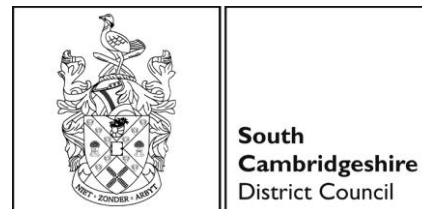


South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 01954 713000
f: 01954 713149

www.scambs.gov.uk



Wednesday 01 November 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
Dr Lisa Redrup

Quorum: 3

Substitutes Councillors Graham Cone, Sue Ellington, Mark Howell, Bunty Waters,
if needed: Dr. Shrobona Bhattacharya, Anna Bradnam, 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, 8 November 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 - 44**

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

23/02467/FUL

Land at The Way, Fowlmere


Part demolition of existing buildings and erection of new buildings for research and development including co-working space, cafe and gym (Use Class E commercial, business and services), installation of plant, car parking provision of cycle parking, public realm improvements, and associated works to the Way.

Site Location Plan

Page 6



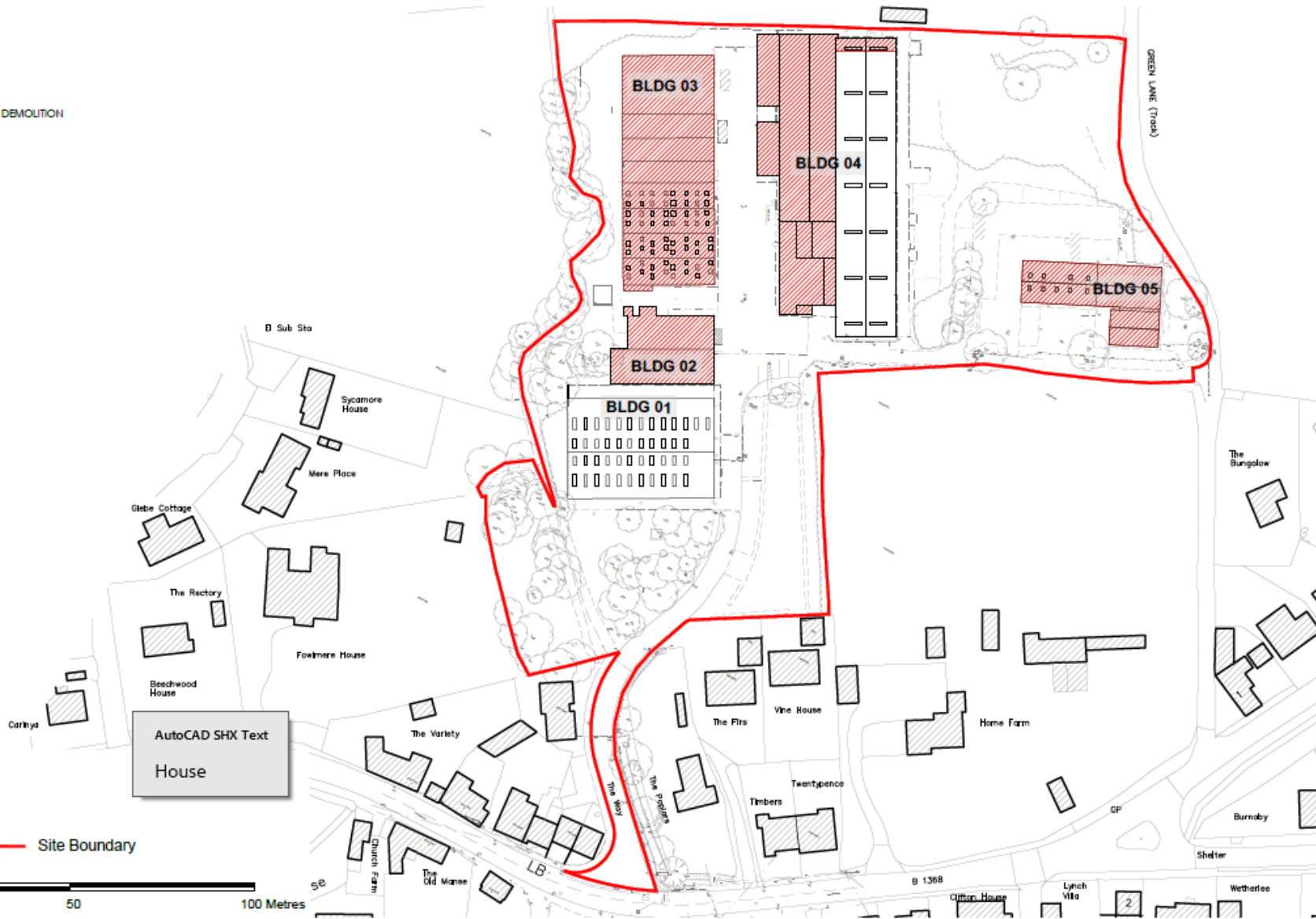
Existing/Demolition Site Plan

 PROPOSED DEMOLITION



 Site Boundary

0 20 50 100 Metres



Proposed Site Plan

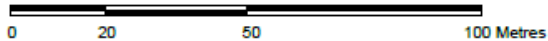
-  TREES EXISTING
-  TREES REMOVED
-  TREES PROPOSED
-  SOFT LANDSCAPING PROPOSED
-  EV CHARGING SPACES

184 PARKING SPACES ON SITE
ALL INTERNAL COLUMNS NOT SHOWN

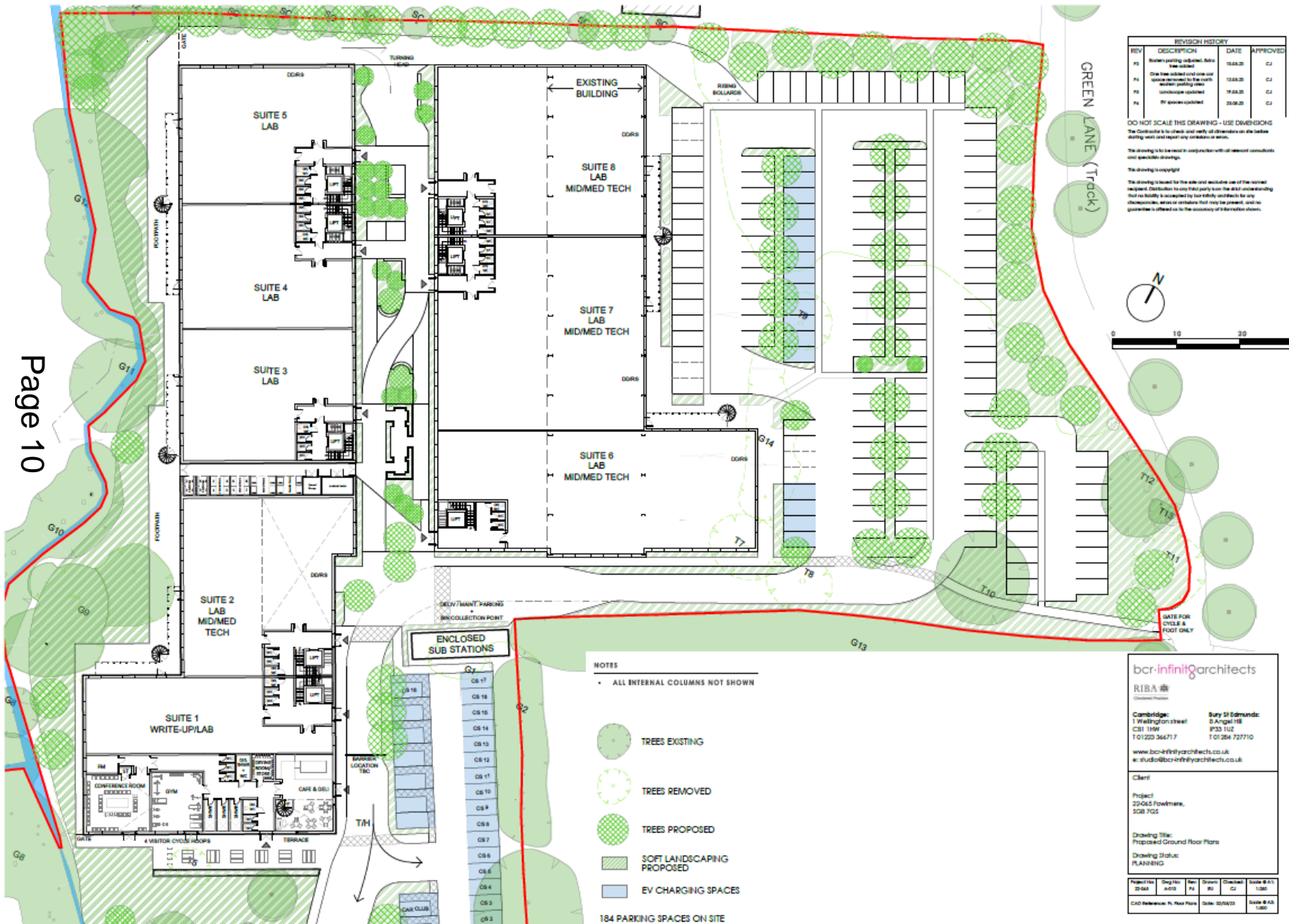
Page 8



Site Boundary



Proposed Ground Floor Plan



REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED
PA	Revised layout and site plan	10.08.20	CJ
PA	Site plan updated and site plan	10.08.20	CJ
PA	Site plan updated and site plan	10.08.20	CJ
PA	Site plan updated and site plan	10.08.20	CJ

DO NOT SCALE THIS DRAWING - USE DIMENSIONS
 The Contractor to check and verify all dimensions on the site during work and report any variations to us.

The drawing is to be used in conjunction with all relevant consultation and planning drawings.

The drawing is subject to the site and location of the work required. Distribution to any third party is on the strict understanding that no liability is accepted by the architect for any alterations, errors or omissions that may be present, and no guarantee is offered as to the accuracy of information shown.



