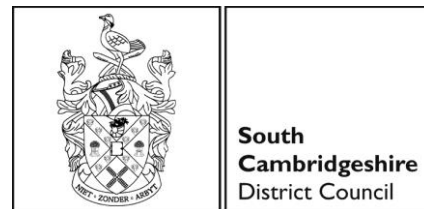


South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

t: 01954 713000  
[democratic.services@scambs.gov.uk](mailto:democratic.services@scambs.gov.uk)  
[www.scambs.gov.uk](http://www.scambs.gov.uk)



Thursday 28 March 2024

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, Dr Lisa Redrup,  
Peter Sandford, Heather Williams, Dr. Richard Williams and Eileen Wilson

Quorum: 3

Substitutes Councillors Graham Cone, Sue Ellington, Bunty Waters,  
if needed: Dr. Shrobona Bhattacharya, Anna Bradnam, Helene Leeming,  
William Jackson-Wood, Corinne Garvie 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, 10 April 2024 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.**

Yours faithfully  
**Liz Watts**  
Chief Executive

---

## 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'.

**The Council is committed to improving access to its agendas and minutes for all members of the community. We try to take all circumstances into account, but if you have any specific needs we will do what we can to help you. Please contact Democratic Services on 01954 713 000 or email [democratic.services@scambs.gov.uk](mailto:democratic.services@scambs.gov.uk).**

**Further information for members of the public can be found at the below link.**  
[Link to further information for members of the public attending South Cambridgeshire District Council meetings.](#)

**If you wish to ask a question or make a statement at a meeting, please refer to the Public Speaking Scheme at the below link.**

[Link to the Public Speaking Scheme](#)

**Further information for Councillors**

[Declarations of Interest – Link to Declarations of Interest - Information for Councillors](#)

Councillors are reminded that Democratic Services must be advised of substitutions in advance of meetings. It is not possible to accept a substitute once the meeting has started.

