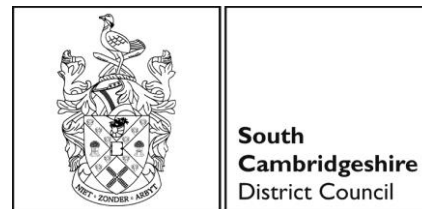


South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 01954 713000
f: 01954 713149

www.scambs.gov.uk



Tuesday 05 December 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, 13 December 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

22/05427/FUL - Land to the south of 86 Chrishall Road, Fowlmere

Erection of 32no dwellings, including 26 no affordable dwellings and 6 no private market dwellings representing a rural exception site with associated landscaping, play area, and access (Re-submission of 21/05640/FUL)

Site Location Plan



Proposed Site Plan



Street Scene

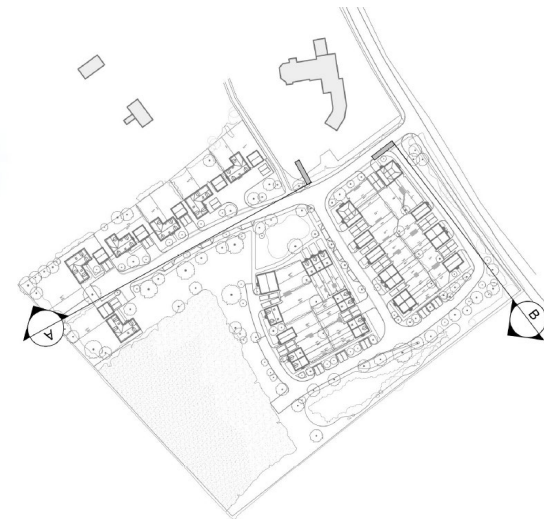


Proposed Street Scene A



Proposed Street Scene B

Page 8



Proposed Housing Tenure



Proposed Building Heights

Page 10



Proposed House Types



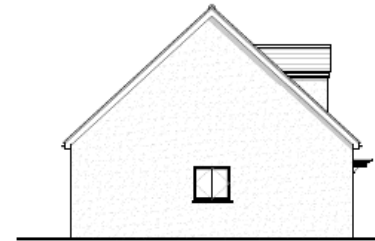
Legend

- House Type 1 - 1b/2p
- House Type 1a - 1b/2p
- House Type 1b - 1b/2p
- House Type 2 - 2b/4p
- House Type 2a - 2b/4p
- House Type 3 - 3b/5p
- House Type 3a&b - 3b/5p
- House Type 3c - 3b/5p
- House Type 4 - 4b/6p
- House Type 5 - 4b/6p
- House Type 6 - 4b/6p
- House Type 7 - 4b/6p
- House Type 8 - 5b/8p

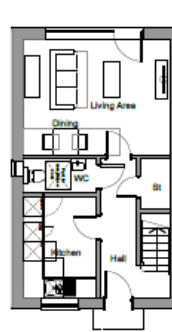
House Type 1 - Affordable (1 bed)



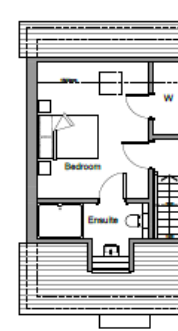
Front Elevation



Side Elevation



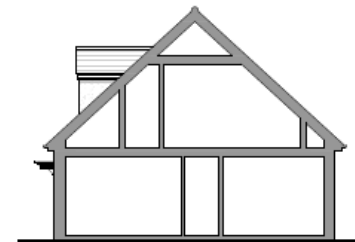
Ground Floor Plan



First Floor Plan



Rear Elevation



Section

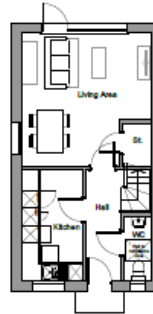
House Type 2 - Affordable (2 bed)