NOTES
 • ALL INTERNAL COLUMNS NOT SHOWN

- TREES EXISTING
- TREES REMOVED
- TREES PROPOSED
- SOFT LANDSCAPING PROPOSED
- EV CHARGING SPACES

184 PARKING SPACES ON SITE

bcr-infinityarchitects
 RIBA Chartered Practice

Cambridge: 1 Wellington Street, CB1 1JW, Tel: 01223 364717
 Surrey: 21 Edmunds Road, Epsom, Surrey, Middlesex, TW20 0EX, Tel: 0181 254 72710

www.bcr-infinityarchitects.co.uk
 e: studio@bcr-infinityarchitects.co.uk

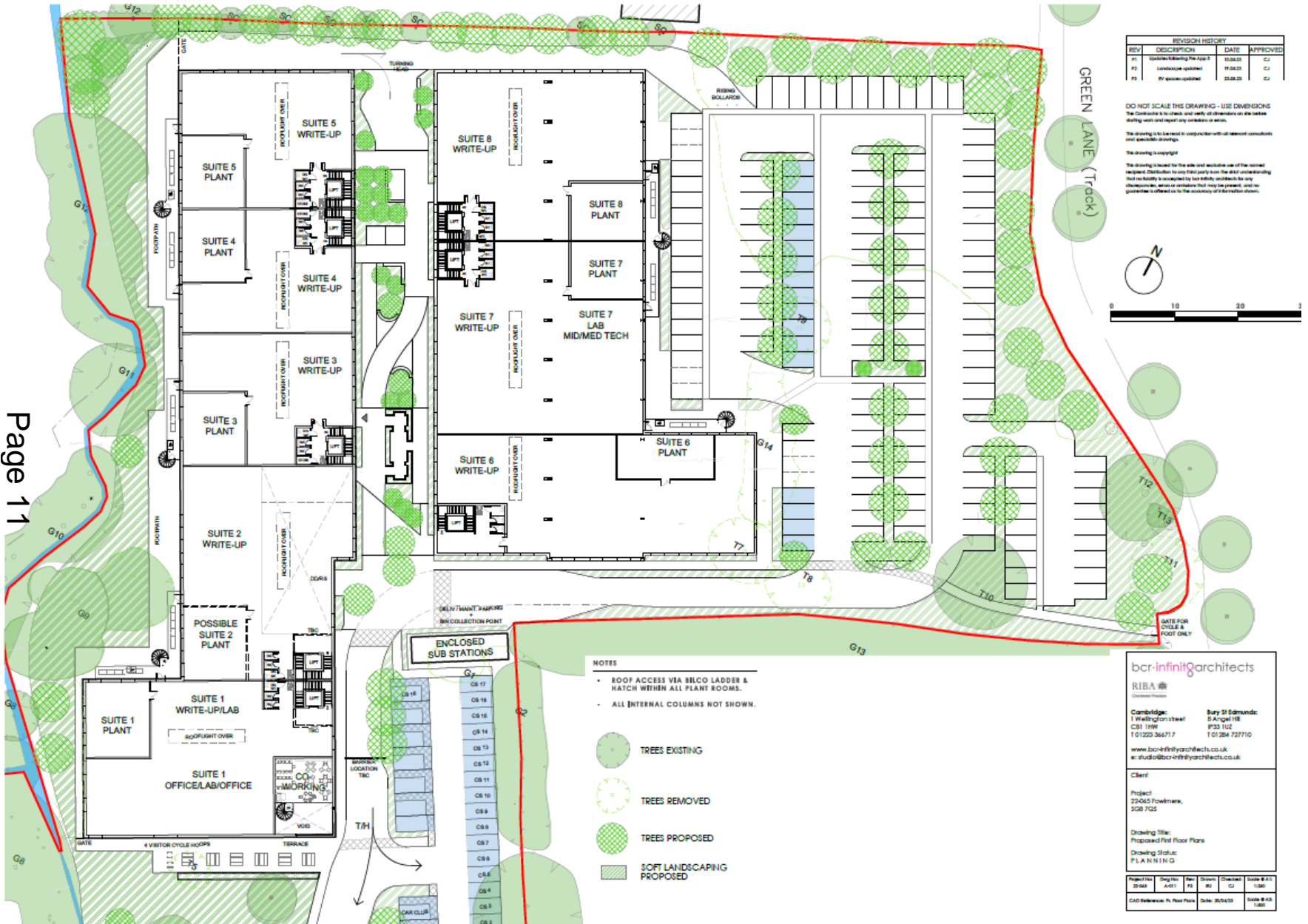
Client
 Project: 22-565 Fowlers, SGB 702

Drawing Title: Proposed Ground Floor Plans
Drawing Status: PLANNING

Project No:	20-044	Design:	A03	Rev:	PA	Drawn:	PA	Checked:	CJ	Issue #:	1/30
CAD Reference:	PA - Floor Plans	Date:	10/08/20	Issue #:	A3	Scale:	1:500				

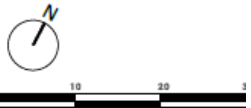
Proposed First Floor Plan

Page 11



REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED
R1	Updates following Pre App 2	05.04.23	CJ
R2	Construction updated	19.03.23	CJ
R3	RV approved/updated	23.03.23	CJ

DO NOT SCALE THIS DRAWING - USE DIMENSIONS
The Client is to be made aware of all dimensions on the drawing. Nothing shall be taken as an indication of any dimensions or areas.
This drawing is to be used in conjunction with all relevant construction and specification drawings.
This drawing is copyright.
This drawing is issued for the site and construction use of the project. It is not to be used for any other purpose. The Client is to be made aware of all dimensions on the drawing. Nothing shall be taken as an indication of any dimensions or areas. The Client is to be made aware of all dimensions on the drawing. Nothing shall be taken as an indication of any dimensions or areas.



- NOTES
- ROOF ACCESS VIA BELCO LADDER & HATCH WITHIN ALL PLANT ROOMS.
 - ALL INTERNAL COLUMNS NOT SHOWN.

- TREES EXISTING (solid green circle)
- TREES REMOVED (dashed green circle)
- TREES PROPOSED (dotted green circle)
- SOFT LANDSCAPING PROPOSED (hatched green area)

bcr-infinity architects
RIBA
Cambridge
1 Wellington Street, Cambridge CB1 1JW
T 01223 364717
www.bcr-infinityarchitects.co.uk
e: studio@bcr-infinityarchitects.co.uk

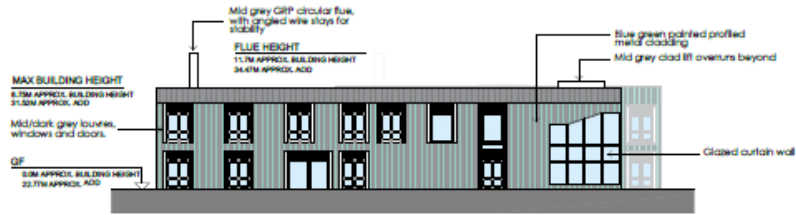
Bury St Edmunds
5 Angel Hill, Bury St Edmunds IP33 1JZ
T 01284 727710

Client
Project
22425 Foxhams, SG8 7DS

Drawing Title
Proposed First Floor Plans
Drawing Status
P L A N N I N G

Project No	22425	Draw No	Arch	Rev	01	Drawn By	Checked By	Scale	A1
Client Reference	PL - New Plans	Date	2024/03	Scale	A3	Sheet	1/08		

Proposed Elevations Suites 1-5



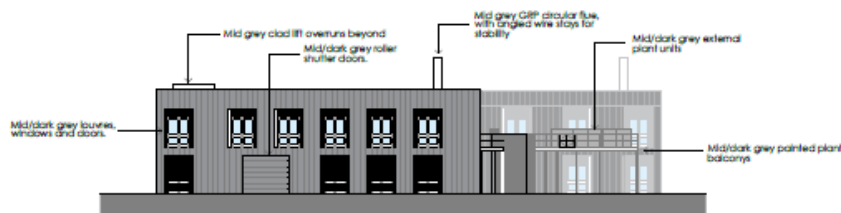
Suites 1-5 - South Elevation



Suites 1-5 - East Elevation (Down the Mews)



Suites 1-5 - West Elevation

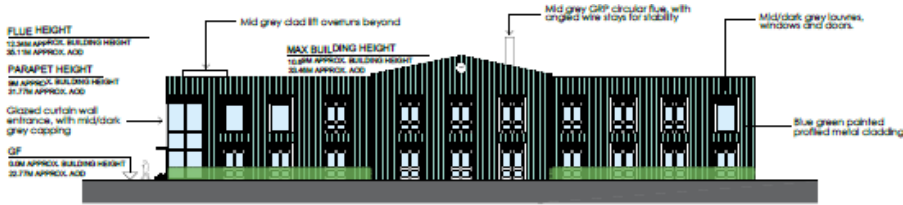


Suites 1-5 - North Elevation

Page 13



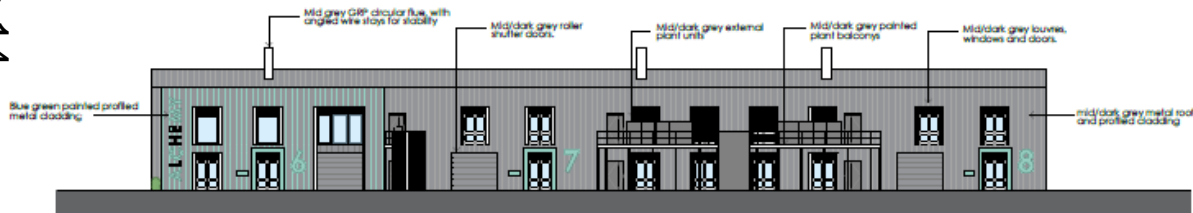
Proposed Elevations Suites 6-8



Suites 6-8 - South Elevation



Suites 6-8 - North Elevation

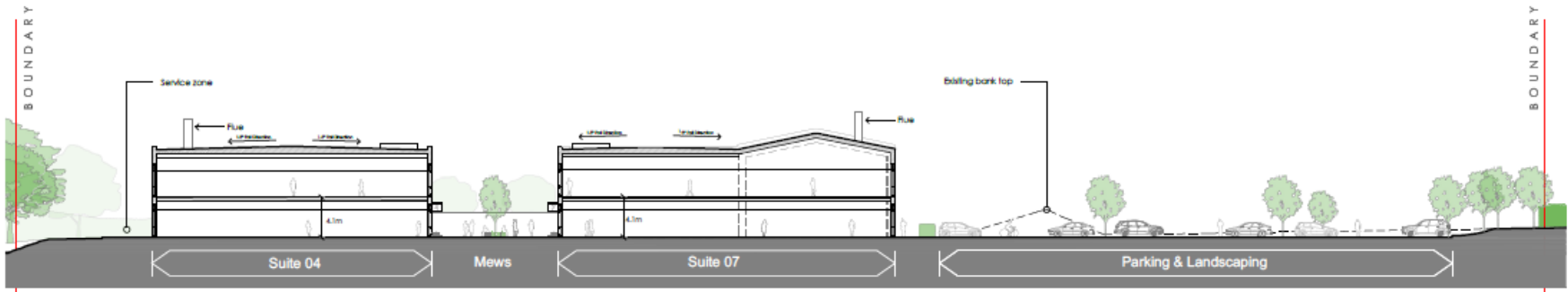


Suites 6-8 - East Elevation

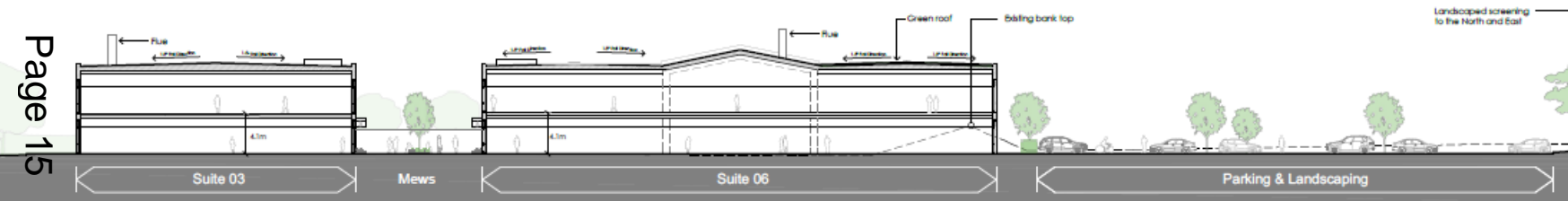


Suites 6-8 - West Elevation (Down Mews)

