perspective
Not to Scale



NOTE: The planting in these drawings is indicative only. For planting information refer please to Landscape Drawing Set.

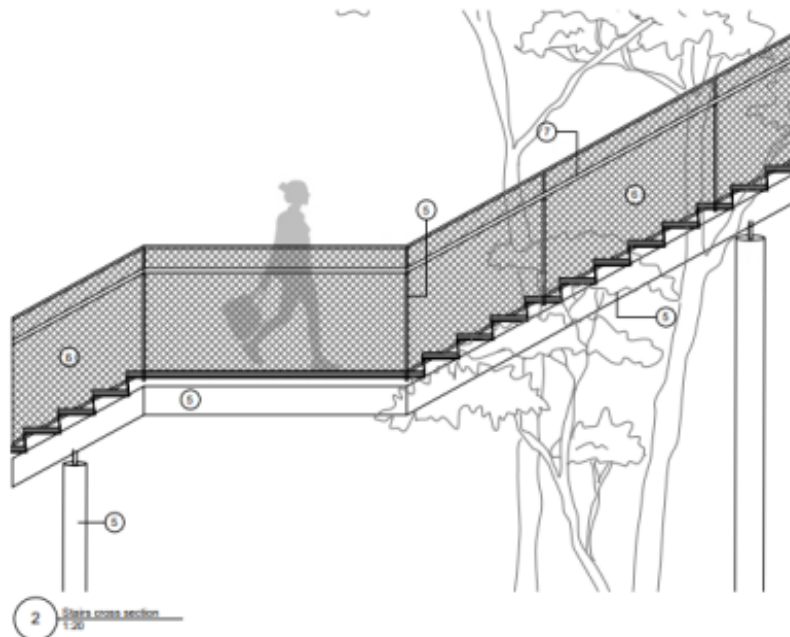
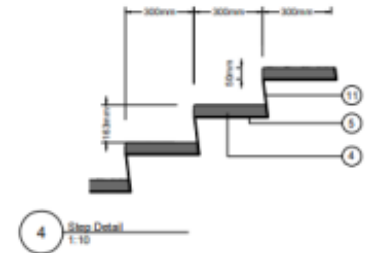
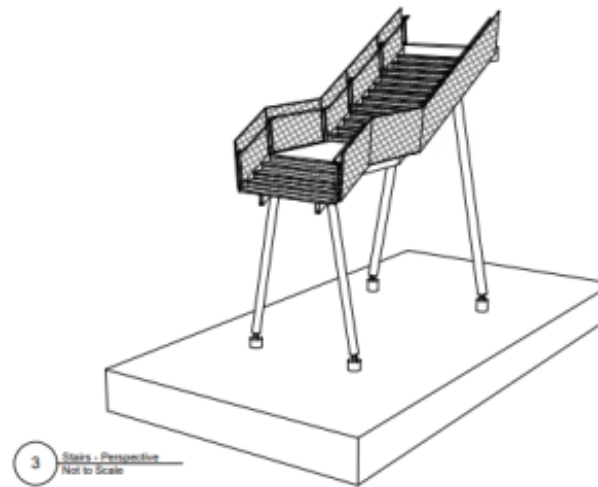
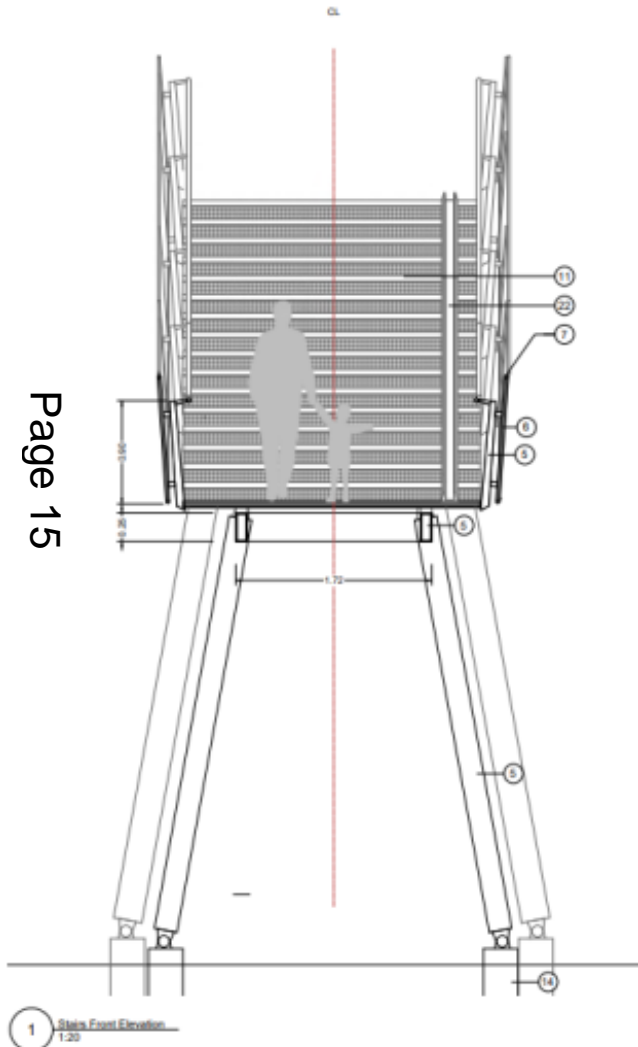
1. Mild steel structure / planting trough and fins
2. Reinforced concrete columns / structure with surface finish
3. Engineered timber beams
4. Resin bound gravel
5. Mild steel structure and vertical balusters with bronze metallic finish
6. Stainless steel rope mesh guarding
7. Circular stainless steel tube
8. Modified timber seat edge to planted trough
9. Modified timber bottom forming vertical surface with integrated light fitting below seat edge
10. Planter soil
11. Expanded metal with galvanised finish
12. Earth mounding
13. Serpentine wall
14. Concrete pile foundations
15. Gravel with capillary / geo-composite liner
16. Perforated drainage pipe
17. Perforated overflow drainage pipe
18. Drainage from deck to planter
19. Reinforced concrete liner to planted trough
20. Waterproof tanking to surface of concrete liner
21. Low level recessed luminaire