# Planning Committee



**GREATER CAMBRIDGE**  
SHARED PLANNING

# MAJOR APPLICATIONS



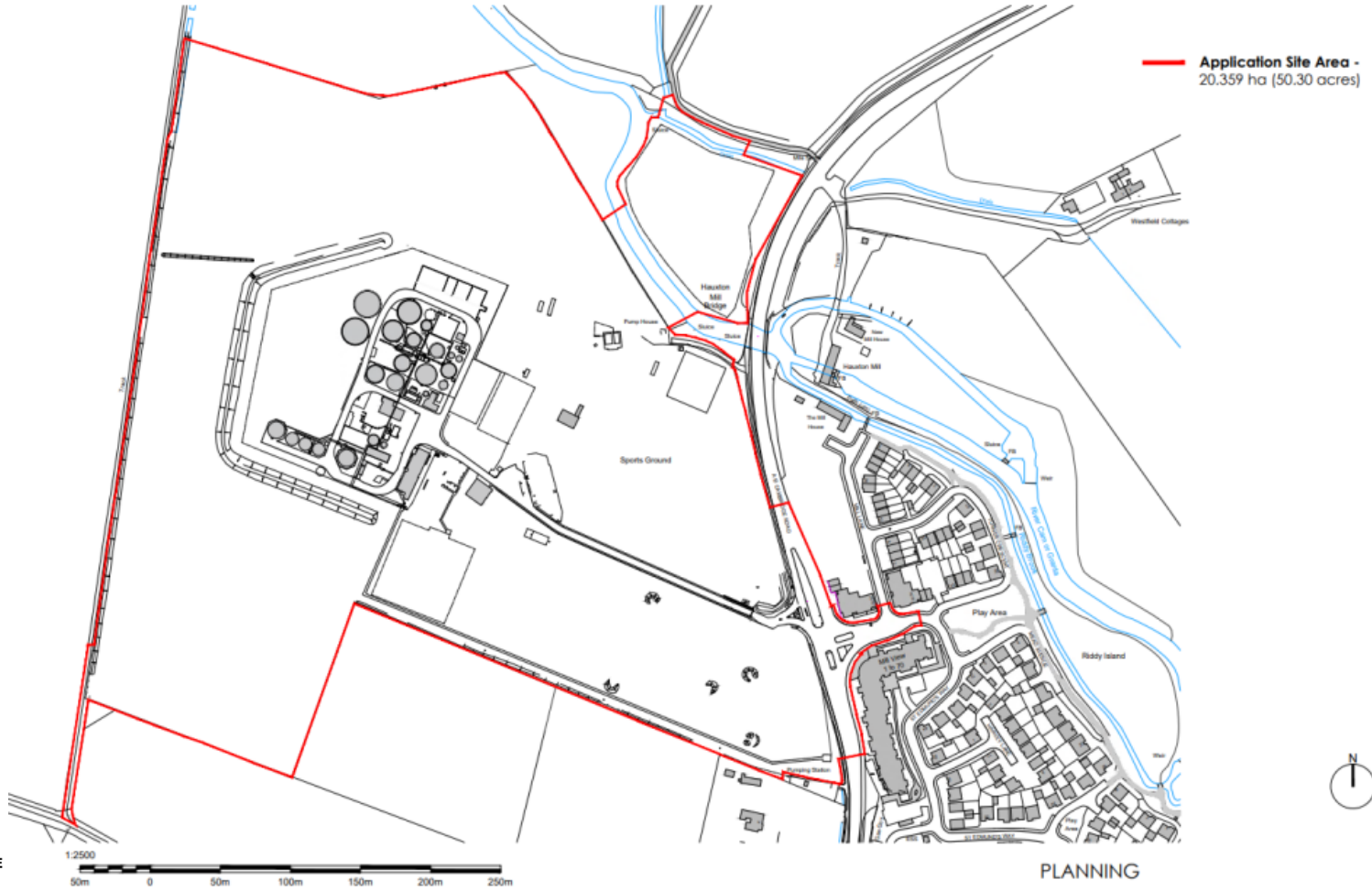
23/03080/OUT

Former Waste Water Treatment Facility  
Cambridge Road, Hauxton

Outline application for demolition of existing structures and redevelopment  
for employment (office and laboratory) floorspace E(g)(i)(ii) alongside a new  
amenity building (including F2(b)(c)), country park and associated  
infrastructure with all other matters reserved for future determination apart  
from access, layout, scale.