Proposed Sections



Site Cross Section A-A



Site Section B-B

Page 15



PLANNING

Planning Balance

Approval

Material considerations

- Provision of Research and Development Floorspace
- Redevelopment of existing brownfield land bringing the site back into full use
- Landscape enhancements



Refusal

Material considerations

- Outside development framework
- Parking provision and highway safety

Officer Recommendation:
Approval, subject to conditions
and completion of a Section
106 Agreement

MINOR APPLICATIONS

23/02823/FUL – Magog Court, Hinton Way, Great Shelford

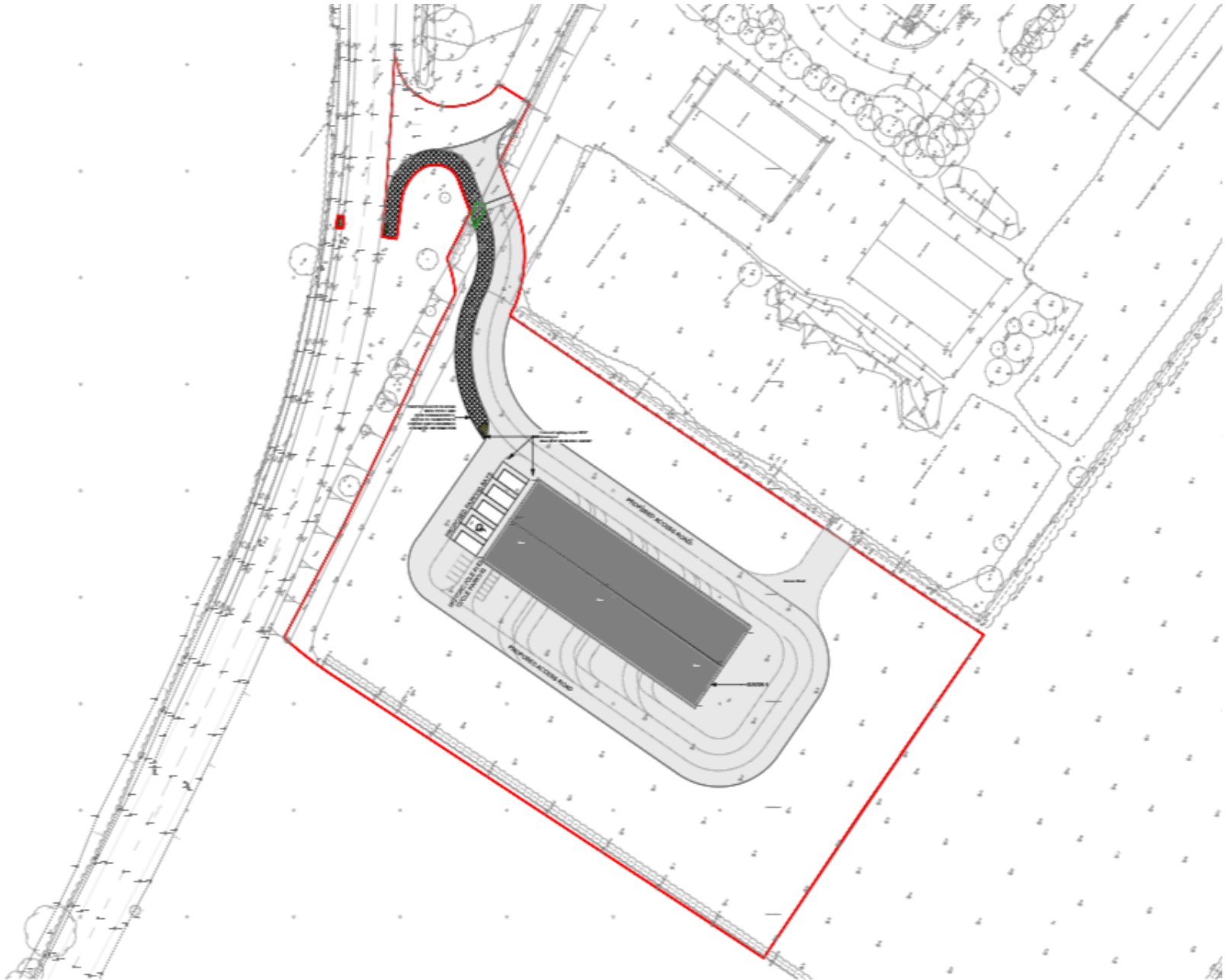
Page 18

Change of use of 0.91ha of agricultural land including Barn 4 to drive thru phlebotomy (blood) testing unit (Use Class Ee), remodelled access, vehicle circulation space, parking, footpath link, dropped kerbs, landscaping and associated infrastructure at Magog Court

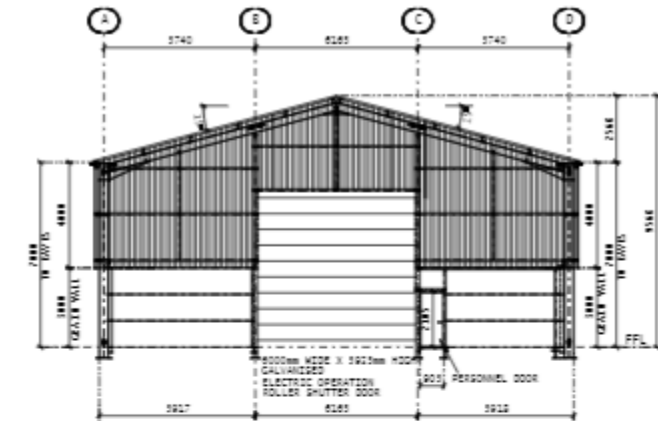
Site Location Plan



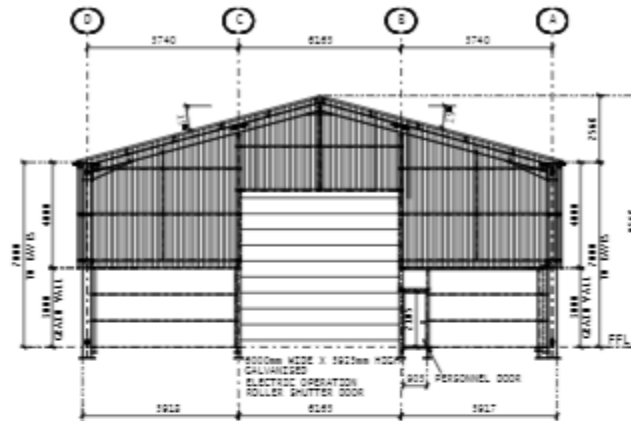
Site Plan



Approved Prior Approval Elevations

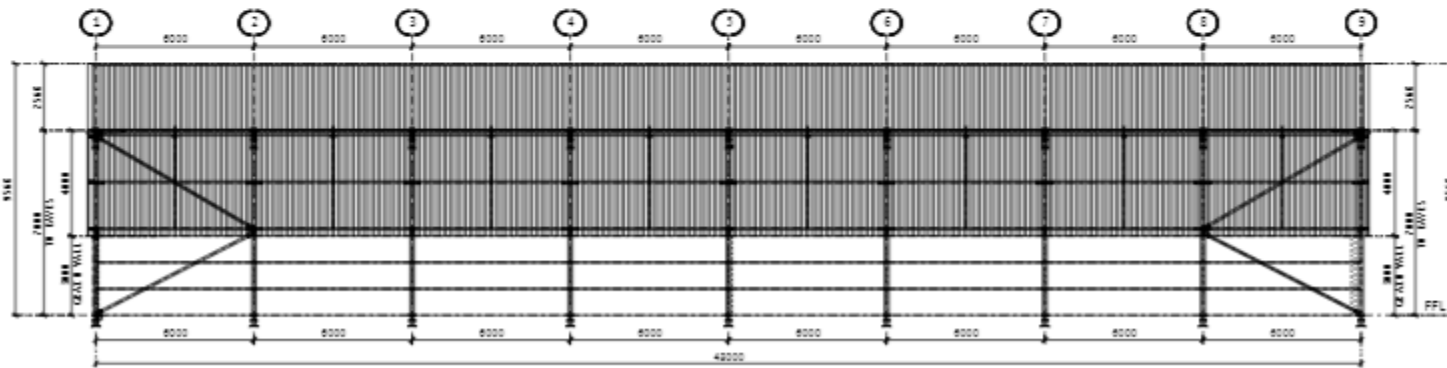


NORTH-WEST ELEVATION
(SCALE 1:100@A1)



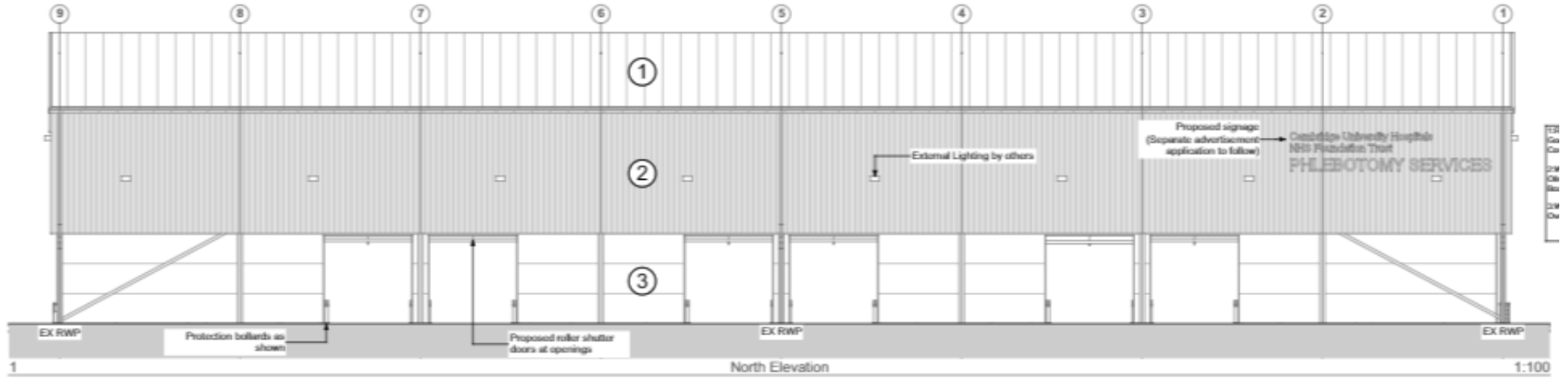
SOUTH-EAST ELEVATION
(SCALE 1:100@A1)

MATERIALS	
ROOF -	COOSEWING GREY (BS 10403) COMPOSITE PANELS(200mm INS)
WALLS- OLIVE GREEN (BS 12817)	80% PROFILE PLASTISOL COATED STEEL (1000/32.0_100) OVERLAPPING NATURAL CONCRETE COLOURED WALLING.

