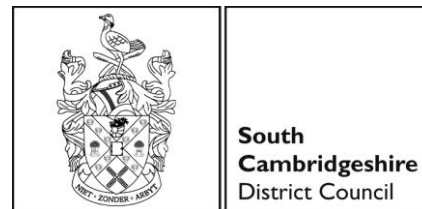


South Cambridgeshire Hall
Cambourne Business Park
Cambourne
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Thursday 05 October 2023

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, Eileen Wilson and
Henry Batchelor

Quorum: 3

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

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, 11 October 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 - 38**

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

Planning Application Reference: 23/00123/FUL

Land to the north of Lower Cambourne, Cambourne Business Park, Cambourne, Cambridgeshire.

Erection of 256 No. dwellings and change of use of existing marketing suite to café, landscaping, car parking, substations, bin and bike stores.

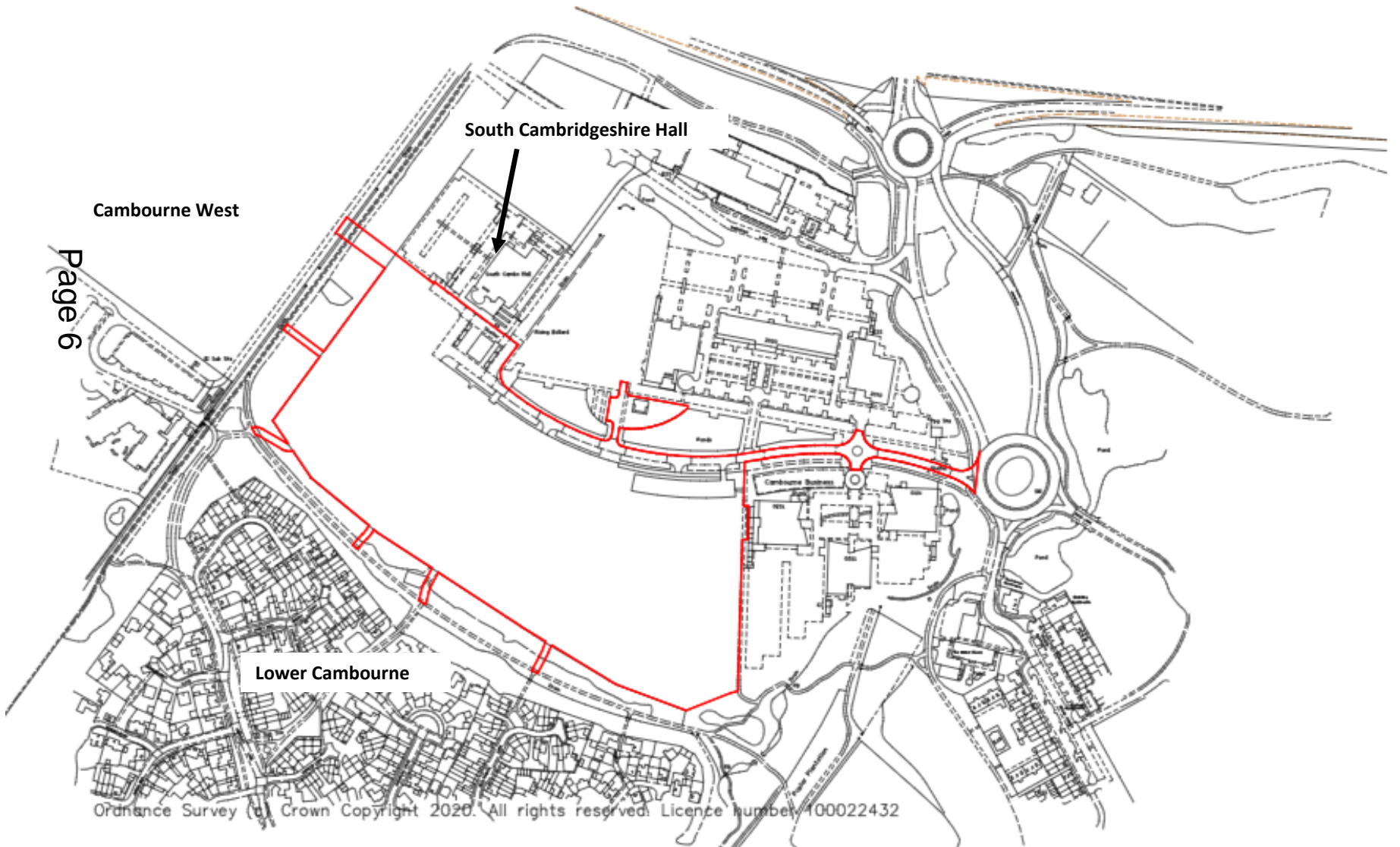
Presenting Officer:

Aaron Coe

Principal Planner (CIP and SCIP Projects)

e: Aaron.Coe@greatercambridgeplanning.org

Site Location Plan



Page 6

The Proposal



- 256 homes (including 102 affordable units).
- Pedestrian and cycle links across the site and links to Cambourne West.
- High quality open space including a new public square, central park and foraging route.

Business Park Frontage (CGI)



Page 8



Proposed street scene elevations (Business Park Frontage)



Section 1

Section 2



Section 3

Section 4



The Backs



The Backs- North and South Elevation



hit & miss fences

wall climbers

brick wall

Brick gate post

Page 11



THE BACKS - SOUTH ELEVATION

Apartment block- Locations and CGIs



Block A (fronting the public square)



Block B (along Business Park Road)



Block C (within the 'rural edge')



The Park



Page 13



Proposed street scene elevations (north and south of the park).



STREET SCENES - PRIMARY ROAD - HOUSES FACING TO THE PARK

Page 14



STREET SCENES - HOUSES NORTH OF THE PARK - FACING TO THE PARK

The Mews streets



Page 15



Mews street (east) looking southwards

The Courtyards



Page 16



Planning Balance

Approval

Material considerations

- Principle of a 'primarily residential development' acceptable and in accordance with the use required by policy SS/8.
- Provision of 102 affordable units. (40% and policy compliant).
- All affordable units proposed to be designed to Passivhaus principles standard.
- Commitment to delivering 20% Biodiversity Net Gain.
- £3.3million financial contributions towards key services and facilities within Cambourne including education, community and sports facilities and transport infrastructure.