Proposed ramp detail



1. Mild steel structure / planting trough and fire
2. Reinforced concrete columns / structure with surface finish
3. Engineered timber beams
4. Resin bound gravel
5. Mild steel structure and vertical balusters with bronze metallic finish
6. Stainless steel rope mesh guarding
7. Circular stainless steel tube with integrated handrail lighting
8. Modified timber seat edge to planted trough
9. Modified timber battens forming vertical surface with integrated light fitting below seat edge
10. Planter soil
11. Expanded metal with galvanised finish
12. Earth mounding
13. Serpentine wall
14. Concrete pile foundations
15. Gravel with capillary / geo-composite liner
16. Perforated drainage pipe
17. Perforated overflow drainage pipe
18. Drainage from deck to planter
19. Reinforced concrete liner to planted trough
20. Waterproof tanking to surface of concrete liner

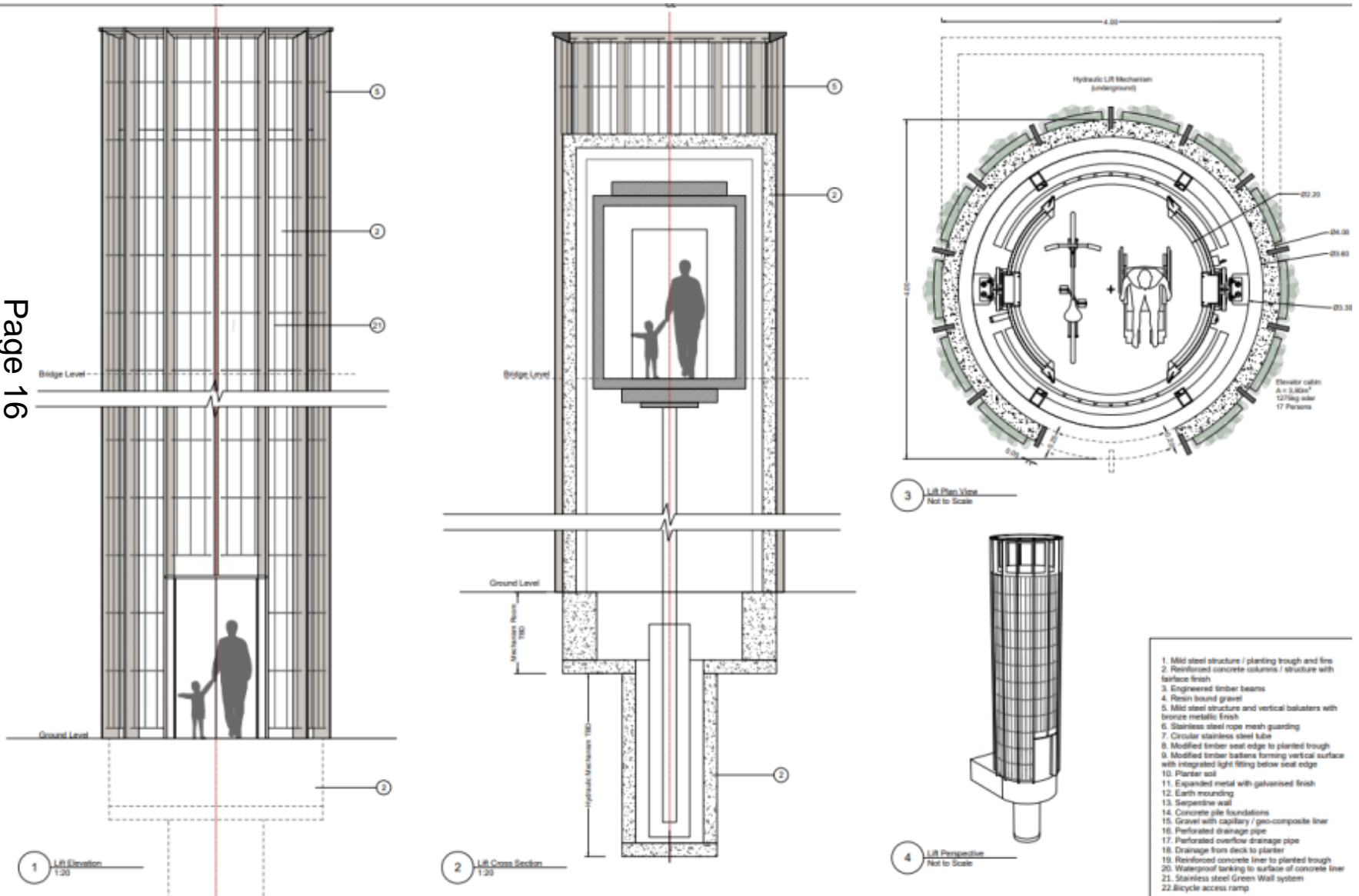
Proposed stairs detail



1. Mild steel structure / planting trough and line
2. Reinforced concrete columns / structure with surface finish
3. Engineered timber beams
4. Resin bound gravel
5. Mild steel structure and vertical balusters with bronze metallic finish
6. Stainless steel rope mesh guarding
7. Circular stainless steel tube
8. Modified timber seat edge to planted trough
9. Modified timber balusters forming vertical surface with integrated light fitting below seat edge
10. Planter soil
11. Expanded metal with galvanised finish
12. Earth mounding
13. Serpentine wall
14. Concrete pile foundations
15. Gravel with capillary / geo-composite liner
16. Perforated drainage pipe
17. Perforated overflow drainage pipe
18. Drainage from deck to planter
19. Reinforced concrete liner to planted trough
20. Waterproof tanking to surface of concrete liner
21. Stainless steel Green Wall system
22. Bicycle access ramp

