



Monday 07 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.**

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### Supplementary Agenda

	Pages
<b>5. 23/00482/FUL - Land at Wellcome Genome Campus, Cambridge Road, Hinxton</b>	<b>3 - 4</b>
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

### **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.

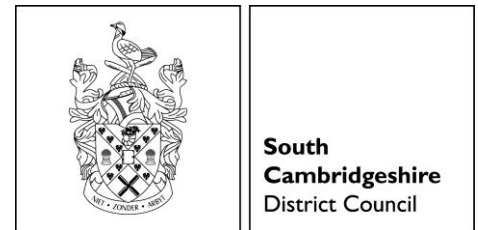
"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) ..... in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in 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 5



**Report to:** South Cambridgeshire District Council Planning Committee 9<sup>th</sup> August 2023

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

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

**Proposal:** Full application for the 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.

**Applicant:** Urban&Civic, 50 New Bond Street, London

**Key material considerations:**

1. Principle of Development
2. Transport and Highways Impacts
3. Trees and landscape
4. Drainage
5. Impact upon Conservation Area and heritage Assets

**Reason Reported to Committee:** Called in by Hinxton Parish Council

**Presenting officer:** James Tipping

### **Update/ Amendments Report**

It is requested that the following paragraphs are amended as follows:

[~~Strikethrough~~ = deletion]

[Underline = insertion]

### **Condition 8 – Arboricultural Impact Assessment**

8. The tree protection measures shall be implemented in accordance with the details in the Arboricultural Impact Assessment (dated ~~May~~ August 2023) throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus

materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990.

**Reason for amendment:** Following discussions with the County Archaeologist and the applicant it was agreed that the supporting plans identified at Appendix A of the updated report would include all proposed footpaths located to the north of the site be covered by 'no dig' construction. The amended plans were not received until after the publication of the committee report.

The proposed foundation works associated with the western ramp and staircase, and where not located within the current alignment of the A1301, will be addressed via suitably worded archaeological works condition which already appears within the published committee report, under condition 13.

### **Conclusion**

Overall, the recommendation remains the same as outlined in Paragraph 11.1 of the Committee Report.

### **Report Author:**

James Tipping – Principal Planner (Strategic Sites)