Refusal

Material considerations

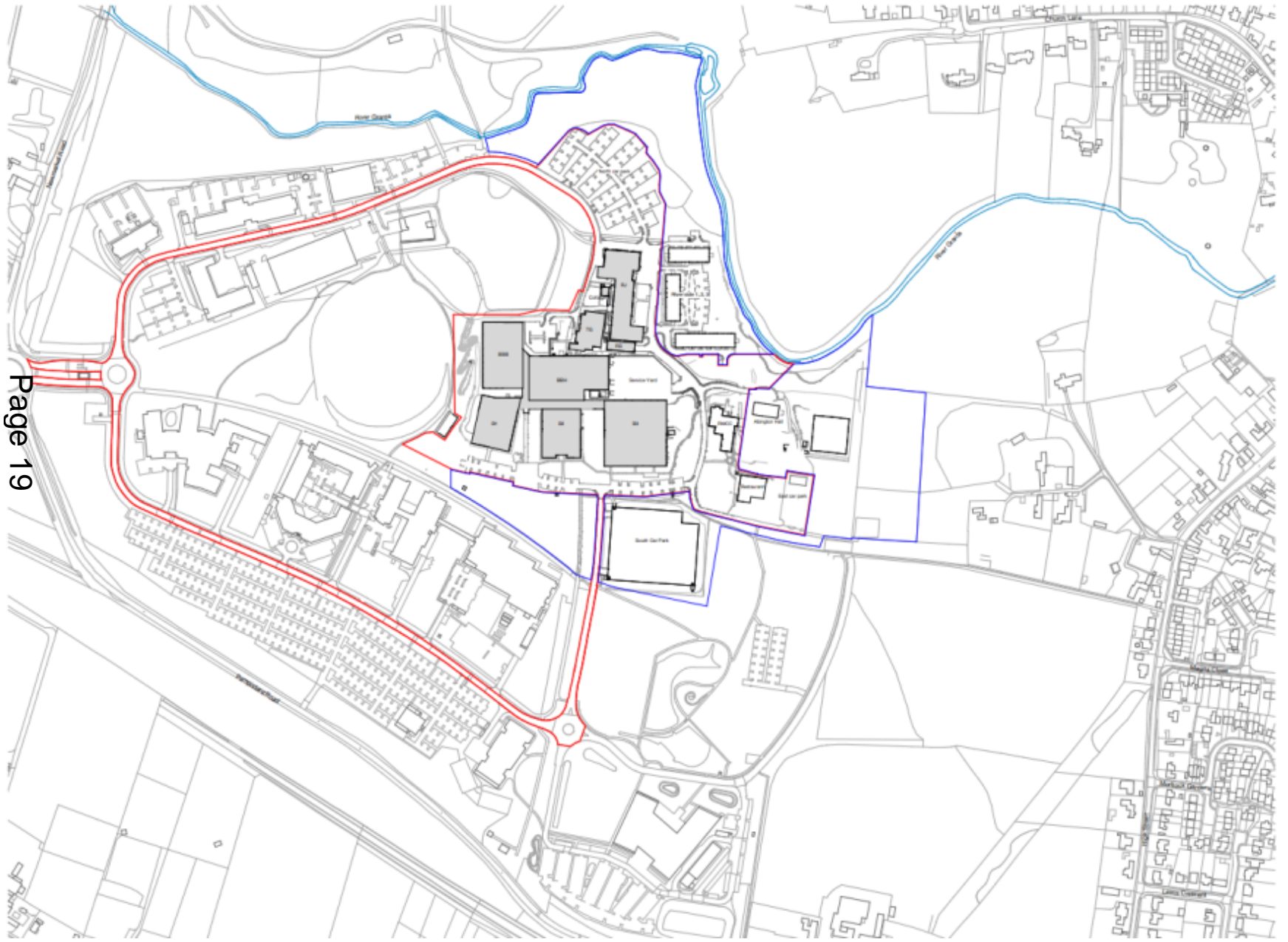
- Lack of an all motor vehicle link through the Cambourne Business Park.
- Conflict with policy SS/8 in terms of the timing of the delivery of the Land South of the Business Park.

**Officer Recommendation:
Approval subject to conditions
and Section 106 Agreement**

22/05549/OUT - TWI Granta Park Great Abington

Outline application for the development of the TWI campus (including means of access) for use by TWI (comprising but not limited to a range of related uses including office and laboratory space, and ancillary facilities including conferencing and non-residential education/training uses) and/or for Research and Development purposes (Use Class E(g)(ii)), following the erection of two new buildings centred off the central service spine (B4 and B5), one building (B6) immediately to the north, and an extension to the existing engineering hall (B3) (with a combined floor area up to 31,500m² (GEA) excluding plant), the reconfiguration and external works to the Bevan Braithwaite building, central service spine and the servicing yard, and the provision of a decked car park to the north, surface car parking and cycle parking, landscaping and associated infrastructure (following the phased demolition of a number of buildings, namely BBH, Robert Jenkins, Resonance Shed and Trevor Gooch comprising 10,185m² (GEA)) with all other matters, namely layout, scale, appearance and landscaping reserved