Front Elevation



Side Elevation



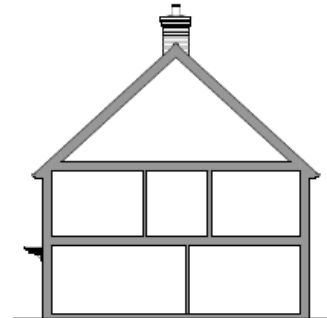
Ground Floor Plan



First Floor Plan



Rear Elevation

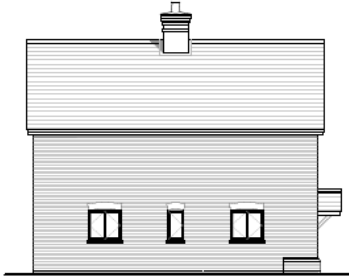


Section

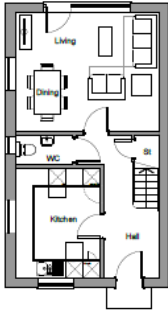
House Type 3 – Affordable (3 bed)



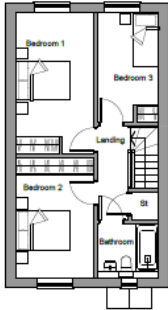
Front Elevation



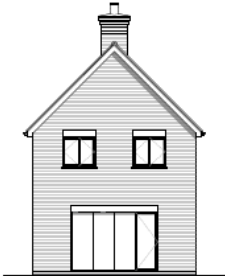
Side Elevation



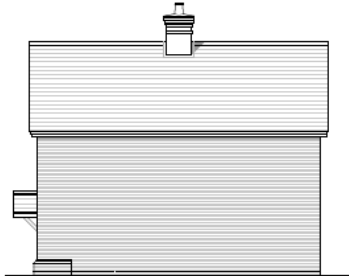
Ground Floor Plan



First Floor Plan



Rear Elevation



Side Elevation

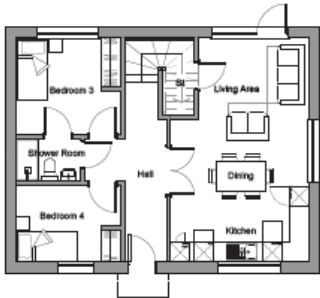
House Type 5 – Affordable (4 bed)



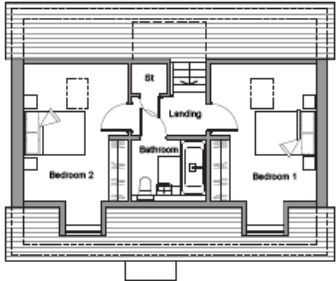
Front Elevation



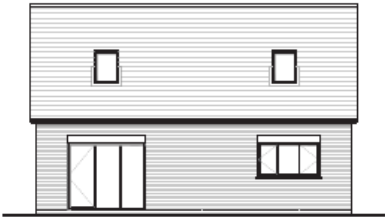
Side Elevation



Ground Floor Plan



First Floor Plan



Rear Elevation



Side Elevation

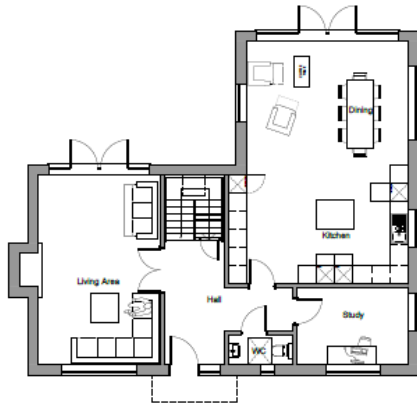
House Type 7 – Private (4 bed)



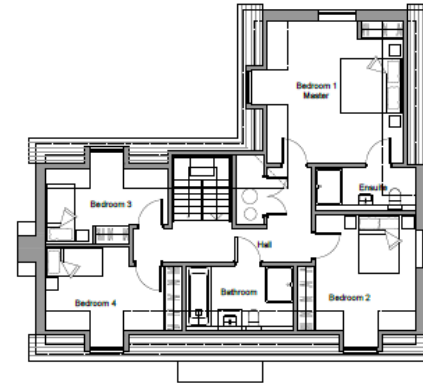
Front Elevation



Side Elevation



Ground Floor Plan



First Floor Plan



Rear Elevation



Side Elevation

Planning Balance

Approval

Material considerations

- Significant contribution to affordable housing need
- High level of sustainable construction
- Contribution to the local economy
- Support local facilities/services