# Site Location Plan

Page 6



# Proposed Masterplan



# Parameter Plan- Remediation and Demolition

Page 8





# Parameter Plan-Maximum Building Heights



# Parameter Plan-Access and Connection Plan



# Parameter Plan- Land Use and Layout



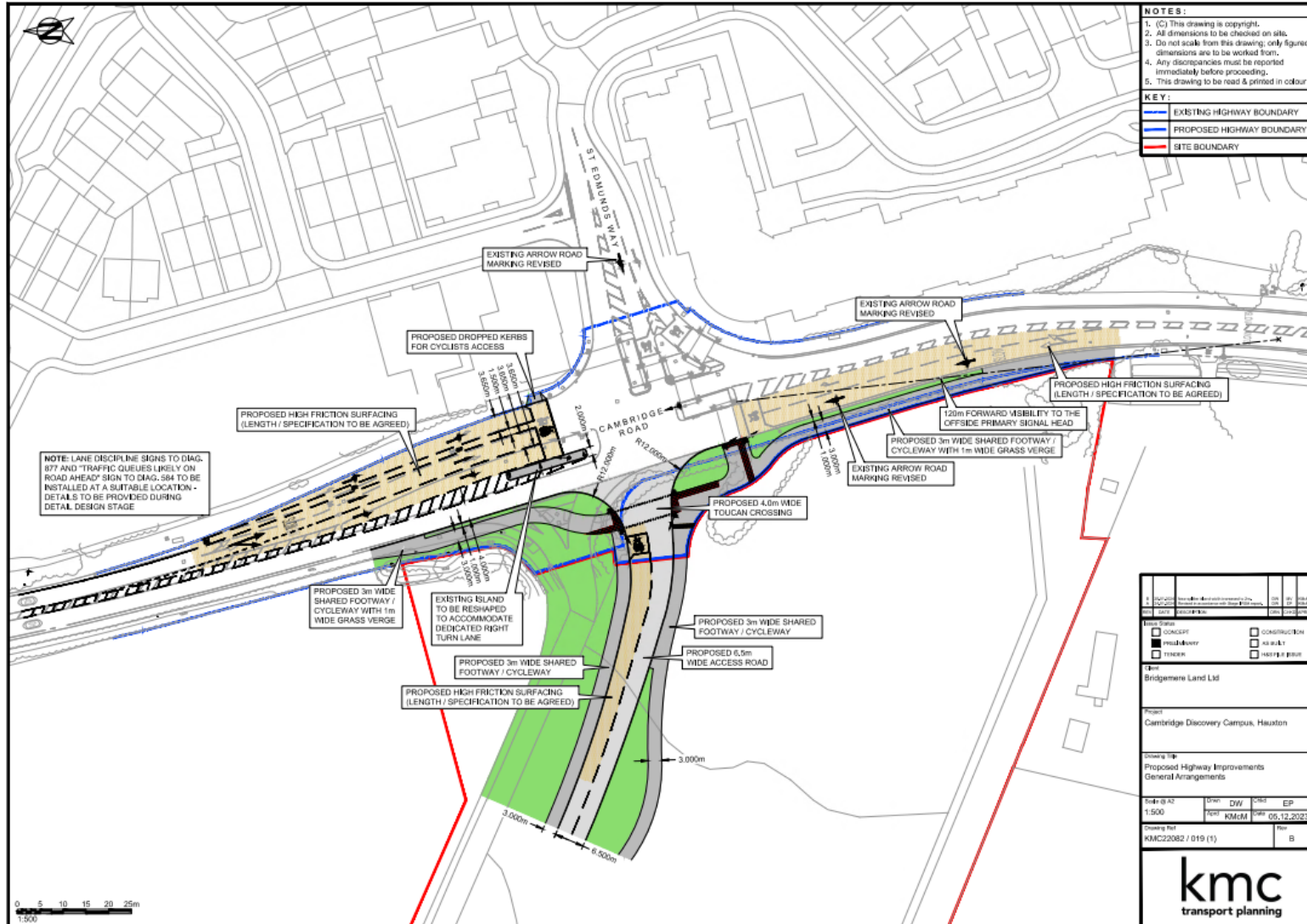


# Parameter Plan-Phasing Plan





# Proposed Highway Improvements and General Arrangements



- NOTES:**
1. (C) This drawing is copyright.
  2. All dimensions to be checked on site.
  3. Do not scale from this drawing; only figured dimensions are to be worked from.
  4. Any discrepancies must be reported immediately before proceeding.
  5. This drawing to be read & printed in colour.
- KEY:**
- EXISTING HIGHWAY BOUNDARY
  - PROPOSED HIGHWAY BOUNDARY
  - SITE BOUNDARY

NOTE: LANE DISCIPLINE SIGNS TO DIAG. 577 AND 'TRAFFIC QUEUES LIKELY ON ROAD AHEAD' SIGN TO DIAG. 564 TO BE INSTALLED AT A SUITABLE LOCATION - DETAILS TO BE PROVIDED DURING DETAIL DESIGN STAGE

|   |            |                   |      |      |
|---|------------|-------------------|------|------|
| 1 | DATE       | DESCRIPTION       | BY   | CHKD |
| 1 | 05/12/2023 | ISSUED FOR PERMIT | KMcM | EP   |
| 2 | 05/12/2023 | REVISED           | KMcM | EP   |