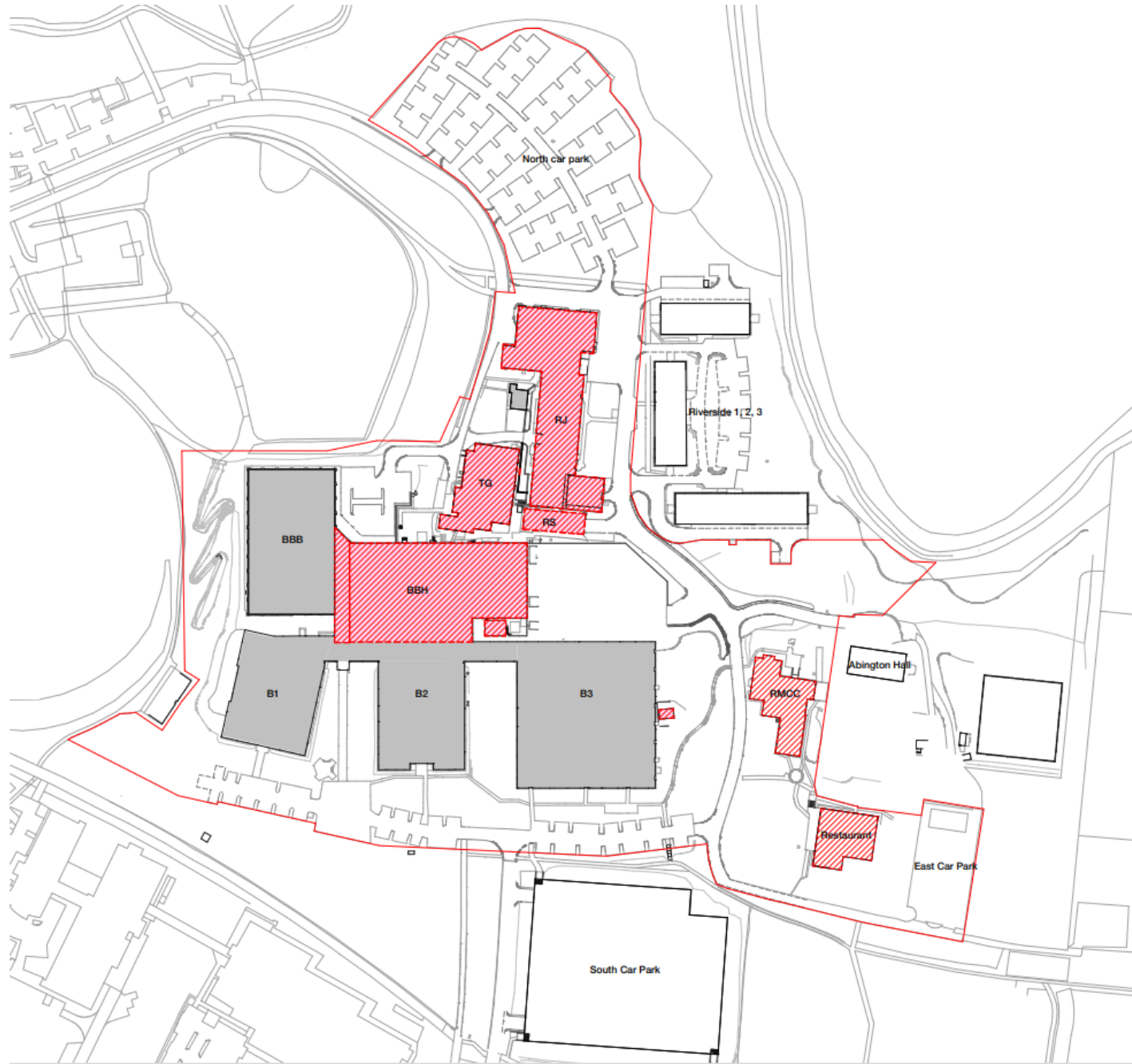
Site location plan



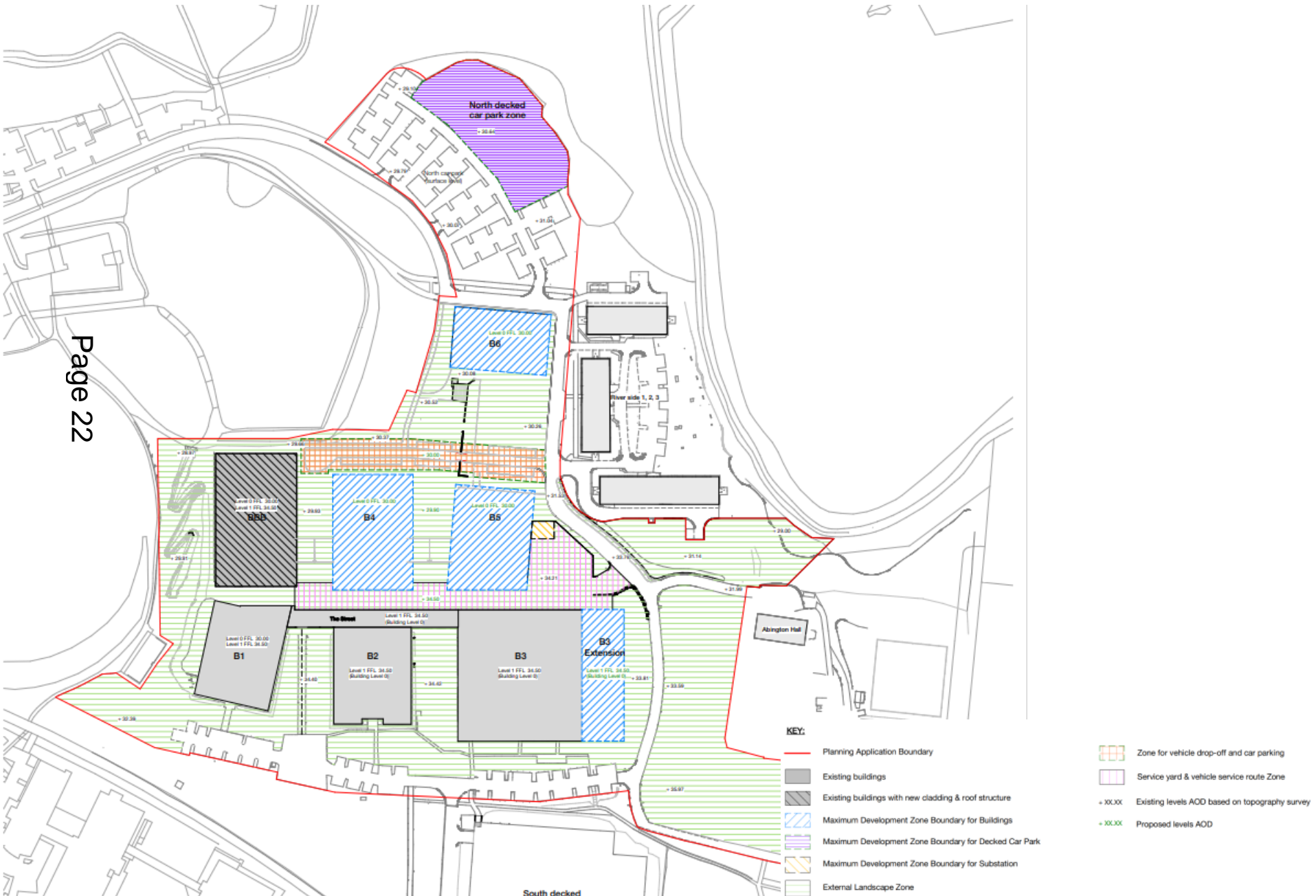
Existing Site Plan



Parameter Plan - Demolition

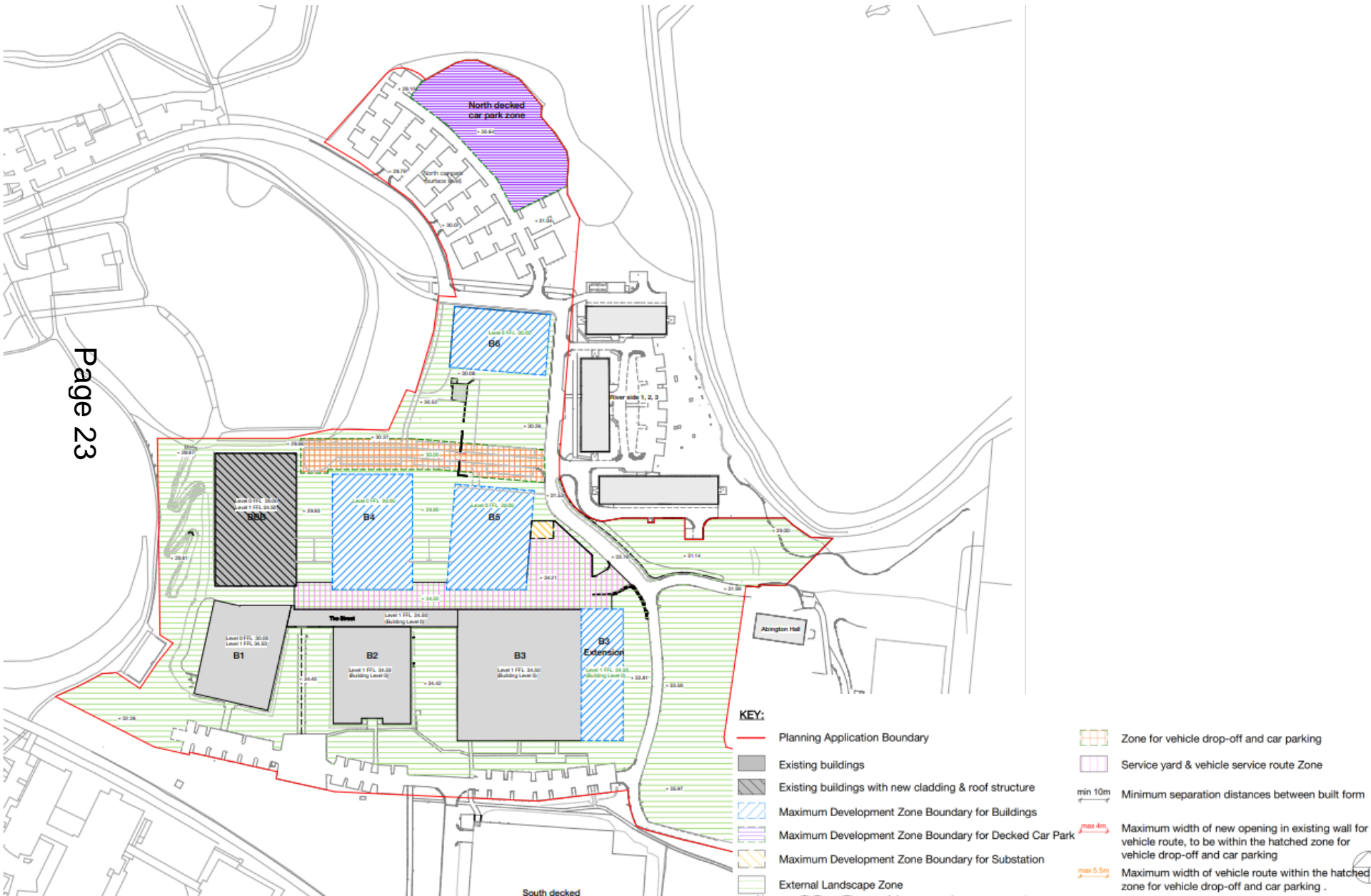


Parameter Plan – Proposed Site Level

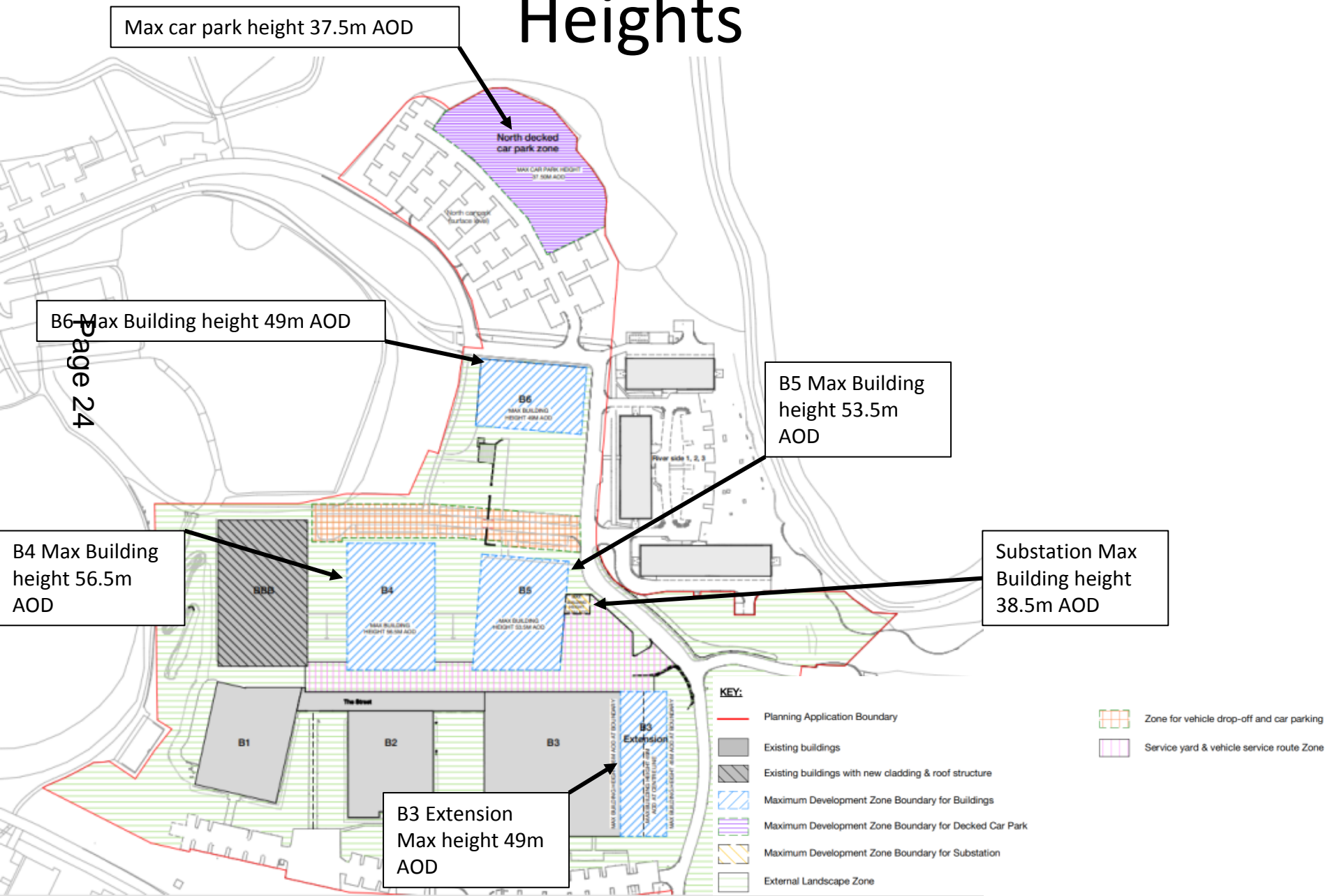


Parameter Plan – Proposed Development Zones & Landscape

Page 23

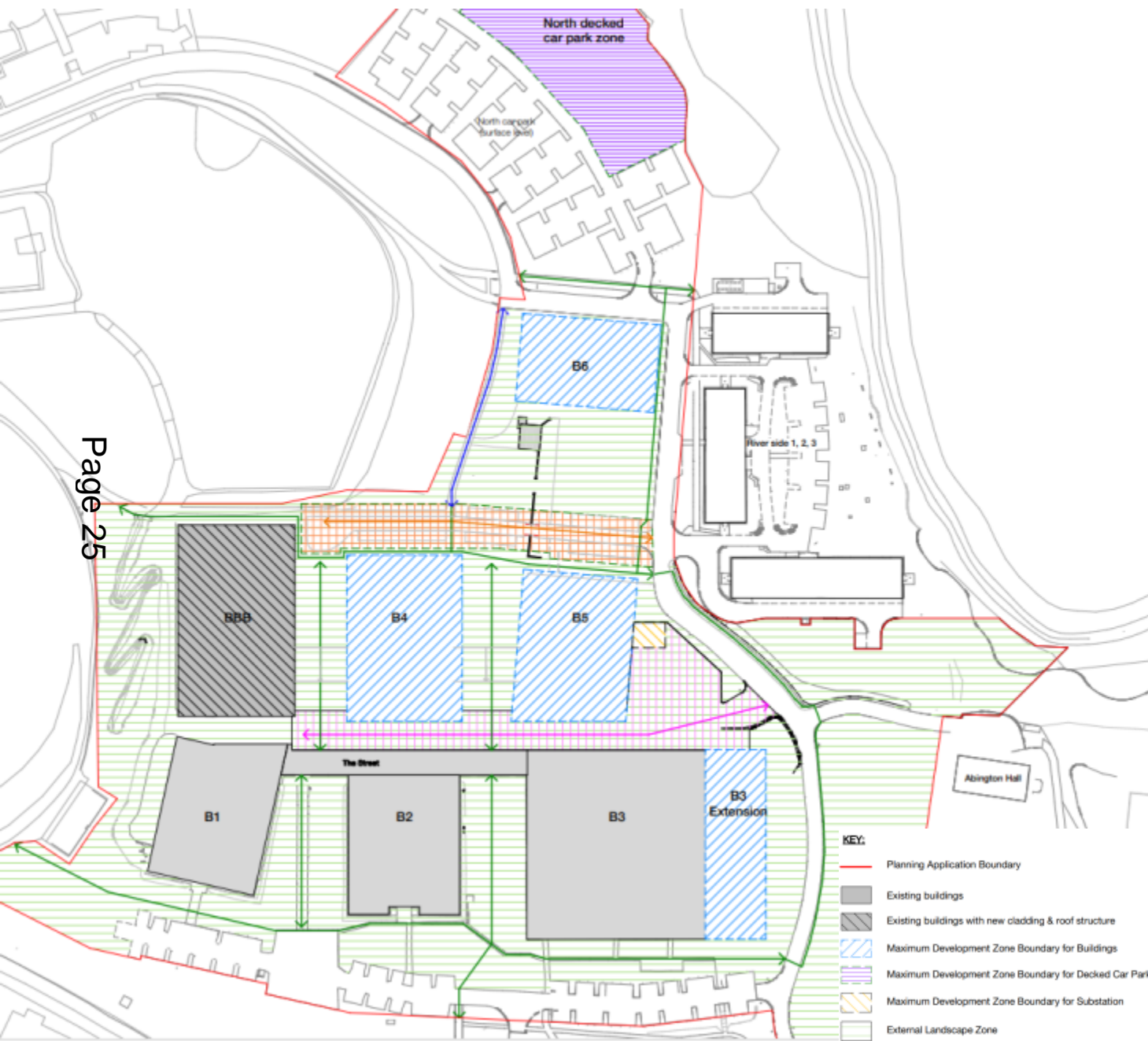


Parameter Plan – Maximum Building Heights



Parameter Plan – Access & Connections

Page 25



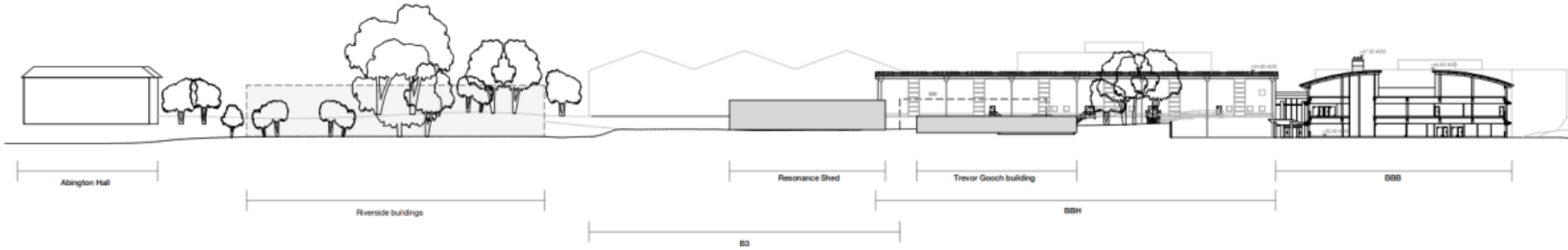
- KEY:**
- Planning Application Boundary
 - Existing buildings
 - Existing buildings with new cladding & roof structure
 - Maximum Development Zone Boundary for Buildings
 - Maximum Development Zone Boundary for Decked Car Park
 - Maximum Development Zone Boundary for Substation
 - External Landscape Zone
 - Zone for vehicle drop-off and car parking
 - Service yard & vehicle service route Zone
 - Pedestrian route
 - Cycle & pedestrian route
 - Vehicle route for visitor drop-off and accessible parking
 - Vehicle route for deliveries & services access