Refusal

Material considerations

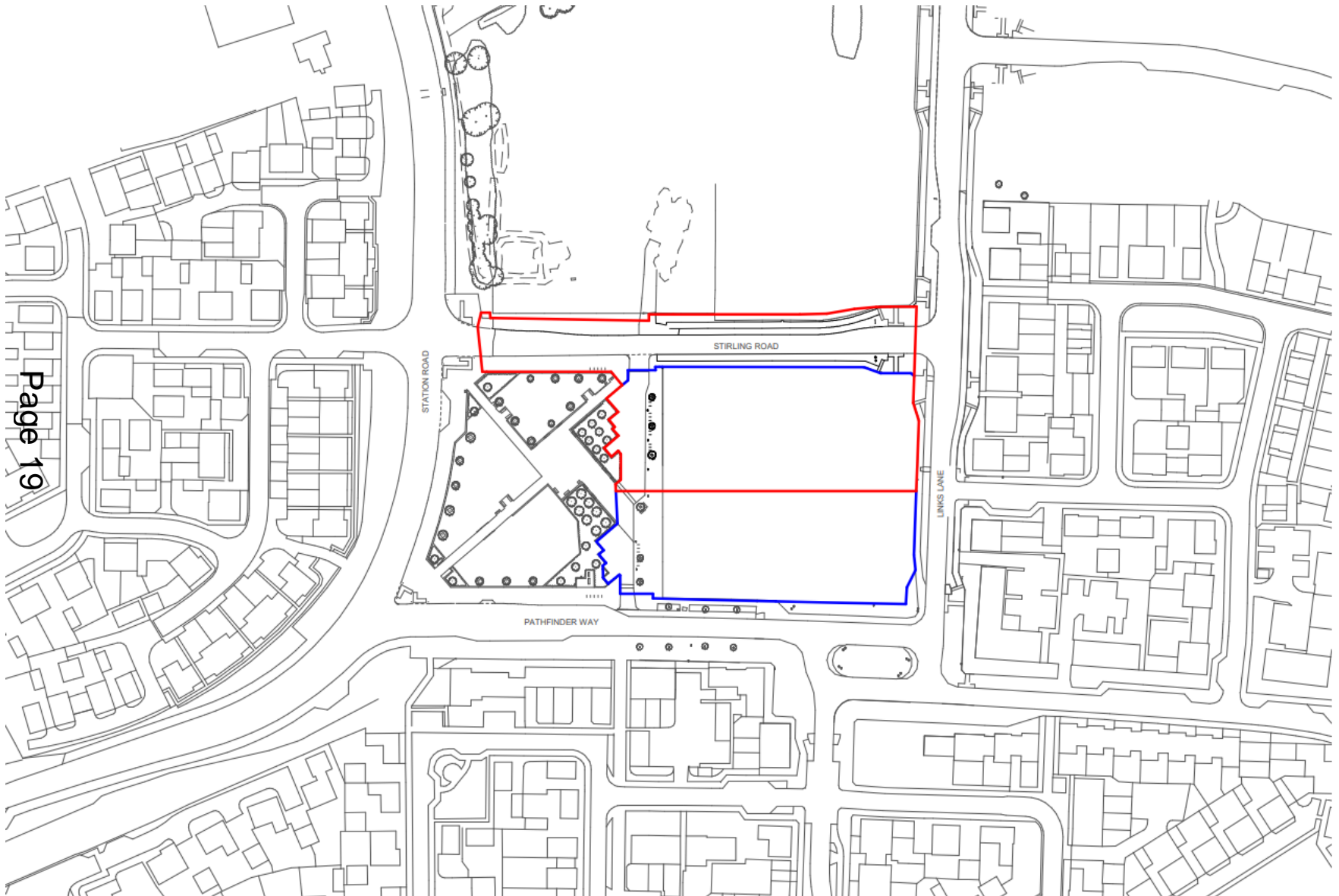
- Excessive scale of development for the size and facilities/services contained within Fowlmere
- Heavy reliance on private car
- Fail to be well-related to the existing built form
- Encroachment into the open countryside
- Loss of best and most versatile agricultural land