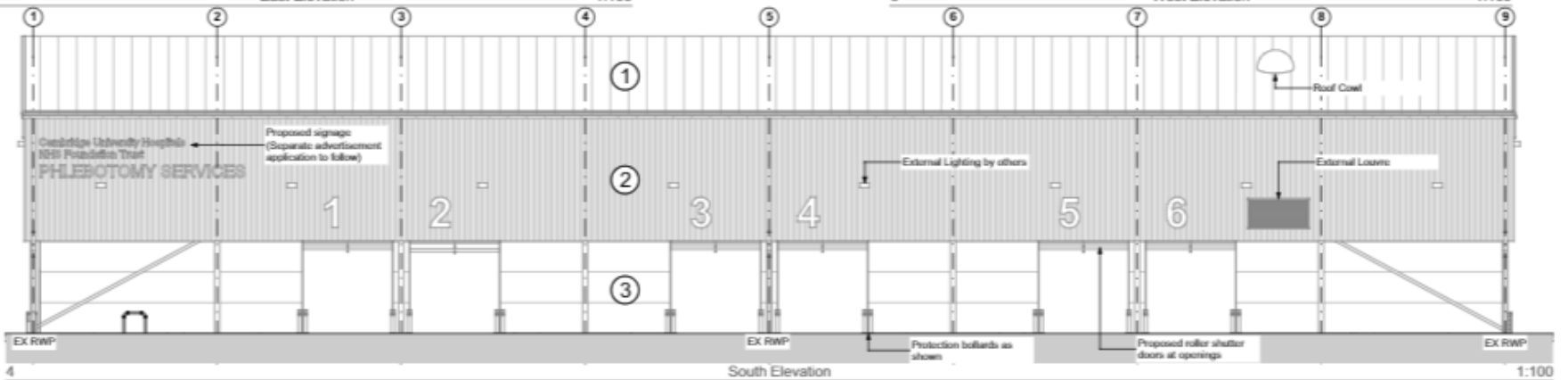
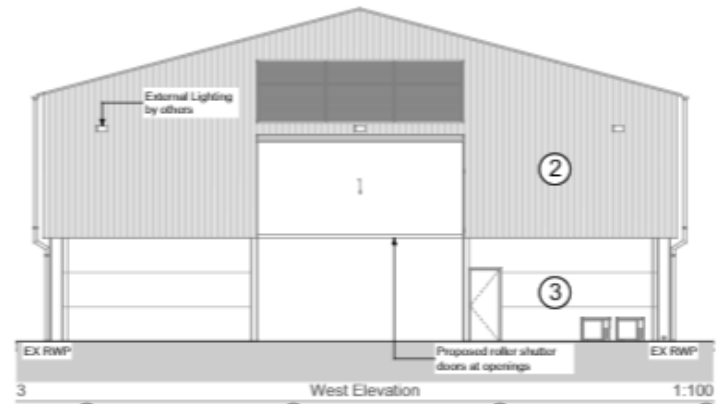
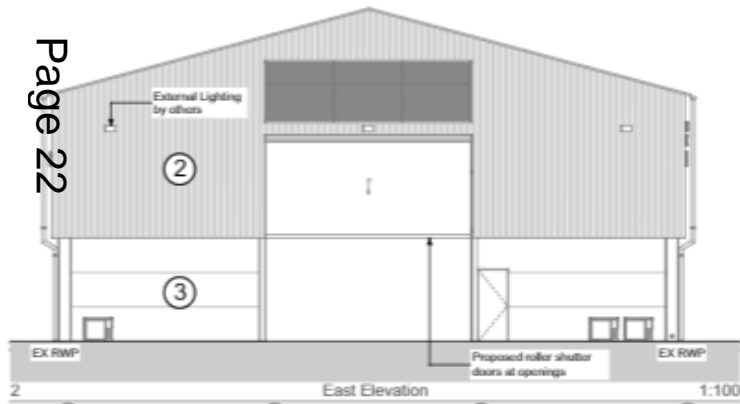


SOUTH-WEST ELEVATION
(SCALE 1:100@A1)