Illustrative Landscape Masterplan

Page 26

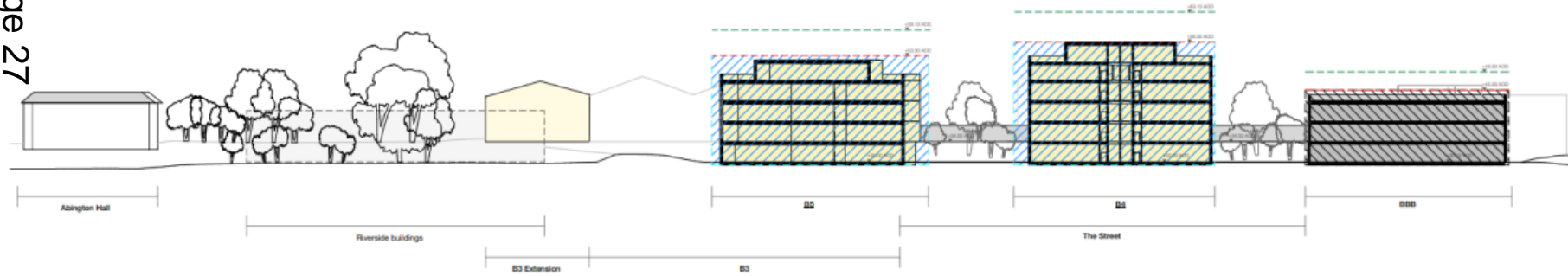


Illustrative Section East-West

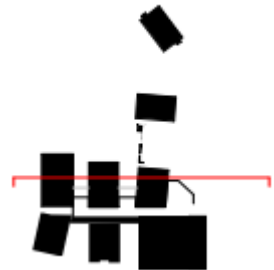


1 Existing Illustrative Section C
1 : 500

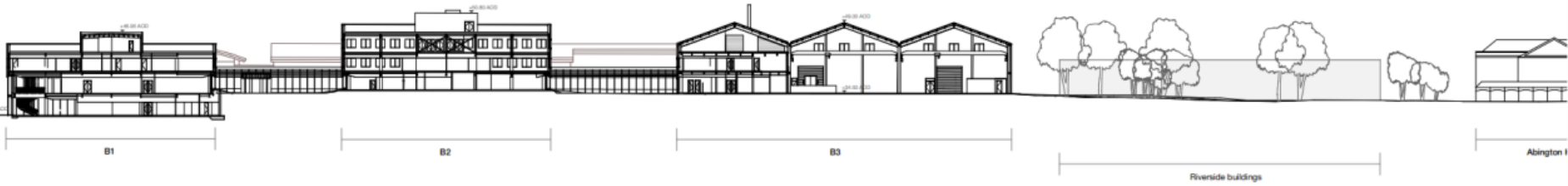
Page 27



Proposed Illustrative Section C

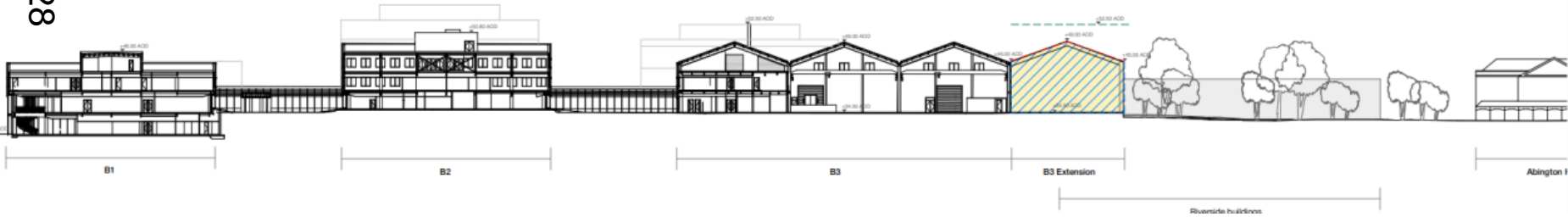


Illustrative Section West-East

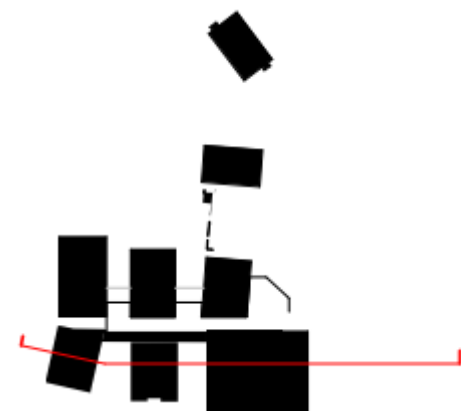


1 Existing West East Site Section B