Issue Status

|   |   |
|---|---|
| <input checked="" type="checkbox"/> CONCEPT     | <input type="checkbox"/> CONTRACTOR     |
| <input checked="" type="checkbox"/> PRELIMINARY | <input type="checkbox"/> AS BUILT       |
| <input type="checkbox"/> TENDER                 | <input type="checkbox"/> HISTORIC PRICE |

Client: Bridgemere Land Ltd

Project: Cambridge Discovery Campus, Houston

Drawn by: Proposed Highway Improvements General Arrangements

|            |      |      |            |    |
|------------|------|------|------------|----|
| Scale @ A2 | Unit | DWG  | Issue      | EP |
| 1:500      | MM   | KMcM | 05/12/2023 |    |

Drawing Ref: KMC22082 / 019 (1)

**kmc**  
transport planning

Proposed CGI –Arrival avenue from the A10





Proposed CGI –View from West



# Proposed CGI's – Building 2 Gable/Bay Elevation Study

Page 16





# Proposed CGI – Building 3



## Proposed CGI's – Buildings 3 and 4 Gable/Bay Elevation

Page 18





# Proposed CGI – Building 5

Page 19



# Planning Balance

## Approval

### Material considerations

- Provision of laboratory and office space.
- Supports employment within the life science sector.
- Provision of a new extensive landscaped country park with significantly improved public access for walking, cycling and informal recreation.
- Provision of a new amenity building.
- Delivery of a comprehensive remediation scheme of the contaminated site.
- The proposal has been through a series of pre-application iterations and a design review panel. Urban Design have not identified any harm to character and appearance of area.
- A decrease in water demand than the waste water treatment plant and approved housing development.
- Quantum of car parking accepted by the Transport Assessment Team as this would promote sustainable modes of travel to the site .



## Refusal

### Material considerations

- Site lies outside of the development framework and is an unallocated site.
- Inappropriate development in the Green Belt.
- Insufficient Very Special Circumstances to overcome the harm to the Green Belt.
- Loss of openness of the Green Belt.
- Harm to the character of the area and landscape character.
- Increased abstraction and risk deterioration to water bodies.
- level of car parking would be significantly lower than the indicative standards as set out in parking policy.

## Officer

**Recommendation:**  
**Approval subject to conditions and completion of a legal agreement (S106)**

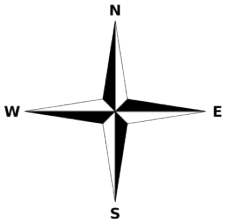


**23/03654/FUL**

**Cambridge South, West Way,  
Sawston**

Page 21

**Erection of 3 employment/research and development units with flexible Eg(ii), Eg(iii) and B8 uses with ancillary offices for total of 8,018sqm (86,306sqft GIA) together with service areas, car parking and landscaping**