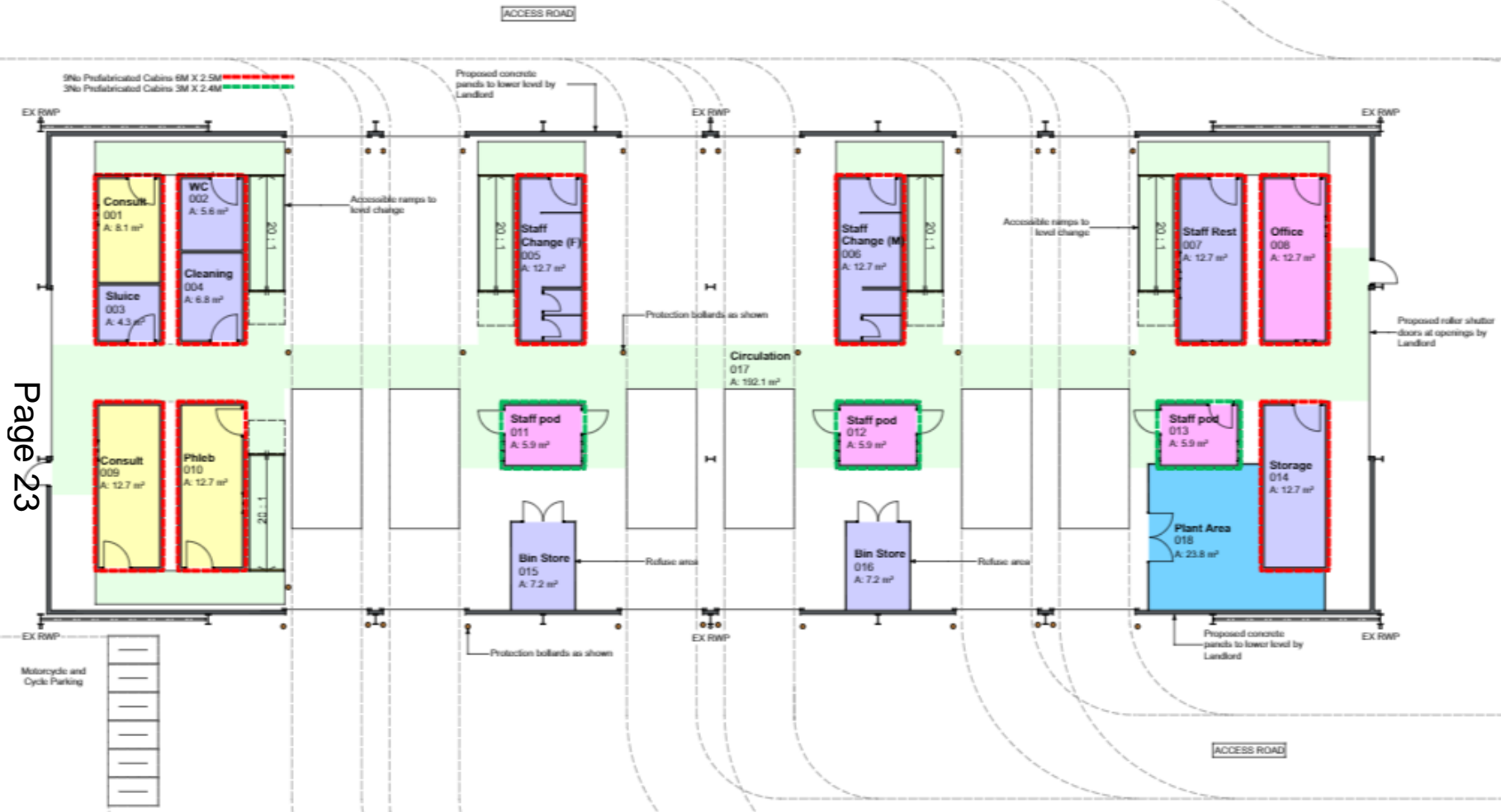
Proposed Elevations



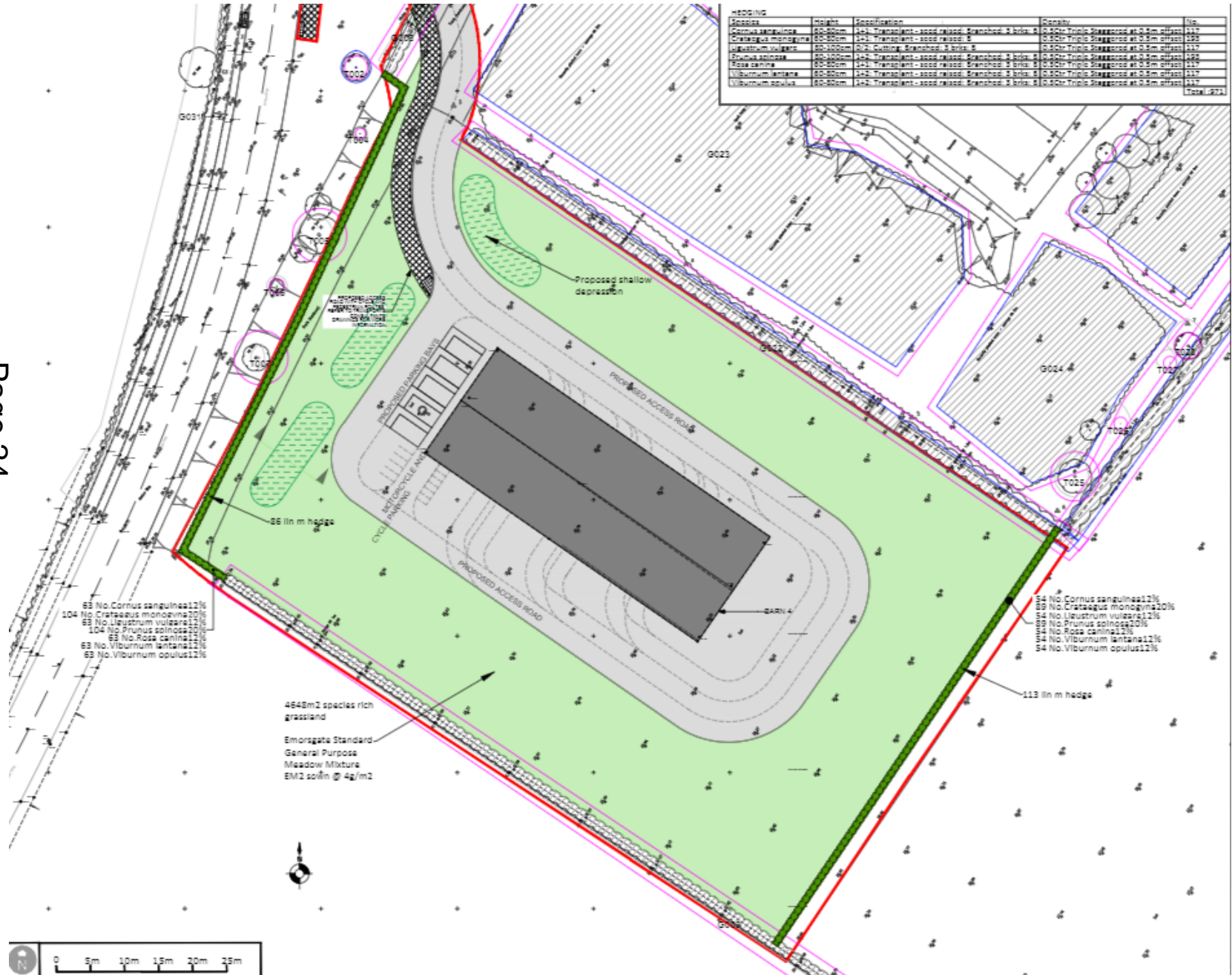
Page 22



Floor Plan



Landscape Plan



Planning Balance

Approval

Material considerations

- Appropriate development in the Green Belt (NPPF, para 150)
- Biodiversity Net Gain
- Landscape enhancements

Refusal

Material considerations

- -



Officer Recommendation:
Approval, subject to conditions

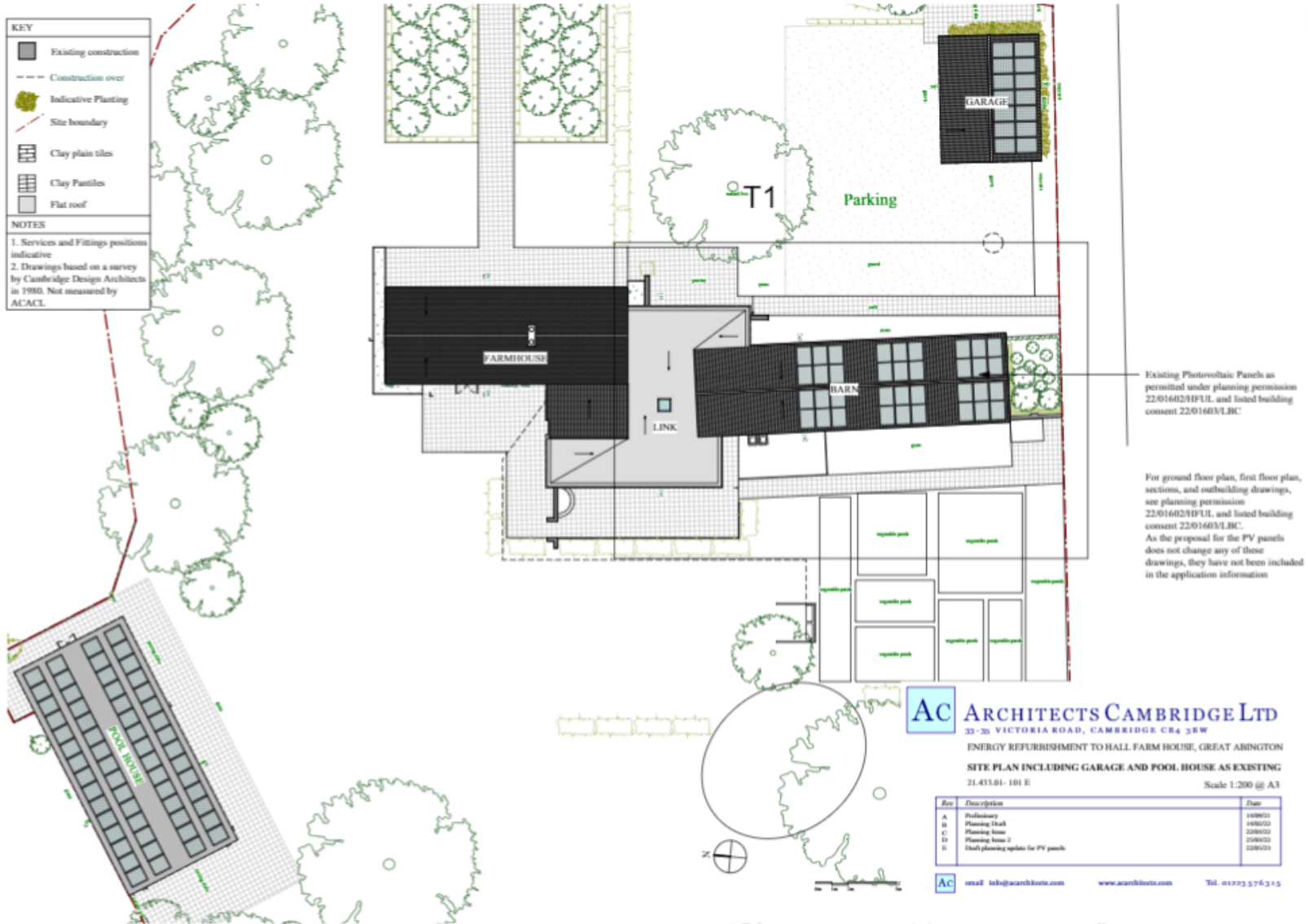
21/03174/HFUL – 86 High Street, Great Abington

Enlargement of previously permitted photovoltaic array on barn roof

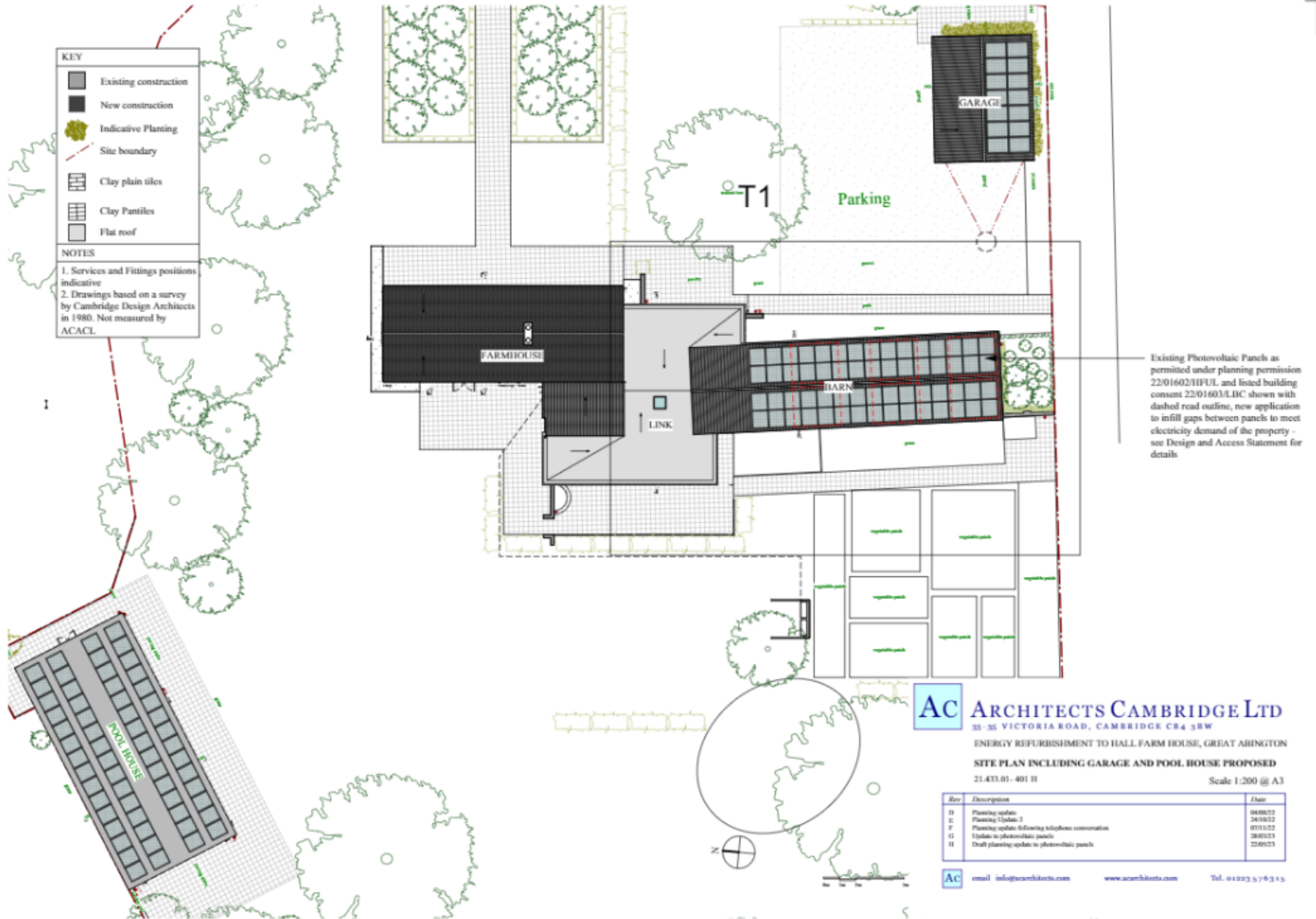
Site Location Plan



Approved Site Plan



Proposed Site Plan



Approved Elevations

Page 30

Existing Photovoltaic Panels as permitted under planning permission 22/01602/H/1/L and listed building consent 22/01603/L/BC.