1 : 500

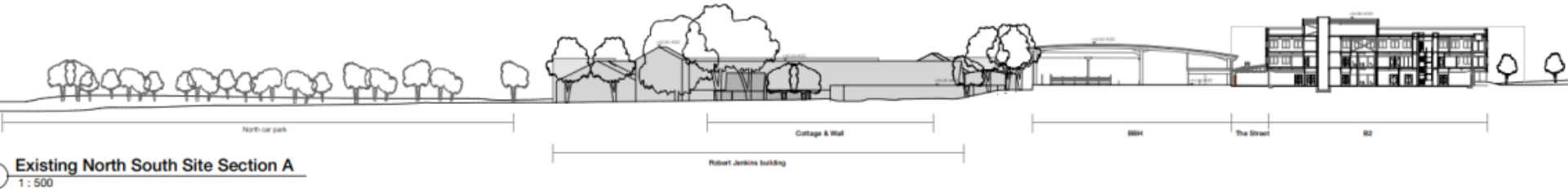
Page 28



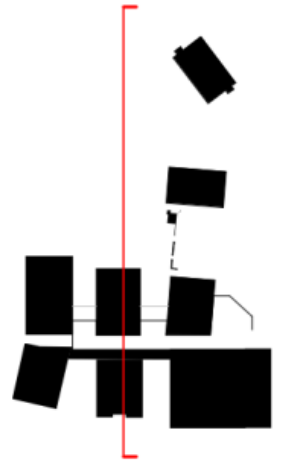
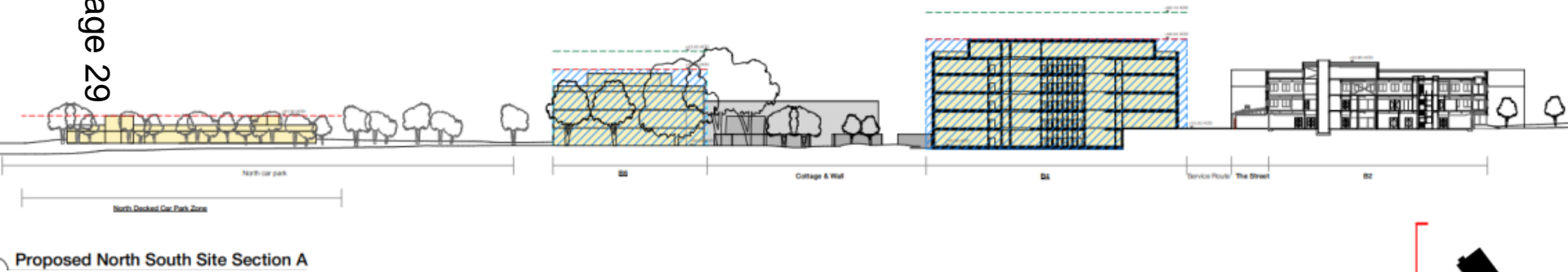
2 Proposed West East Site Section B



Illustrative Section North-South



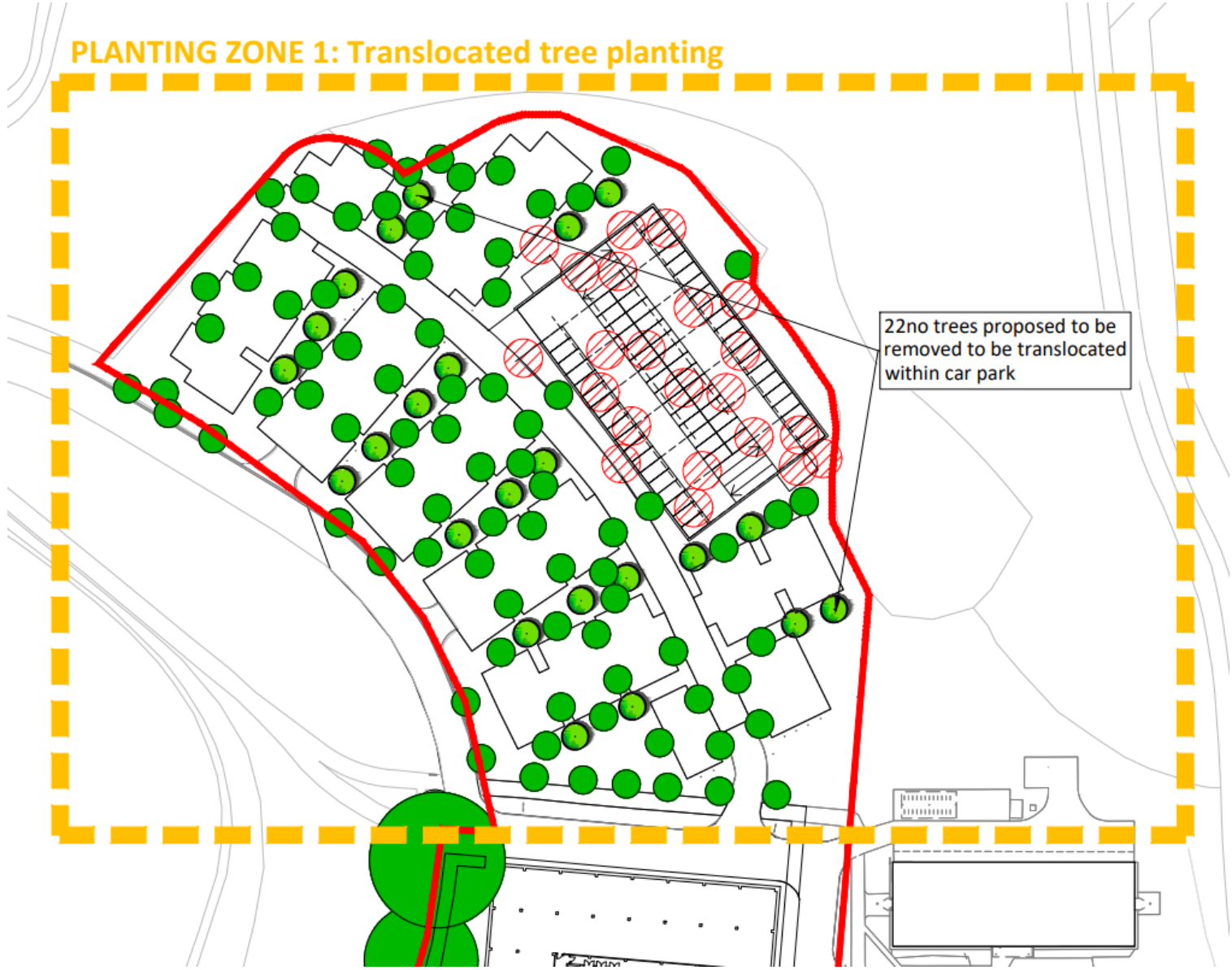
Page 29



Tree Planting/ Removal – Zone 1 (Northern Car Park)

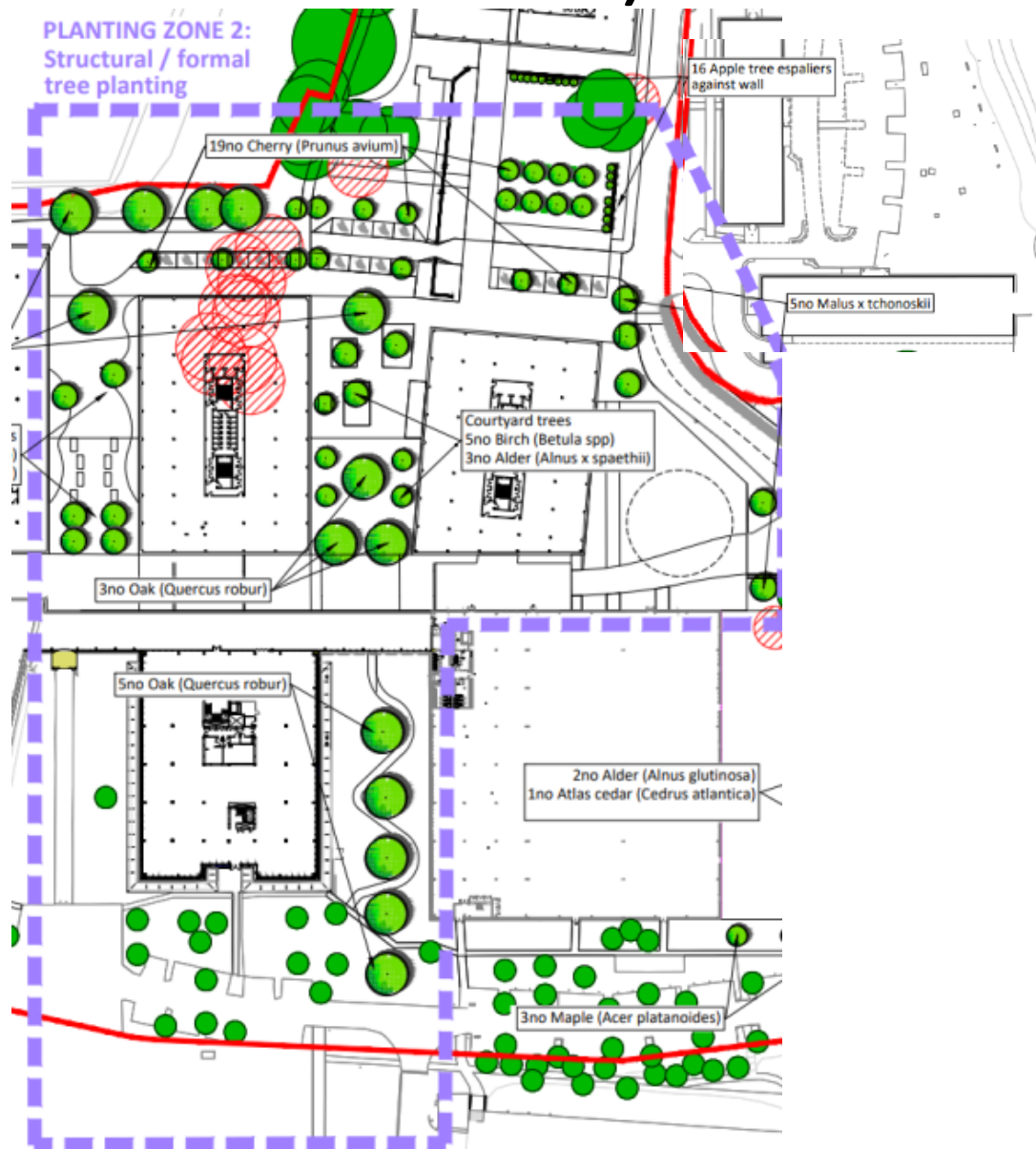
PLANTING ZONE 1: Translocated tree planting