# Location Plan



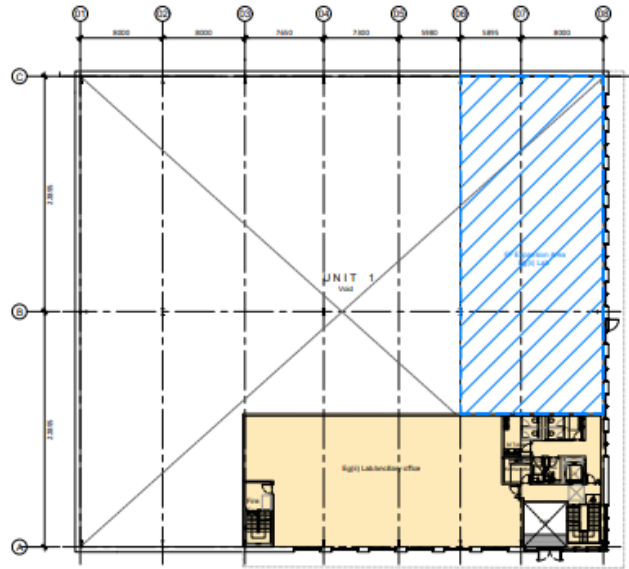
# Site Plan



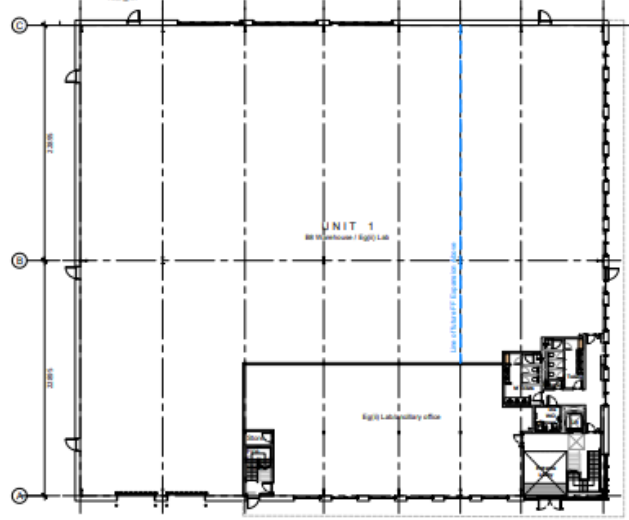
# Floor Plans – Unit 1

Phase 1

Page 24

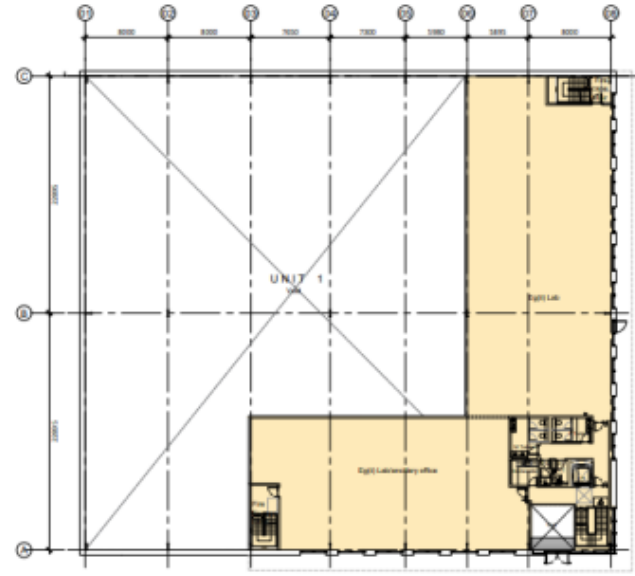


02 Unit 1 - First Floor Plan

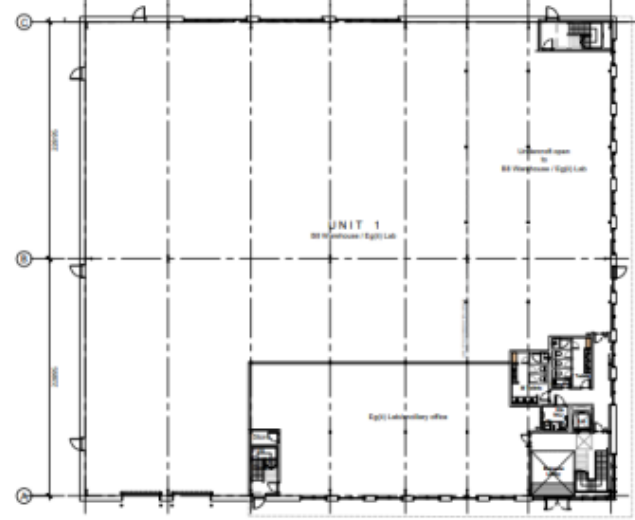


01 Unit 1 - Ground Floor Plan

Phase 2