Officer Recommendation: Refusal

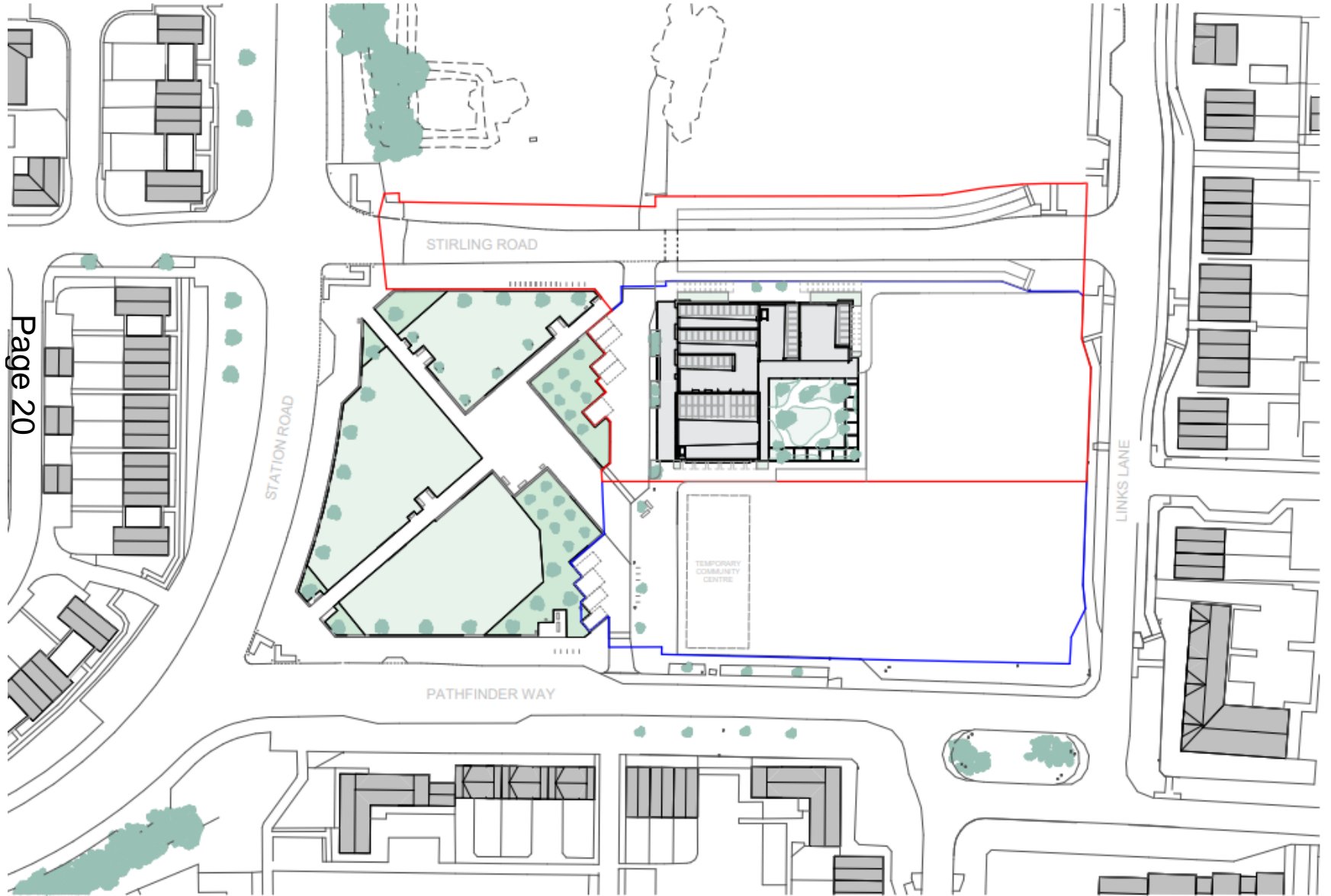
23/03248/REM - Northstowe Phase 1, Parcel 6, Pathfinder Way, Northstowe

Reserved Matters application for the erection of a community centre and associated landscaping and cycle parking. The Reserved Matters include access, appearance, landscaping, layout and scale and related partial discharge of conditions 11, 18, 28, 36, 39, 40 and 42 pursuant to outline planning permission S/0388/12/OL.