Page 30



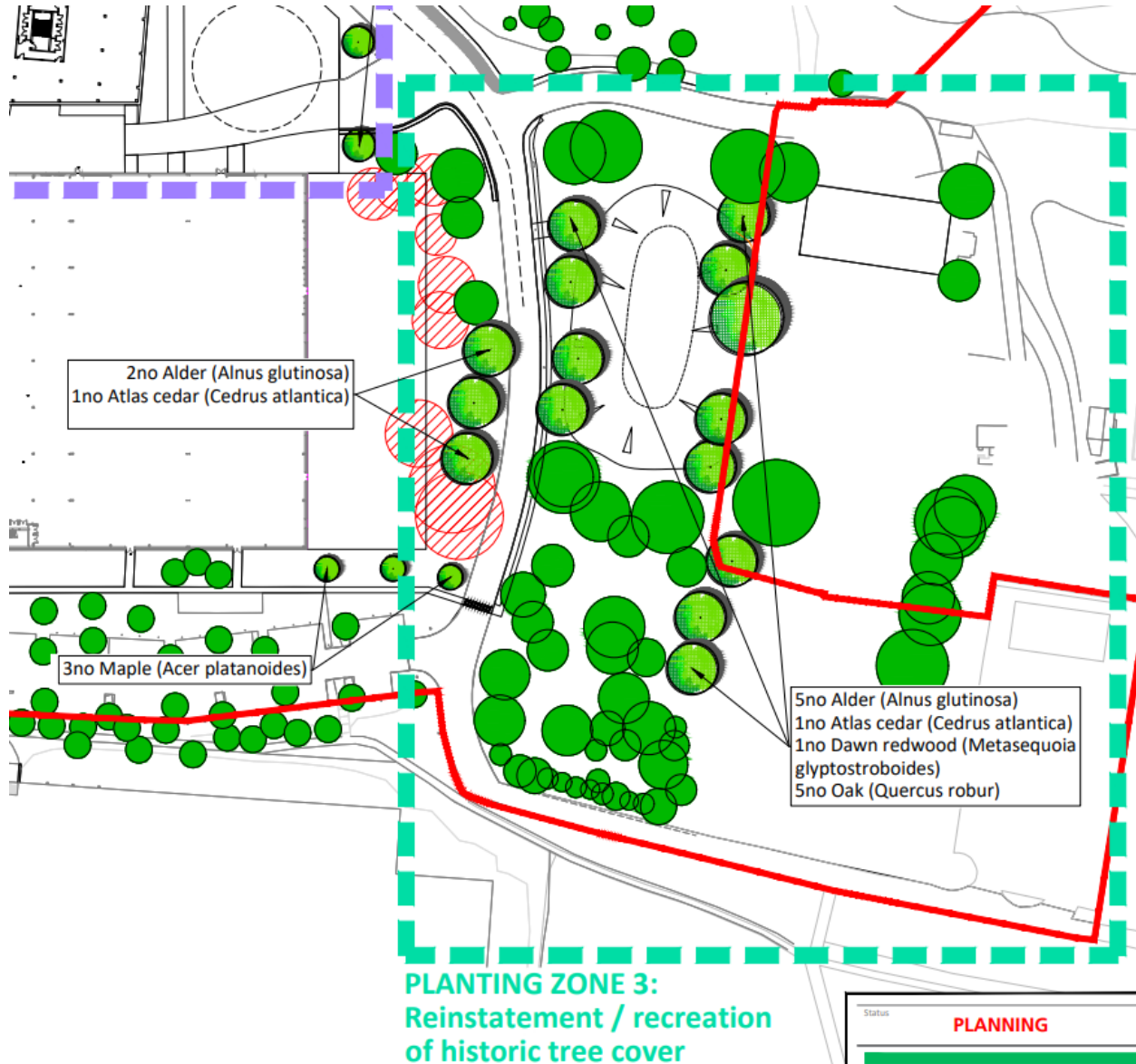
22no trees proposed to be removed to be translocated within car park

Tree Planting/ Removal – Zone 2 (B4 / B5 area)



Tree Planting/ Removal – Zone 1 (B3 Extension/ Abington Hall)

Page 32



Planning Balance

Approval

Material considerations

- Principle of development acceptable as on established science park.
- Significant economic benefits (circa 1,500 additional jobs) through 21,315m² of potential additional R&D floorspace.
- Improved sustainability performance of buildings (BREEAM excellent).
- Extensive replacement tree planting across site.
- Financial contributions towards local sustainable transport infrastructure.
- Opportunity for biodiversity net gain.



Refusal

Material considerations

- Less than substantial harm to heritage assets.
- Low level of harm to visual quality of landscape.
- Harm to character of area through loss of Tree Preservation Order group of oak trees.