Proposed lift detail

Page 16



Proposed serpentine wall

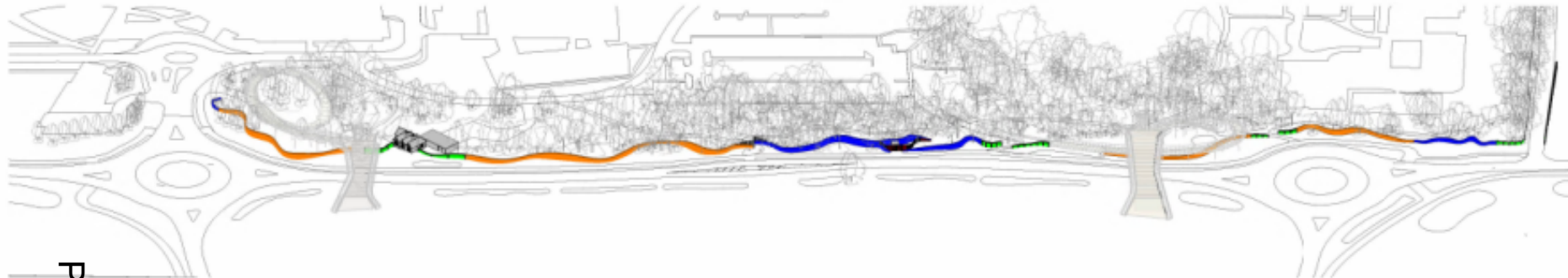
- Gabion Wall - Knapped Flint Aggregate
- Gabion Wall - Unknapped Flint Aggregate
- Traditional Wall - Knapped Flint and Brick
- Timber Fence
- Bench

Bridges Exit Planning Application

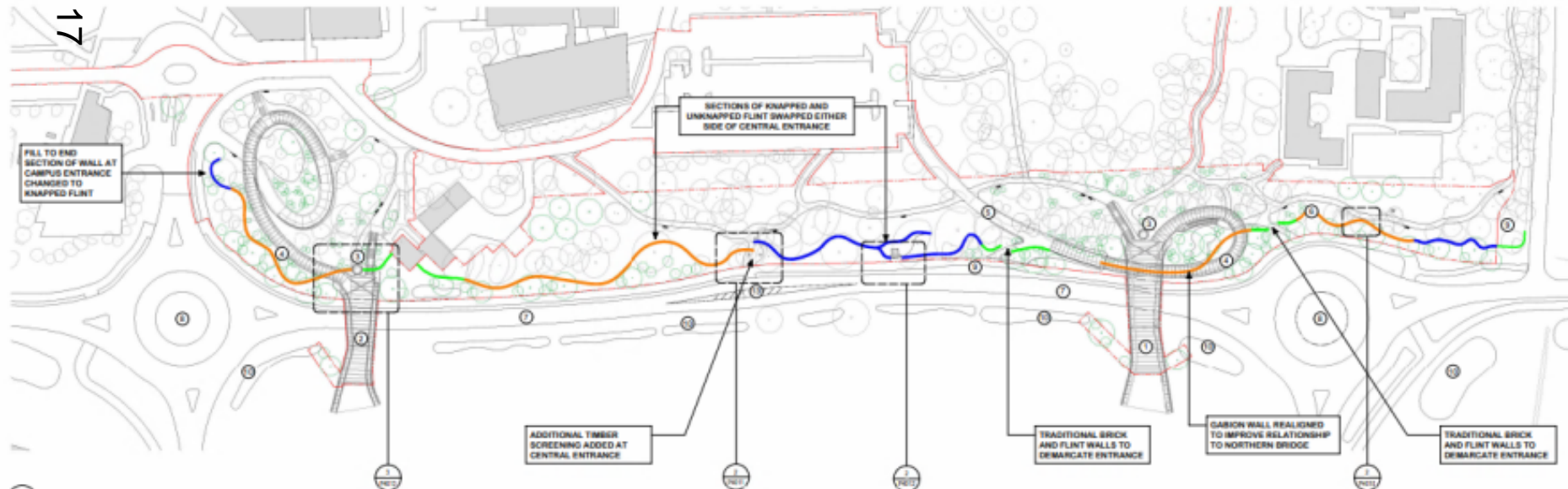
1. Proposed Northern Pedestrian / Cycle bridge
2. Proposed Southern Pedestrian / Cycle bridge
3. Proposed Lift and Stair to Bridge Level
4. Proposed Pedestrian and Cycle Ramp
5. Proposed Footway/Cycle Track
6. Proposed Serpentine Walls