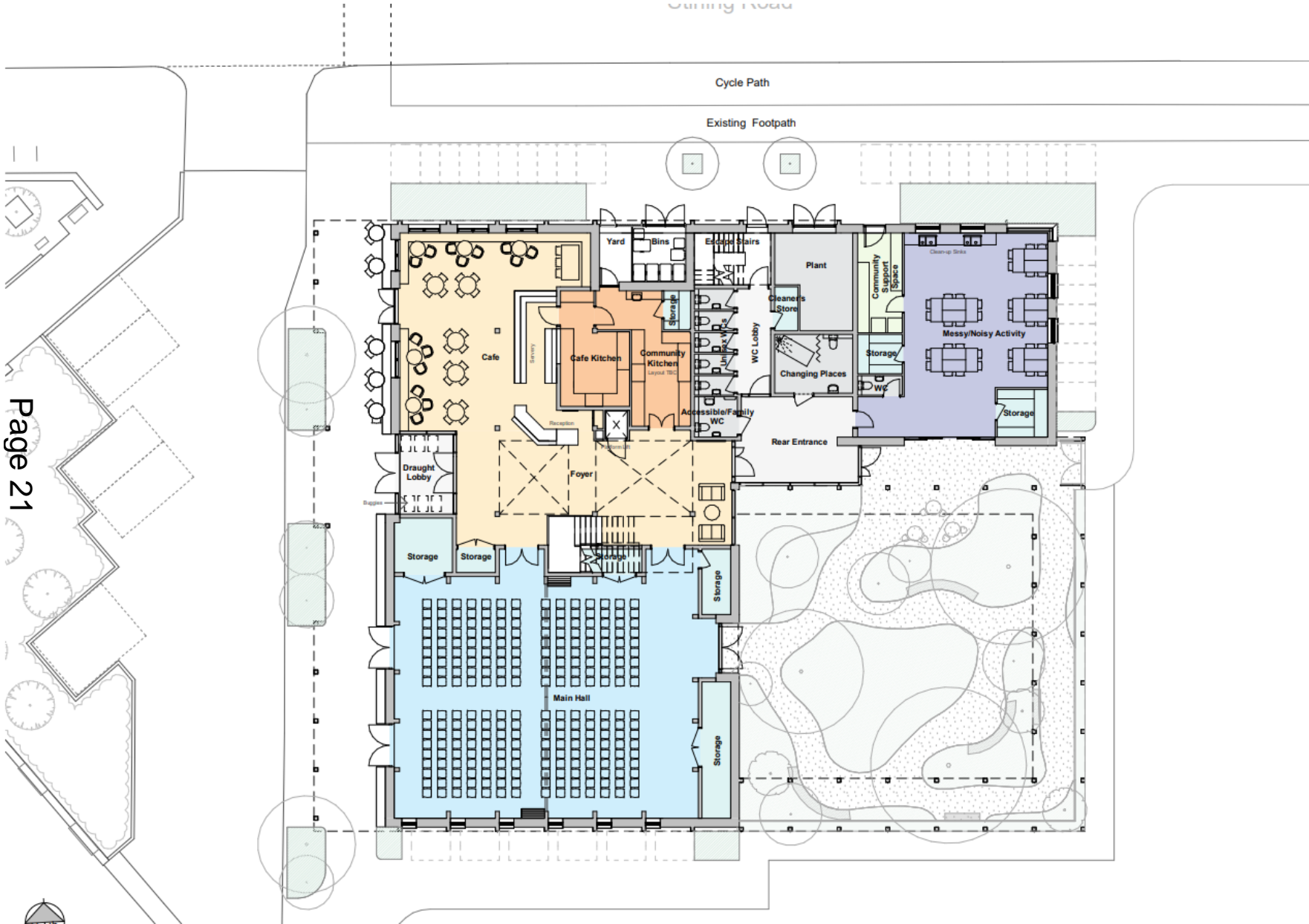
Site Location Plan



Site Plan



Ground Floor Plan



First Floor Plan



Elevations – South and West



South Elevation
1 : 200

Page 23



West Elevation
1 : 200

Elevations – North and East



North Elevation
1 : 200

Page 24



East Elevation
1 : 200

Landscaping Plan



Photographs



Photographs



Artist's Impression - Front

Page 28



STIRLING ROAD

THE GREEN >

Artist's Impression - Courtyard

Page 29



Planning Balance

Approval

Material considerations

- Delivery of necessary community centre
- High level of sustainable construction
- Promotes sustainable transport choices



Refusal

Material considerations

Officer Recommendation: Approval

MINOR APPLICATIONS

23/03293/HFUL

24 West Street, Comberton

Page 32

Replacement of existing outbuilding with 2 bay single storey cart lodge style garage with low profile monopitch roof, installation of 2 metre high gates, and additional landscape planting