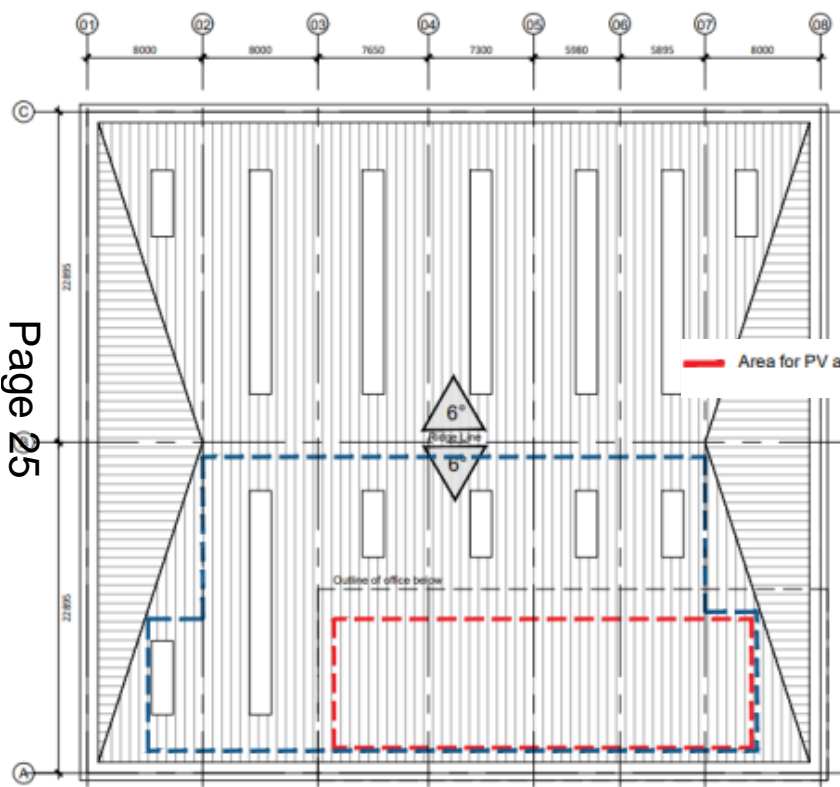
02 Unit 1 - First Floor Plan



01 Unit 1 - Ground Floor Plan

# Roof Plan – Unit 1

Phase 1

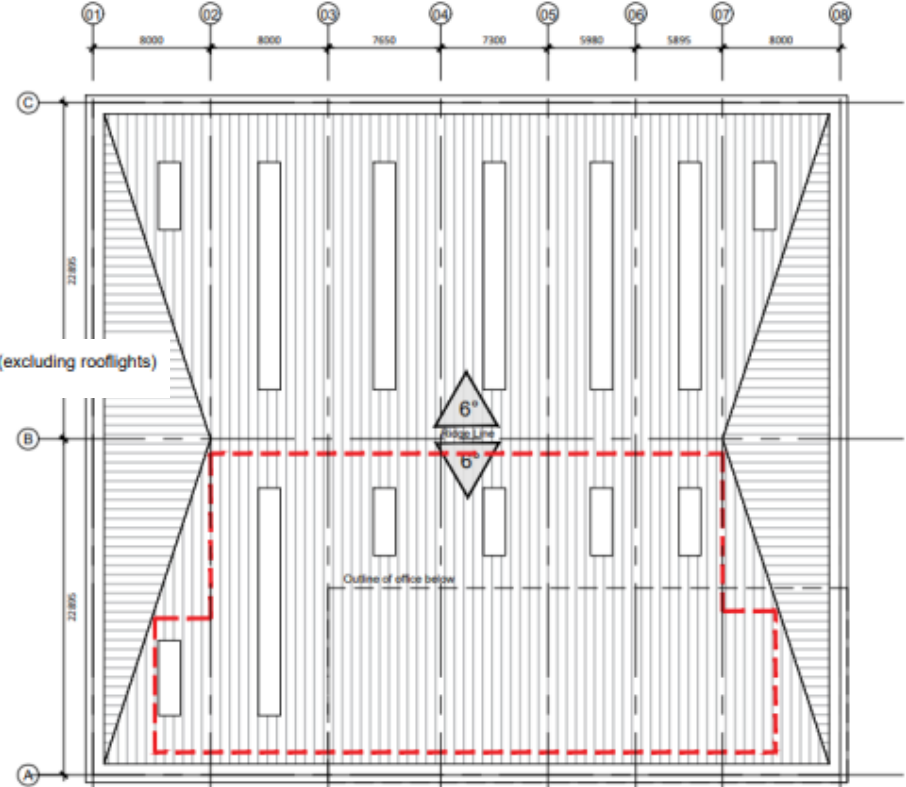


Rooflight area is to be equal to 10% of the production footprint floor area  
Rooflights not to be over office footprint below