AS/UL/RMA

7. Proposed AT301 Alignment
 8. Proposed Roundabout
 9. Proposed Footway/Cycle Track (design to be updated in due course)
- Future Central Green RMA**
10. Proposed Infiltration Basins
 11. Proposed Pedestrian Crossing from Carpark



1 Serpentine Walls - West Axis View



3 Serpentine Walls - Site Plan
1 : 150

Planning Balance

Approval

Material considerations

- Broadly aligned with approved parameter Plans as part of the outline planning permission – significant weight
- Biodiversity Net Gain – Significant weight
- Enhancement landscape planting – moderate weight
- High quality Design – significant weight
- Improved highway safety – moderate weight
- No impact upon neighbouring village of Hinxton – moderate weight



Refusal

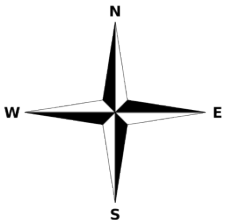
Material considerations

- Impact upon setting of Heritage Assets – less than substantial harm – public benefits
- Harm to rural character – limited weight given wider development

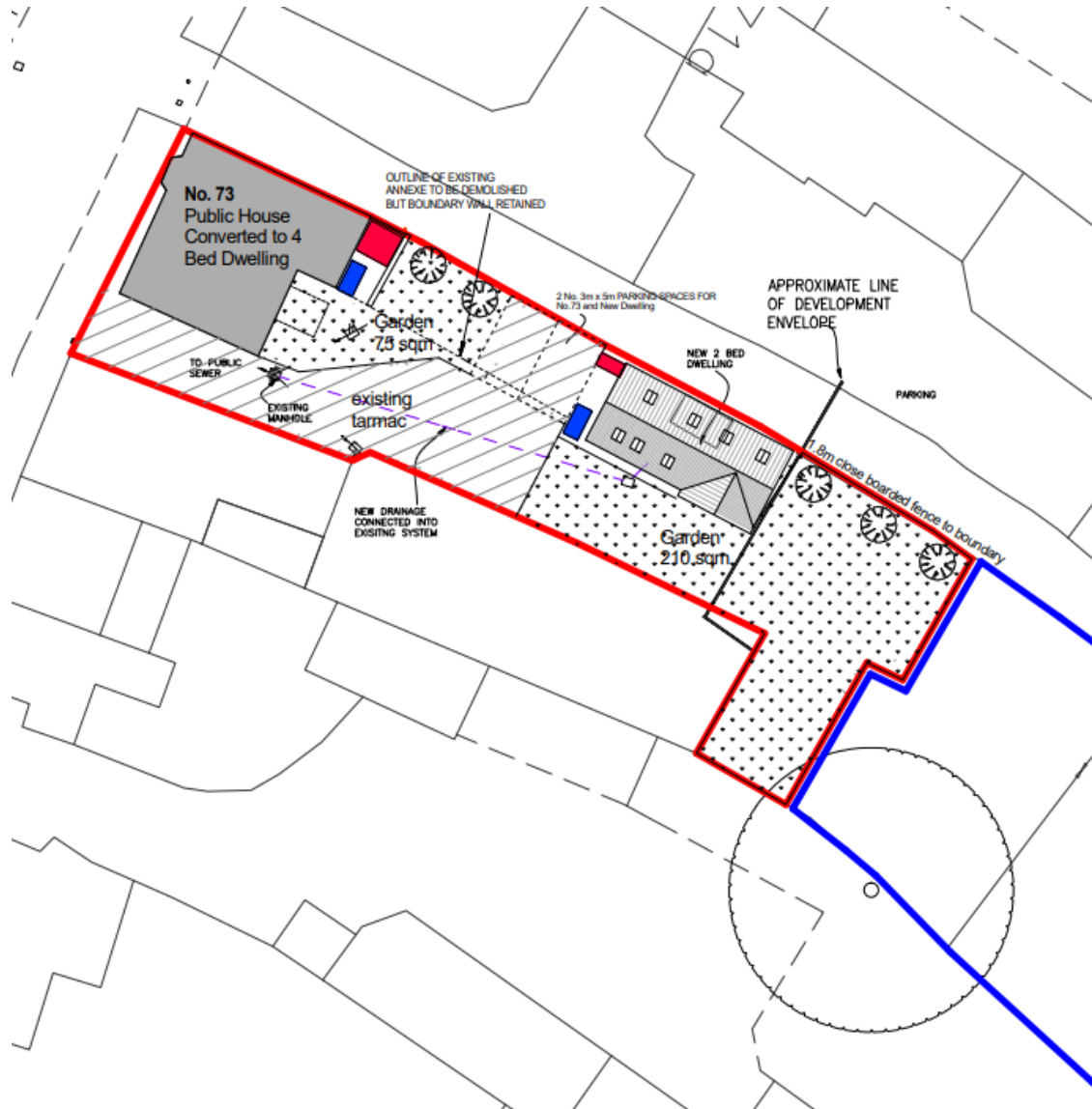
Officer Recommendation: Approval

MINOR APPLICATIONS

23/02061/FUL 73 High Street Site Location Plan



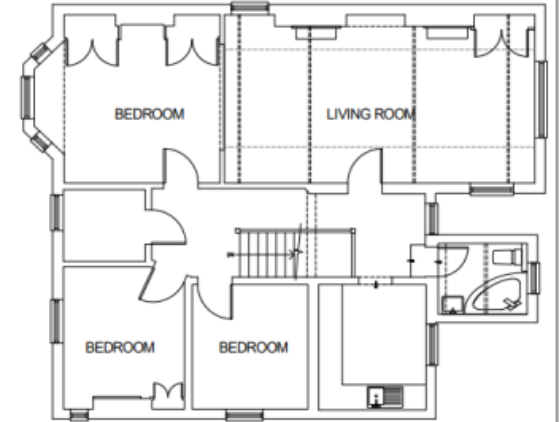
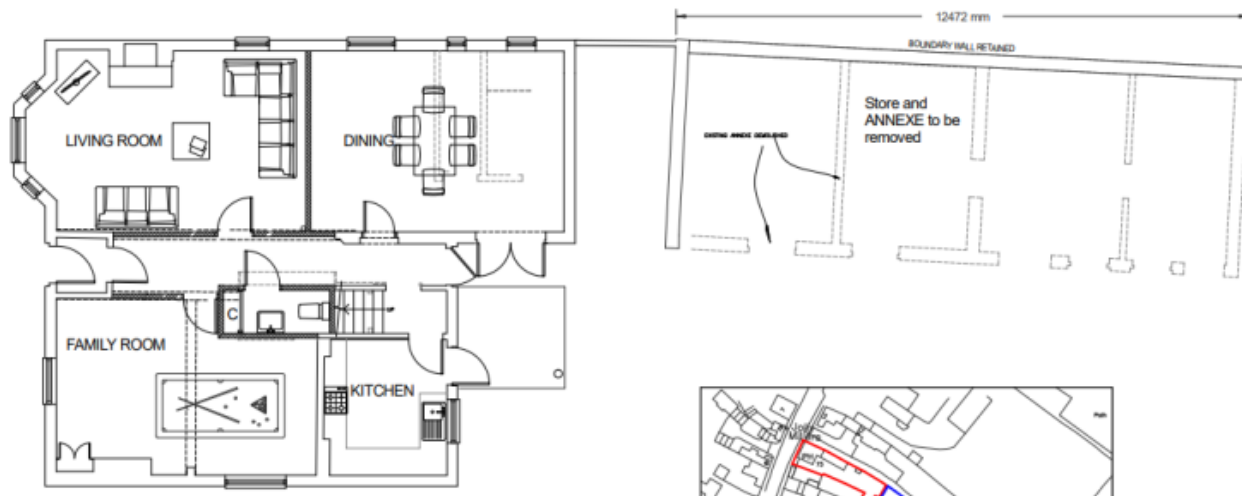
Block Plan