Location Plan



50 m

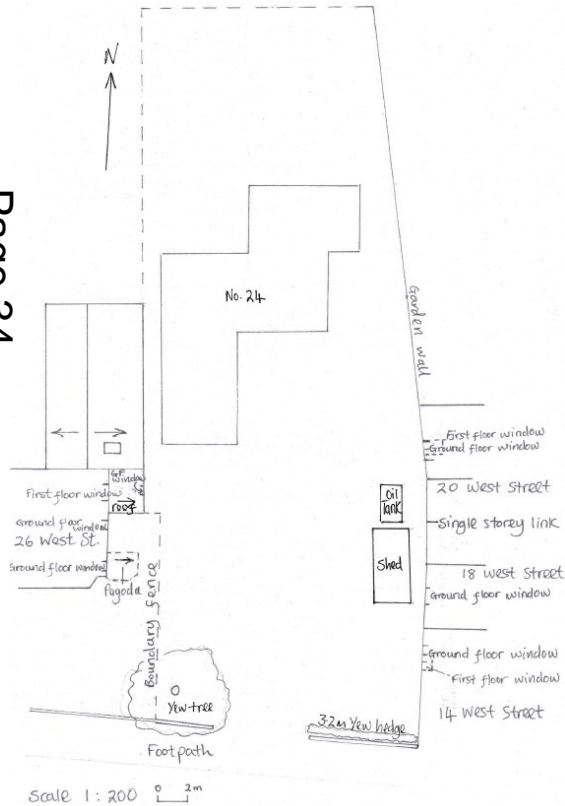
Scale = 1250

Site Location Plan A4

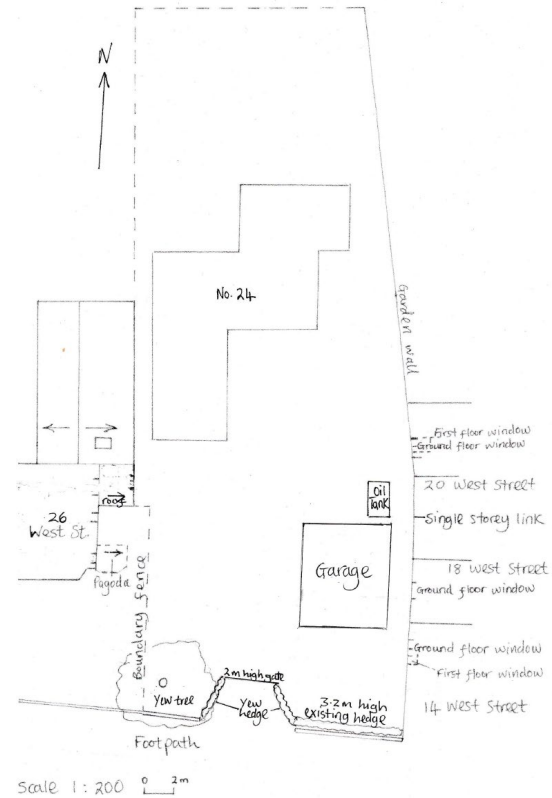


Existing and Proposed Site Plans

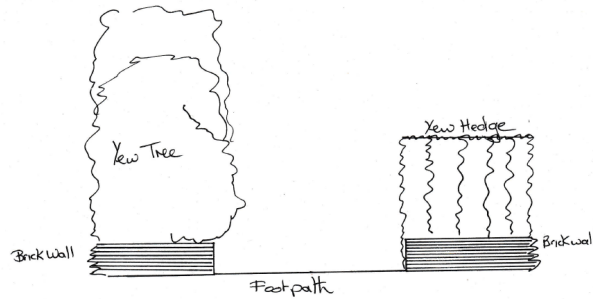
Site Block Plan As Existing 24 West Street



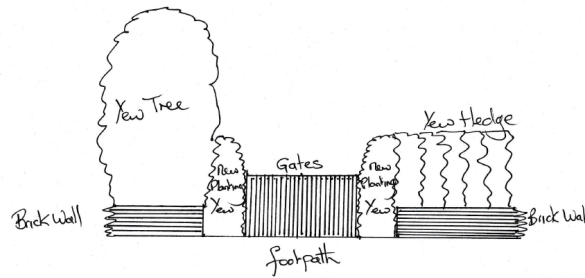
Site Block Plan As Proposed 24 West Street