01 Unit 1 - Roof Plan  
1:200 @ A1

- Area for PV array
- Expansion area for PV array

Phase 2



Rooflight area is to be equal to 10% of the production footprint floor area  
Rooflights not to be over office footprint below

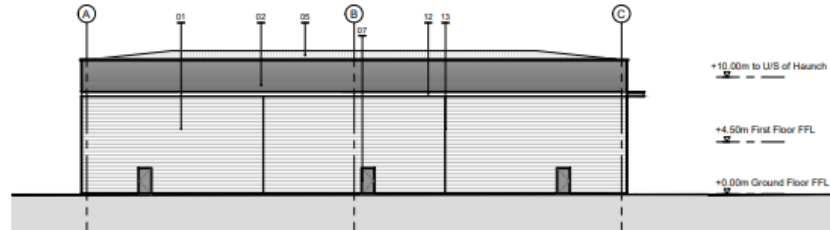
01 Unit 1 - Roof Plan  
1:200 @ A1

- Area for PV array (excluding rooflights)

# Elevations – Unit 1



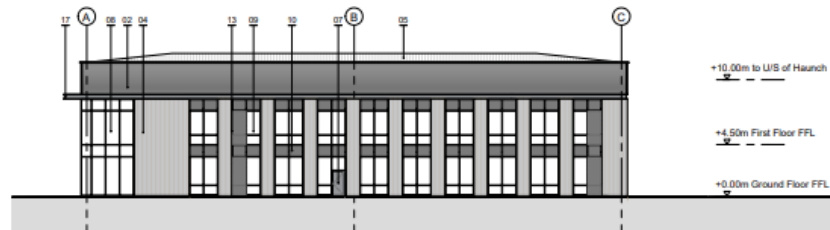
01 Unit 1 - South Elevation  
1:200 @ A1