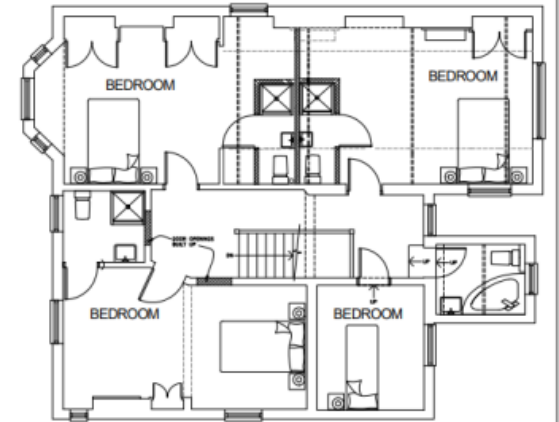
Floor plans – converted pub



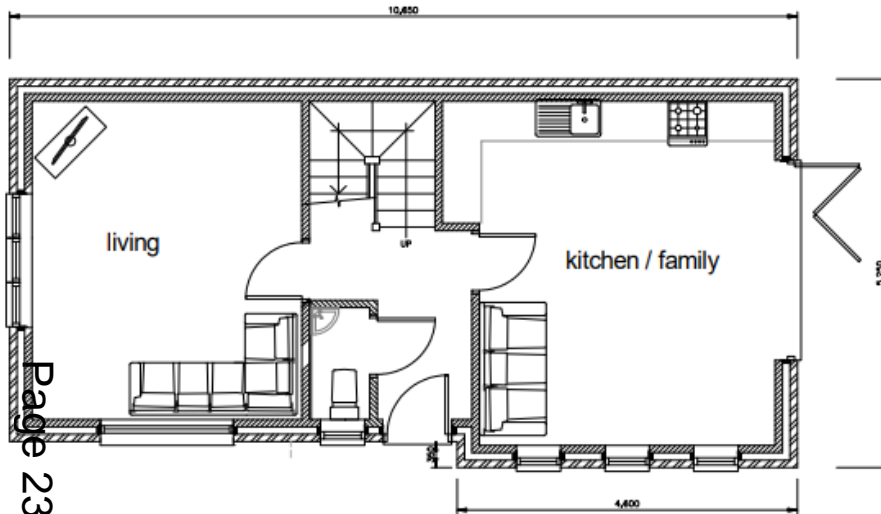
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

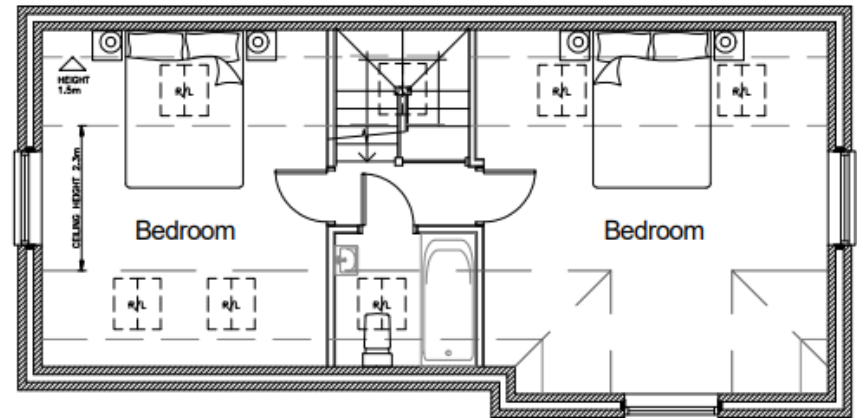


Floor plans – new dwelling



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Ground Floor 1:50



First Floor 1:50

Elevations (east and west)