Existing and Proposed Access Elevation



Existing Access 24 West St Comberton

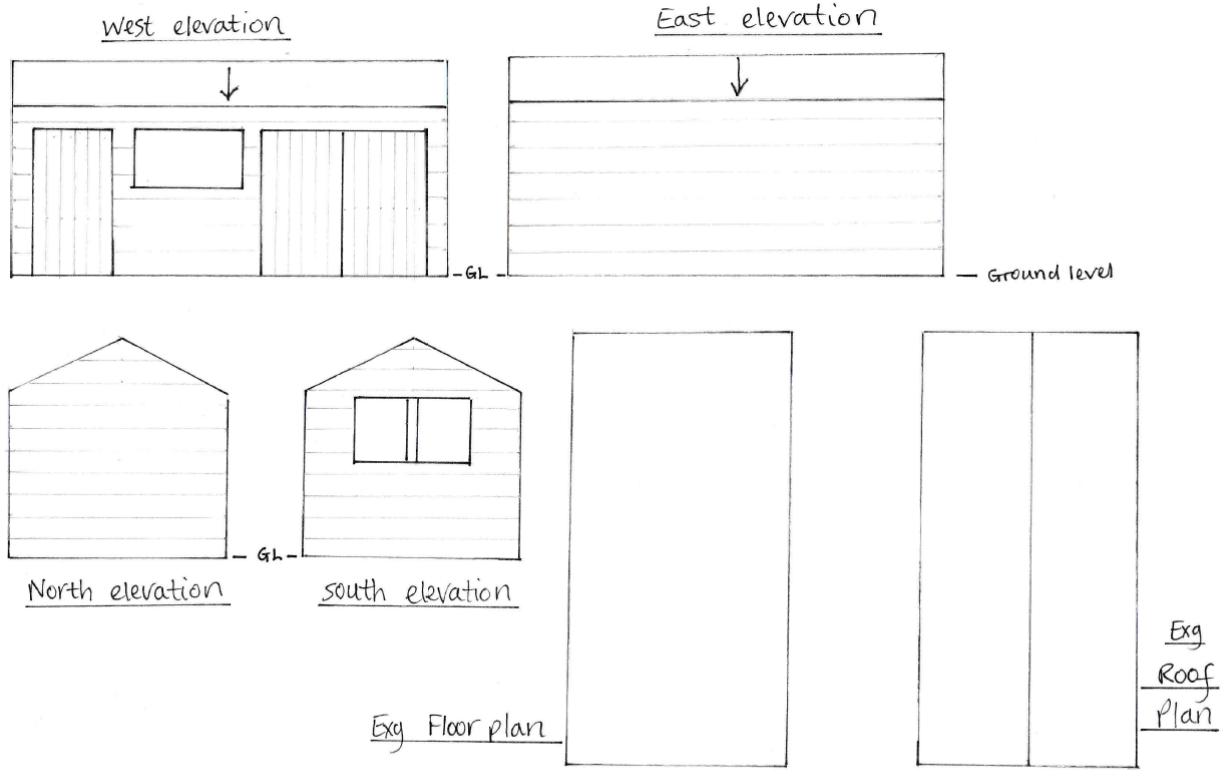


Proposed Access 24 West St Comberton

Scale 1:100

0 ————— 5 metres

Existing Outbuilding



Existing Outbuilding Elevations, Floor and Roof Plans.

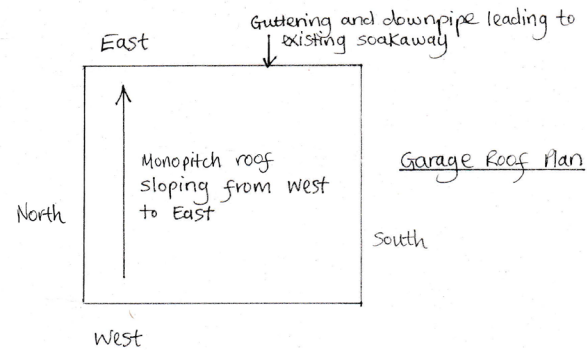
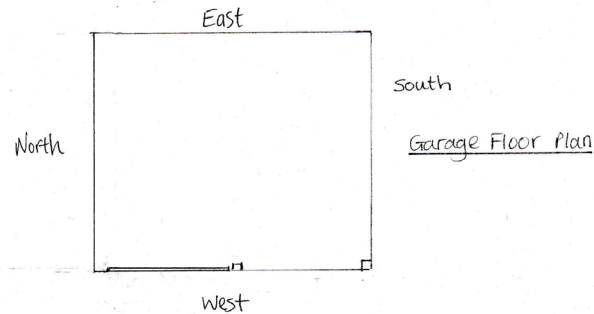
Scale 1:50 on A4
0 1 2 metres

Proposed Floor and Roof Plan

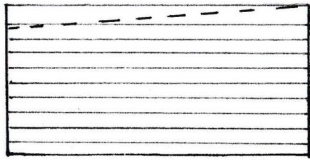
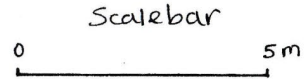
Proposed Floor Plan and Roof Plan

Scale 1:100 on A4

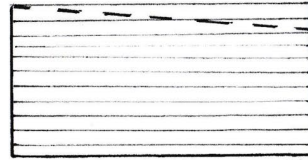
0 1 2m



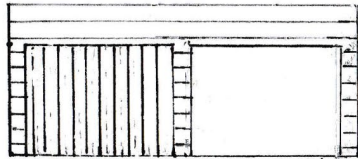
Proposed Elevations



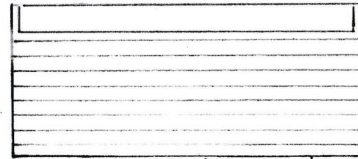
North Elevation



South Elevation



West Elevation



East Elevation

Proposed Garage Elevations for 24 West street, Comberton. Scale 1:100 on A4

Planning Balance

Approval

- Design and scale would sustain the character and appearance of the area, whilst respecting the amenities of neighbouring properties



Refusal

- Potential impact on heritage assets

Officer Recommendation: Approval

OTHER APPLICATIONS

S/4329/18/COND21 - Wellcome Genome Campus, Hinxton

Submission of details required by condition 21
(Design Guide) of planning permission
S/4329/18/OL



Planning Balance

Approval

Material considerations

- Complies to the approved Parameter Plans of the OPP,
- Complies with the approved documents of the OPP, including the Development Principles,
- Adheres to the Local Plan policy requirements,
- Provides for a framework for a highly sustainable development,
- Demonstrates extended targets for BNG and water resources.



Refusal

Material considerations

Officer Recommendation: Approval

This page is left blank intentionally.