Officer Recommendation:
Approval subject to conditions and Section 106 Agreement

23/00329/LBC - TWI Granta Park Great Abington

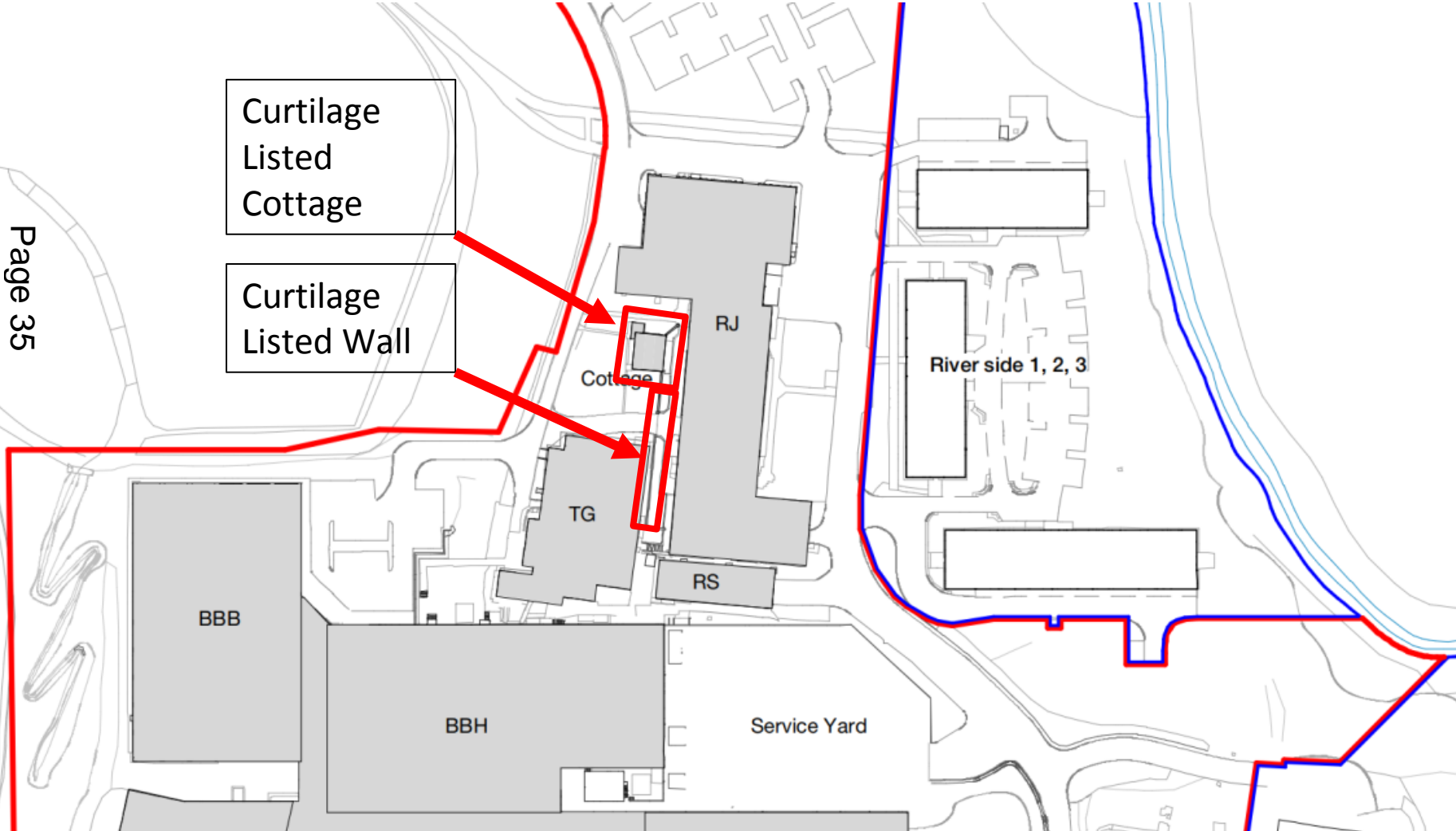
Creation of a 4 m opening to the curtilage listed wall to enable the creation of an east-west shared access which forms part of the outline application 22/05549/OUT, together with the general repair of copings and masonry to the wall.

Site Plan of Curtilage Listed Cottage and Wall

Page 35

Curtilage
Listed
Cottage

Curtilage
Listed
Wall

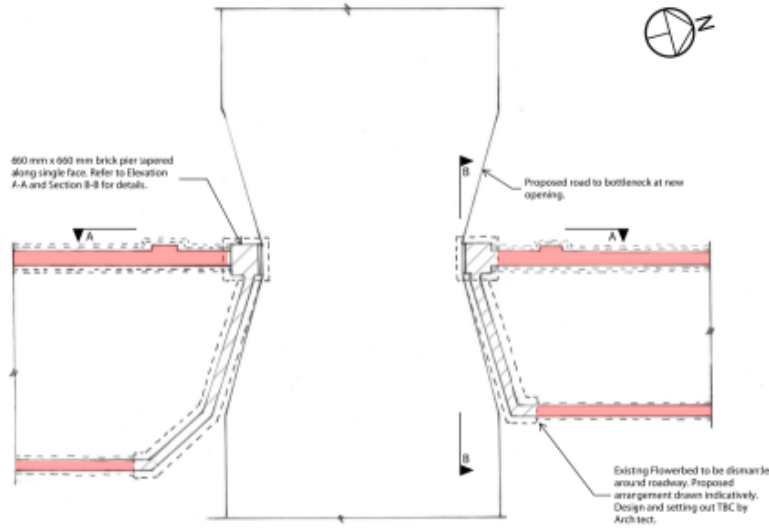


New opening in wall

Page 36

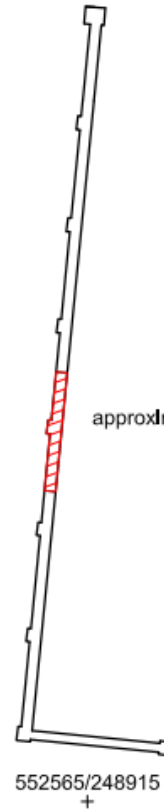


New opening in wall



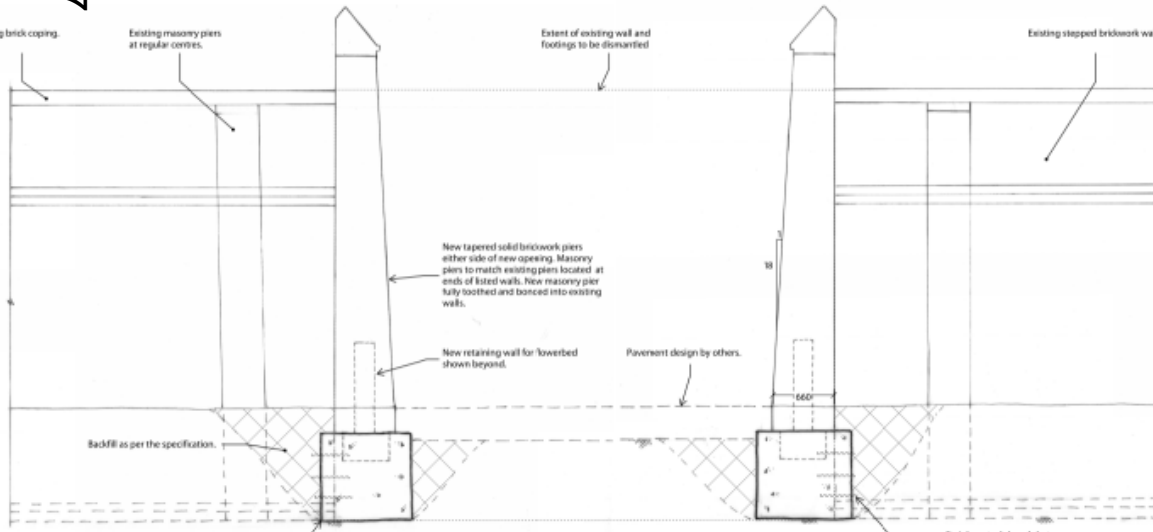
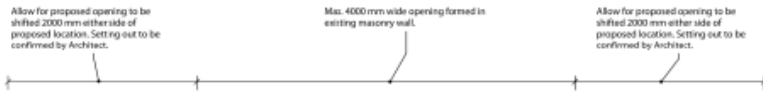
PARTIAL PLAN
(1:50)

552565/248945
+



552565/248915
+

Page 37



ELEVATION A-A:
PROPOSED OPENING IN EXISTING MASONRY WALL
(1:25)

Planning Balance

Approval

Material considerations

- Conservation Team Supportive
- No harm to listed building subject to condition.

Refusal

Material considerations

- None



Officer Recommendation:
Approval subject to conditions