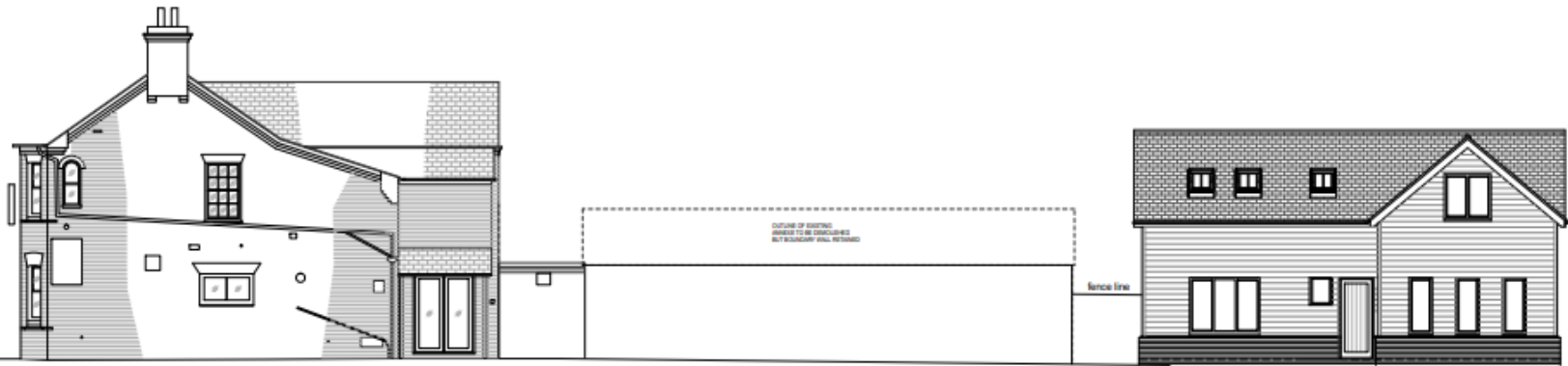
Page 24



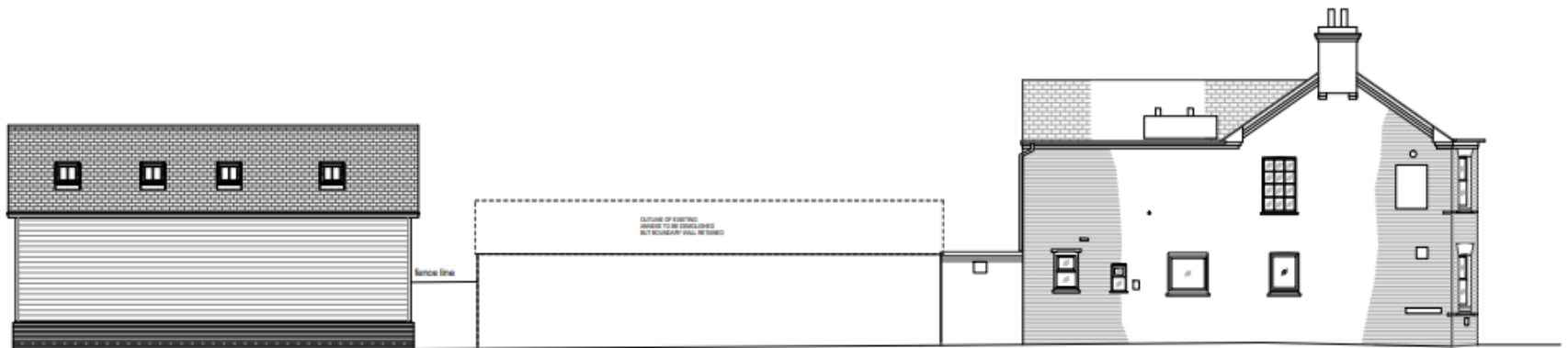
PROPOSED REAR ELEVATION

Elevations (south and north)

Page 25



PROPOSED SIDE ELEVATION (south)



PROPOSED SIDE ELEVATION (north)

Planning Balance

Approval

Key material considerations

- Appeal decision
- Reuse of vacant pub & no harm to the level of service provision in Cottenham
- Contributes to housing supply
- Sustainable reuse of land
- High quality accommodation for future occupiers
- Biodiversity net gain
- Ecological mitigations to prevent harm to protected species
- No harm to surrounding residents or the character and appearance of the conservation area



Refusal

Key material considerations

- None

Officer Recommendation: Approve