1. FRONT (EAST) ELEVATION



2. SIDE (NORTH) ELEVATION

KEY:	NOTES:
Glazing	1. Levels shown indicative - ground levels not accurately surveyed
Existing Construction	
Clay Pantiles	2. Drawings based on a survey by Cambridge Design Architects in 1980
Clay plain tiles	
Brickwork	
Timber Boarding	

AC ARCHITECTS CAMBRIDGE LTD
33-35 VICTORIA ROAD, CAMBRIDGE CB4 3BW

ENERGY REFURBISHMENT TO HALL FARM HOUSE, GREAT ABINGTON

ELEVATIONS (FRONT AND SIDE) AS EXISTING

21.433.01-120 D

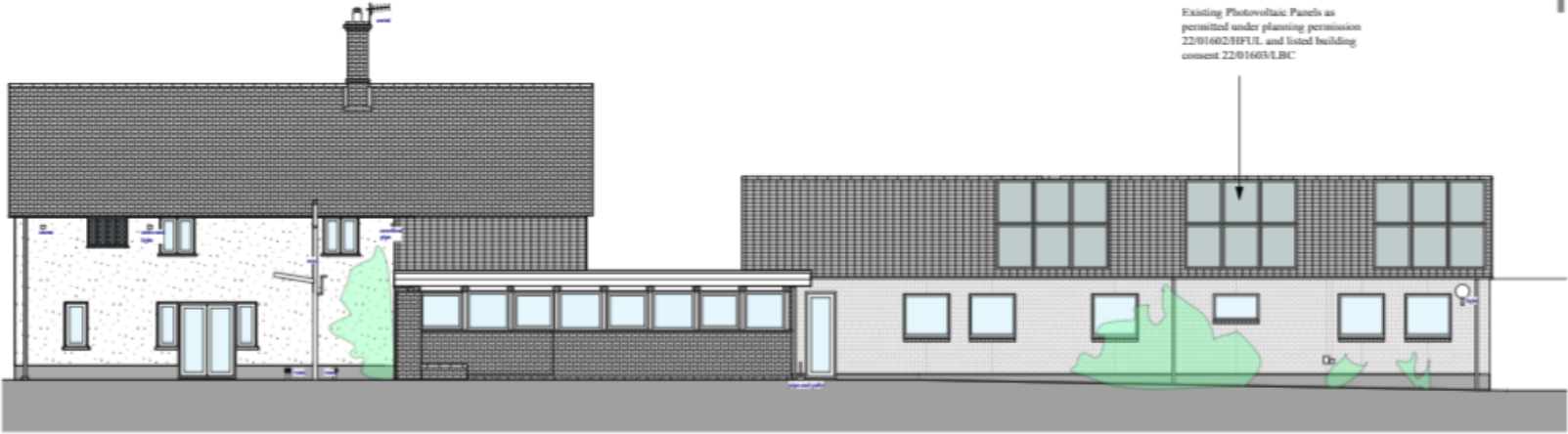
Scale 1:100 @ A3

Rev	Description	Date
A	Preliminary	14/06/21
B	Planning Draft	14/02/22
C	Planning Issues	20/03/22
D	Draft planning update for PV panels	22/05/21

AC email: info@acarchitects.com www: www.acarchitects.com Tel: 01223 576315

Approved Elevations

Page 31



2. REAR (WEST) ELEVATION



4. SIDE (SOUTH) ELEVATION

KEY:	NOTES:
Glazing	1. Levels shown indicative - ground levels not accurately surveyed 2. Drawings based on a survey by Cambridge Design Architects in 1980
Existing Construction	
Clay Pantiles	
Clay plain tiles	
Brickwork	
Timber Boarding	

AC ARCHITECTS CAMBRIDGE LTD
 33-35 VICTORIA ROAD, CAMBRIDGE CB4 3RW

ENERGY REFURBISHMENT TO HALL FARM HOUSE, GREAT ABINGTON

ELEVATIONS (REAR AND SIDE) AS EXISTING

21.613.01-121 D Scale 1:100 @ A3

Rev	Description	Date
A	Preliminary	14/02/22
B	Planning Draft	14/02/22
C	Planning Issue	28/02/22
D	Final planning update for PV panels	22/02/23

Proposed Elevations

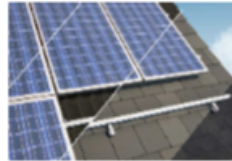


1. FRONT (EAST) ELEVATION

PV mounting clip
Product code: 420151
Remove EN or
equivalent



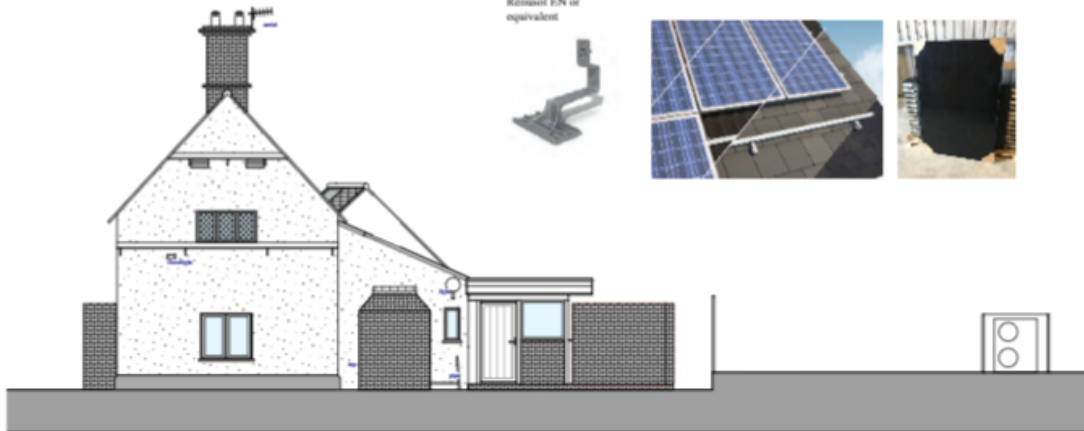
PV Hidden fixing mounting system



Perlight Delta 295W Panel



KEY:	NOTES:
Glazing	1. Levels shown indicative - ground levels not accurately surveyed 2. Drawings based on a survey by Cambridge Design Architects in 1980
Existing Construction	
Clay Pantiles	
Clay plain tiles	
Brickwork	
Timber Boarding	



2. SIDE (NORTH) ELEVATION

AC ARCHITECTS CAMBRIDGE LTD
33-35 VICTORIA ROAD, CAMBRIDGE CB4 3BW

ENERGY REFURBISHMENT TO HALL FARM HOUSE, GREAT ARBINGTON

ELEVATIONS (FRONT AND SIDE) PROPOSED

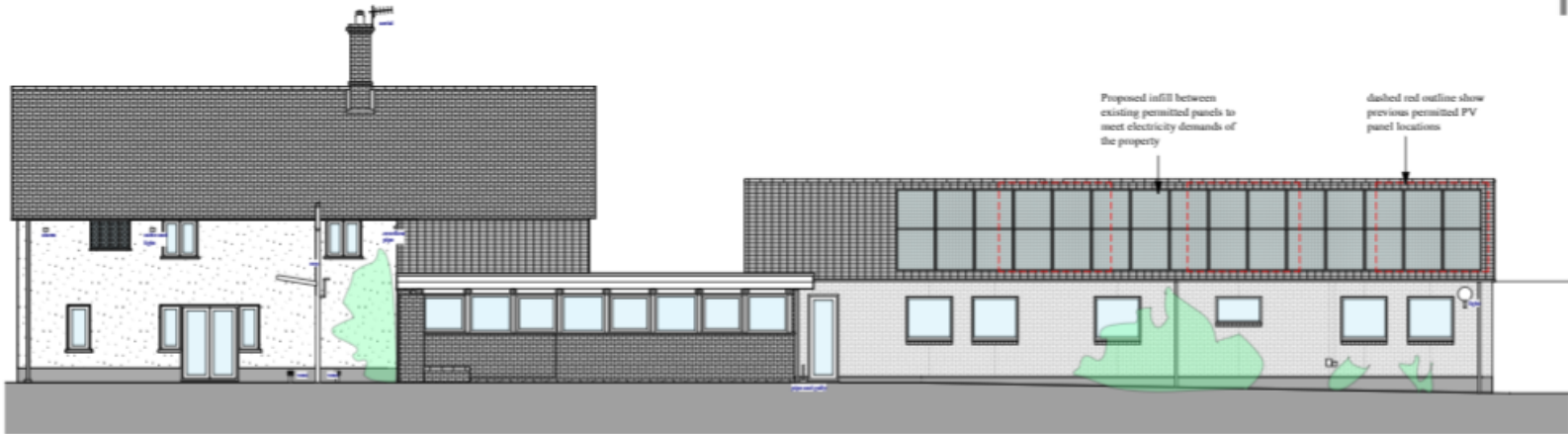
21.431.01-420 H

Scale 1:100 @ A3

Rev	Description	Date
D	Planning update	04/06/22
E	Planning Update 2	24/08/22
F	Planning update following telephone consultation	02/11/22
G	Update to photovoltaic panels	28/04/23
H	Final update for photovoltaic panels	22/06/23

Proposed Elevations

Page 33



2. REAR (WEST) ELEVATION



4. SIDE (SOUTH) ELEVATION

KEY:	NOTES:
Glazing	1. Levels shown indicative - ground levels not accurately surveyed 2. Drawings based on a survey by Cambridge Design Architects in 1980
Existing Construction	
Clay Pustiles	
Clay plain tiles	
Brickwork	
Timber Boarding	

AC ARCHITECTS CAMBRIDGE LTD
 33-35 VICTORIA ROAD, CAMBRIDGE CB4 3BW

ENERGY REFURBISHMENT TO HALL FARM HOUSE, GREAT ARBINGTON

ELEVATIONS (REAR AND SIDE) PROPOSED

21.433.01-421 H

Scale 1:100 @ A3

Rev	Description	Date
01	Planning update	04/08/22
02	Planning Update 2	20/08/22
03	Planning update following telephone consultation	03/11/22
04	Update to photovoltaic panels	28/04/23
05	Final update for photovoltaic panels	23/06/23

AC email info@acarchitects.com www www.acarchitects.com Tel. 01223 576115

Planning Balance

Approval

Material considerations

- Sustainability Benefits



Refusal

Material considerations

- Harm to the Grade II Listed Building and its setting
- Harm to the Character and Appearance of the Great and Little Abington Conservation
- Sustainability benefits do not outweigh heritage harm.

Officer Recommendation: Refusal

21/03175/LBC – 86 High Street, Great Abington

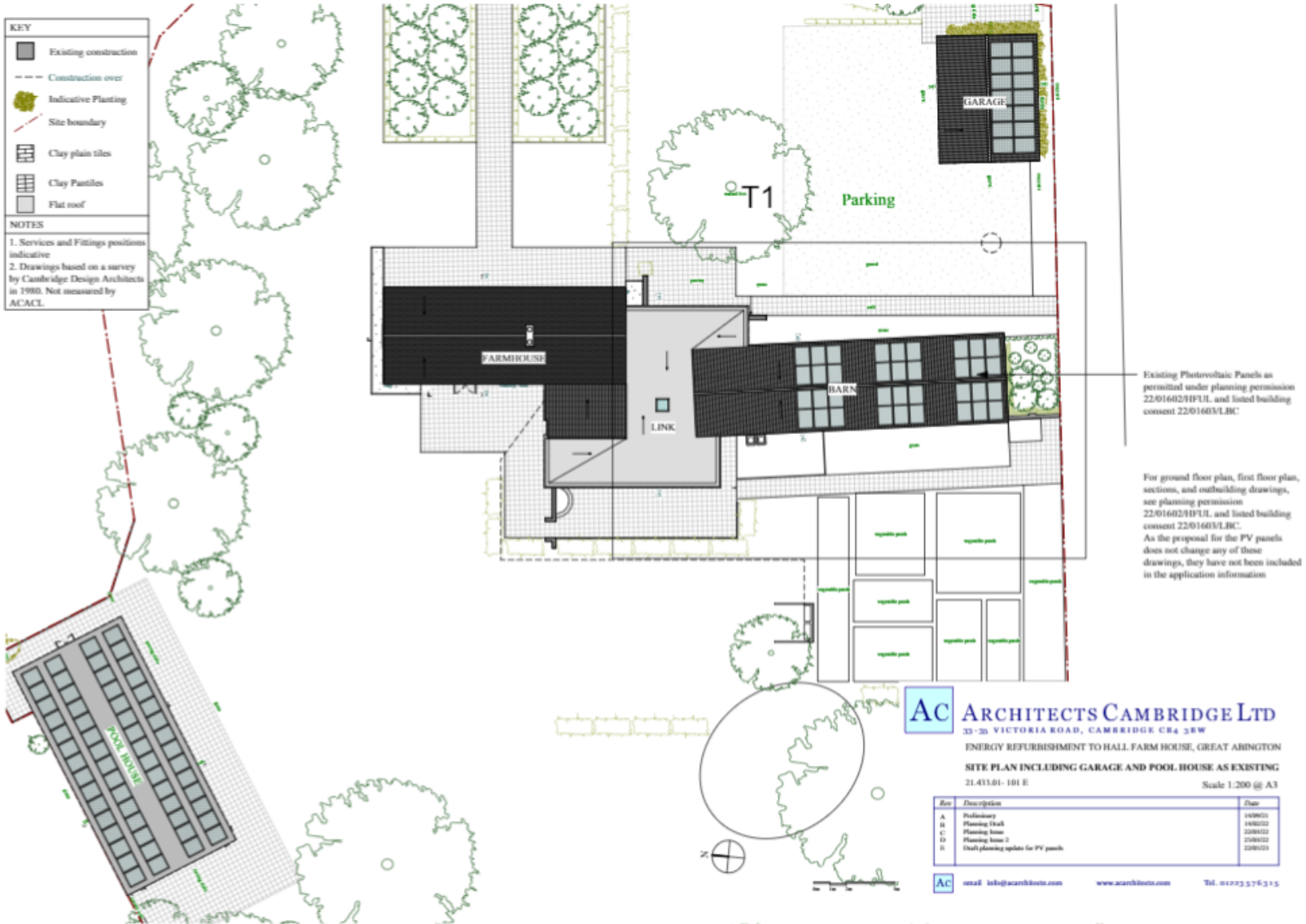
Page 35

Enlargement of previously permitted photovoltaic array on barn roof

Site Location Plan



Approved Site Plan



KEY

- Existing construction
- Construction over
- Indicative Planting
- Site boundary
- Clay plain tiles
- Clay Pantiles
- Flat roof

NOTES

1. Services and Fittings positions indicative
2. Drawings based on a survey by Cambridge Design Architects in 1980. Not measured by ACACL.

Existing Photovoltaic Panels as permitted under planning permission 22/01602/H/FUL and listed building consent 22/01603/L/BC

For ground floor plan, first floor plan, sections, and outbuilding drawings, see planning permission 22/01602/H/FUL and listed building consent 22/01603/L/BC. As the proposal for the PV panels does not change any of these drawings, they have not been included in the application information

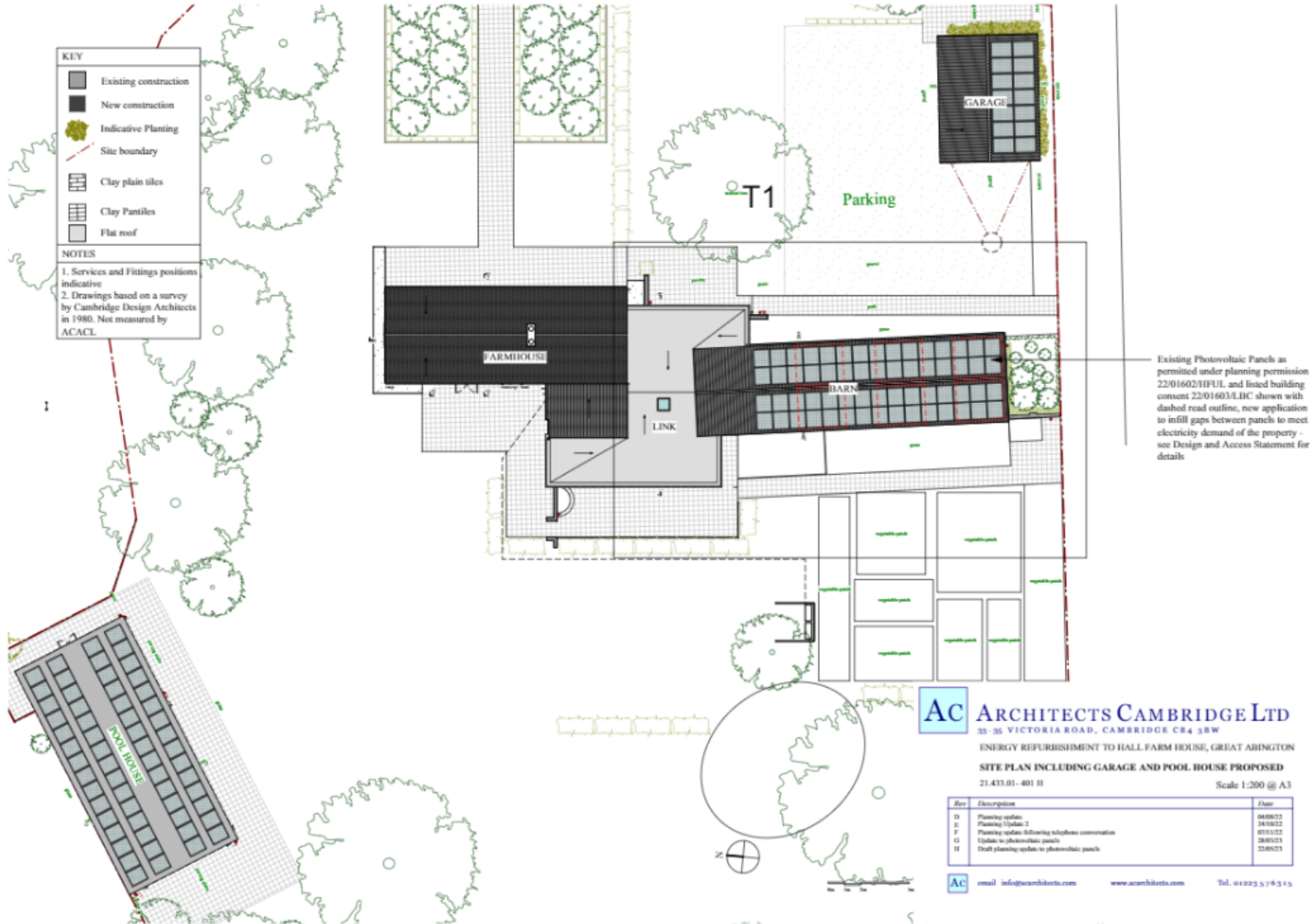
AC ARCHITECTS CAMBRIDGE LTD
 33-35 VICTORIA ROAD, CAMBRIDGE CB4 3BW

ENERGY REFURBISHMENT TO HALL FARM HOUSE, GREAT ABINGTON
 SITE PLAN INCLUDING GARAGE AND POOL HOUSE AS EXISTING
 21.413.01- 101 E Scale 1:200 @ A3

Rev	Description	Date
A	Preliminary	14/06/22
B	Planning Draft	14/06/22
C	Planning Issue	22/04/22
D	Planning Issue 2	22/04/22
H	Draft planning update for PV panels	22/05/23

AC email info@acarchitects.com www www.acarchitects.com Tel. 01223 576315

Proposed Site Plan



Approved Elevations

Page 39

Existing Photovoltaic Panels as permitted under planning permission 22/01602/H/1/L and listed building consent 22/01603/L/BC.



1. FRONT (EAST) ELEVATION



2. SIDE (NORTH) ELEVATION

KEY:	NOTES:
Glazing	1. Levels shown indicative - ground levels not accurately surveyed
Existing Construction	
Clay Pantiles	2. Drawings based on a survey by Cambridge Design Architects in 1980
Clay plain tiles	
Brickwork	
Timber Boarding	

AC ARCHITECTS CAMBRIDGE LTD
33-35 VICTORIA ROAD, CAMBRIDGE CB4 3BW

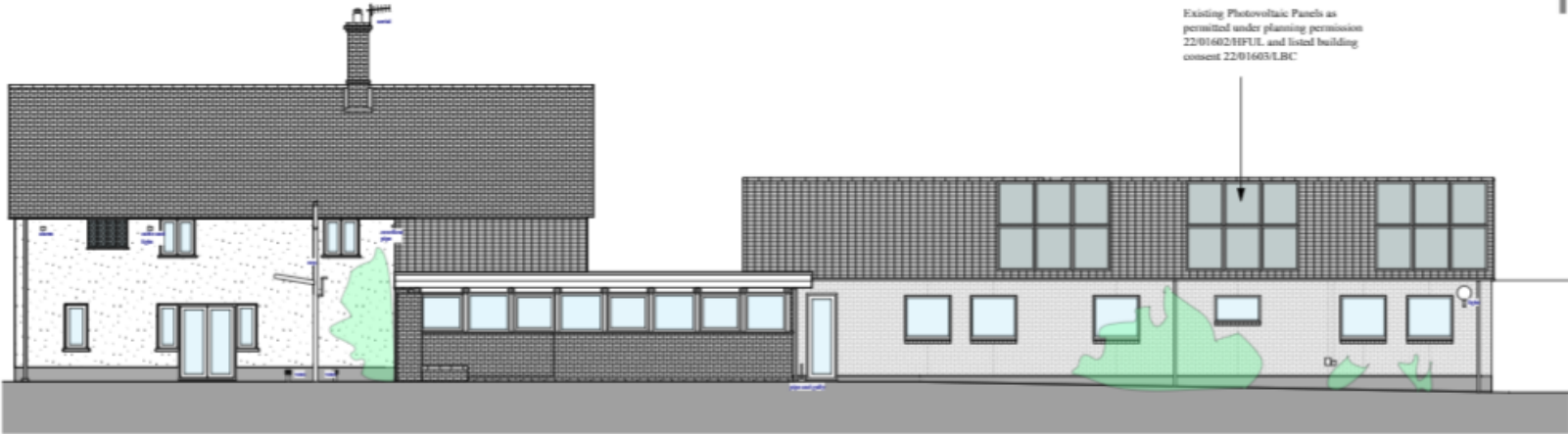
ENERGY REFURBISHMENT TO HALL FARM HOUSE, GREAT ABINGTON
ELEVATIONS (FRONT AND SIDE) AS EXISTING

21.433.01-120 D Scale 1:100 @ A3

Rev	Description	Date
A	Preliminary	14/09/21
B	Planning Draft	14/02/22
C	Planning Issues	20/03/22
D	Draft planning update for PV panels	22/05/21

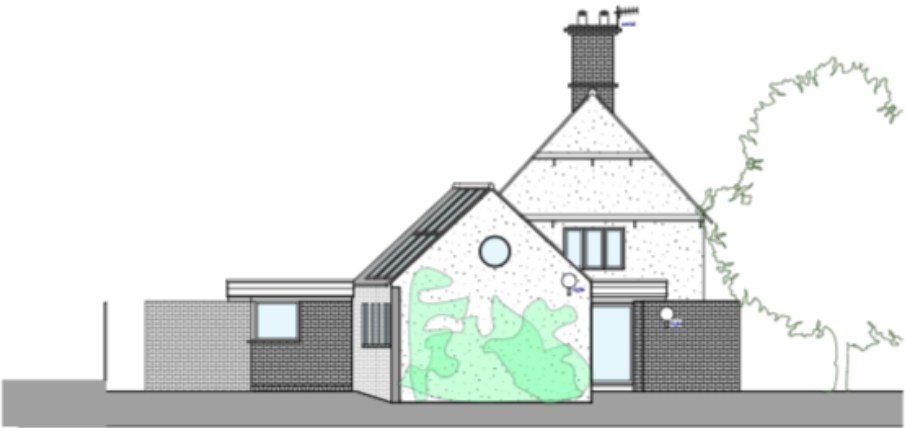
Approved Elevations

Page 40



Existing Photovoltaic Panels as permitted under planning permission 22/01402/REP/LE and listed building consent 22/01403/LBC

2. REAR (WEST) ELEVATION



4. SIDE (SOUTH) ELEVATION

KEY:	NOTES:
Glazing	1. Levels shown indicative - ground levels not accurately surveyed 2. Drawings based on a survey by Cambridge Design Architects in 1980
Existing Construction	
Clay Pantiles	
Clay plain tiles	
Brickwork	
Timber Boarding	

AC ARCHITECTS CAMBRIDGE LTD
 33-35 VICTORIA ROAD, CAMBRIDGE CB4 3RW

ENERGY REFURBISHMENT TO HALL FARM HOUSE, GREAT ABINGTON

ELEVATIONS (REAR AND SIDE) AS EXISTING

21.613.01-121 D

Scale 1:100 @ A3

Rev	Description	Date
A	Preliminary	14/04/22
B	Planning (shell)	14/02/22
C	Planning (form)	28/02/22
D	Final planning update for PV panels	22/02/23



Proposed Elevations

Page 41

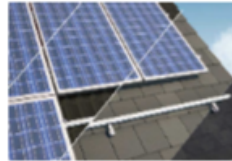


1. FRONT (EAST) ELEVATION

PV mounting clip
Product code: 420151
Remove EN or
equivalent



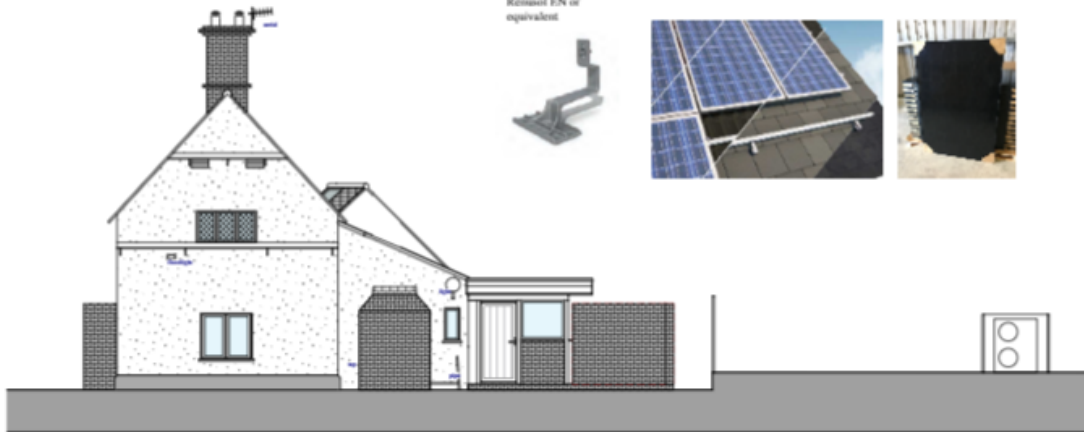
PV Hidden fixing mounting system



Perlight Delta 295W Panel



KEY:	NOTES:
Glazing	1. Levels shown indicative - ground levels not accurately surveyed 2. Drawings based on a survey by Cambridge Design Architects in 1980
Existing Construction	
Clay Pantiles	
Clay plain tiles	
Brickwork	
Timber Boarding	



2. SIDE (NORTH) ELEVATION

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ENERGY REFURBISHMENT TO HALL FARM HOUSE, GREAT ARINGTON

ELEVATIONS (FRONT AND SIDE) PROPOSED

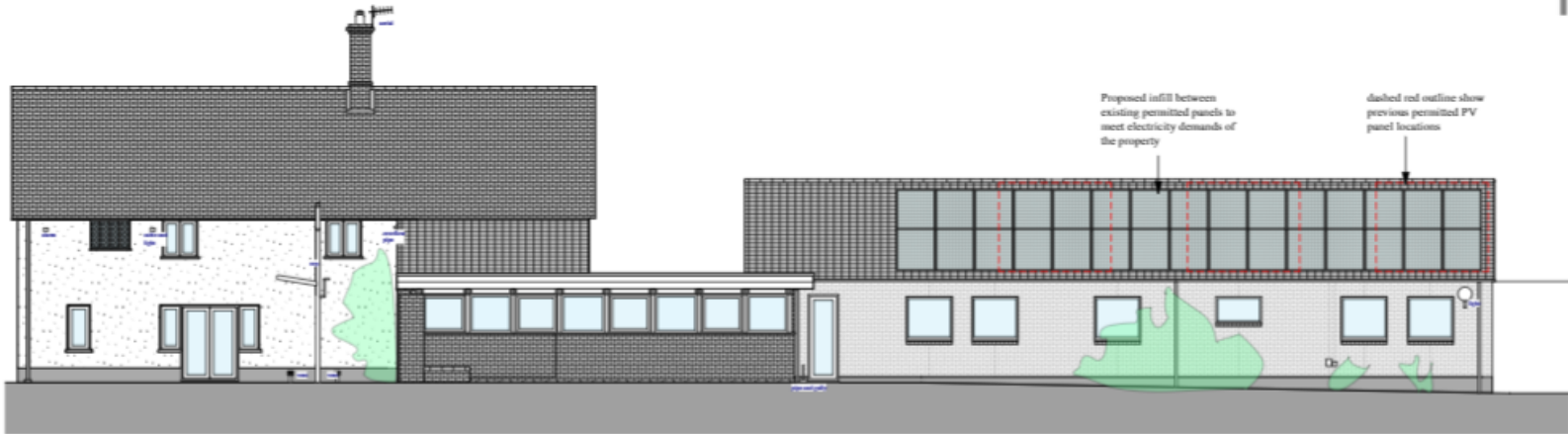
21.431.01-420 H

Scale 1:100 @ A3

Date	Description	Drawn
18/08/22	Planning update	24/08/22
02/11/22	Planning update following telephone consultation	02/11/22
28/04/23	Update to photovoltaic panels	28/04/23
22/06/23	Final update to photovoltaic panels	22/06/23

Proposed Elevations

Page 42



2. REAR (WEST) ELEVATION



4. SIDE (SOUTH) ELEVATION

KEY:	NOTES:
Glazing	1. Levels shown indicative - ground levels not accurately surveyed 2. Drawings based on a survey by Cambridge Design Architects in 1980
Existing Construction	
Clay Pustiles	
Clay plain tiles	
Brickwork	
Timber Boarding	

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ENERGY REFURBISHMENT TO HALL FARM HOUSE, GREAT ARBINGTON

ELEVATIONS (REAR AND SIDE) PROPOSED

21.433.01-421 H

Scale 1:100 @ A3

Rev	Description	Date
01	Planning update	04/08/22
02	Planning Update 2	20/08/22
03	Planning update following telephone consultation	03/11/22
04	Update to photovoltaic panels	20/04/23
05	Final update for photovoltaic panels	20/04/23

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Planning Balance

Approval

Material considerations

- Sustainability Benefits



Refusal

Material considerations

- Harm to the Grade II Listed Building and its setting
- Harm to the Character and Appearance of the Great and Little Abington Conservation
- Sustainability benefits do not outweigh heritage harm.

Officer Recommendation: Refusal

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