02 Unit 1 - West Elevation  
1:200 @ A1



03 Unit 1 - North Elevation - Initial Phase  
1:200 @ A1



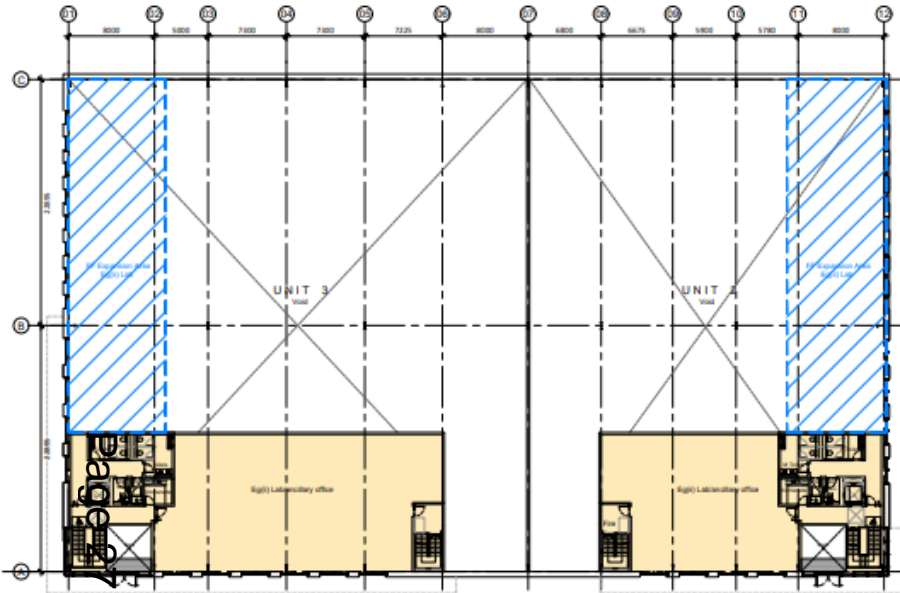
04 Unit 1 - East Elevation  
1:200 @ A1



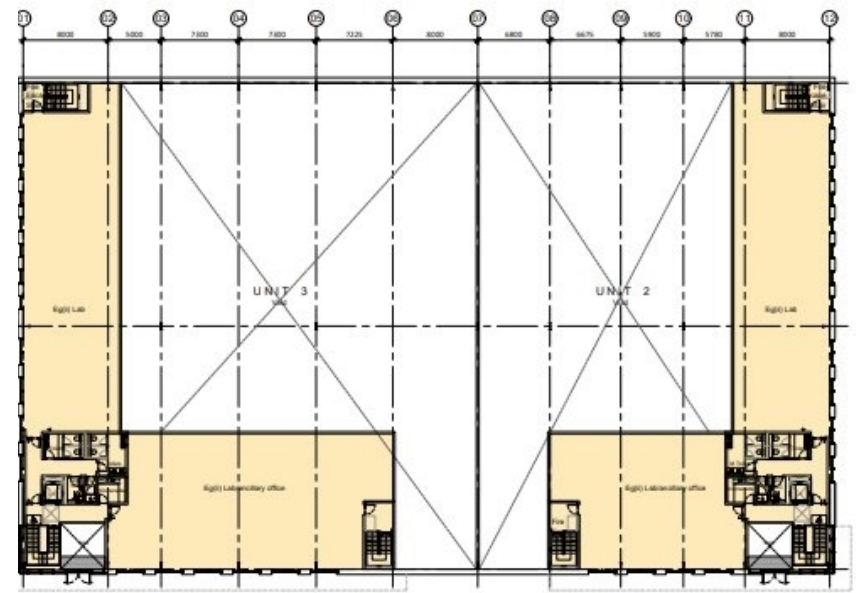
Phase 1

# Floor Plans – Units 2 and 3

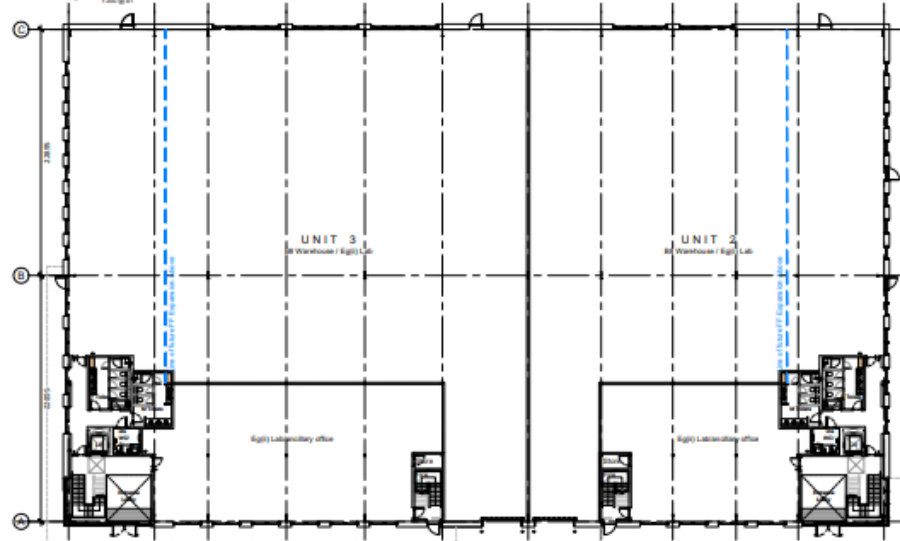
Phase 2



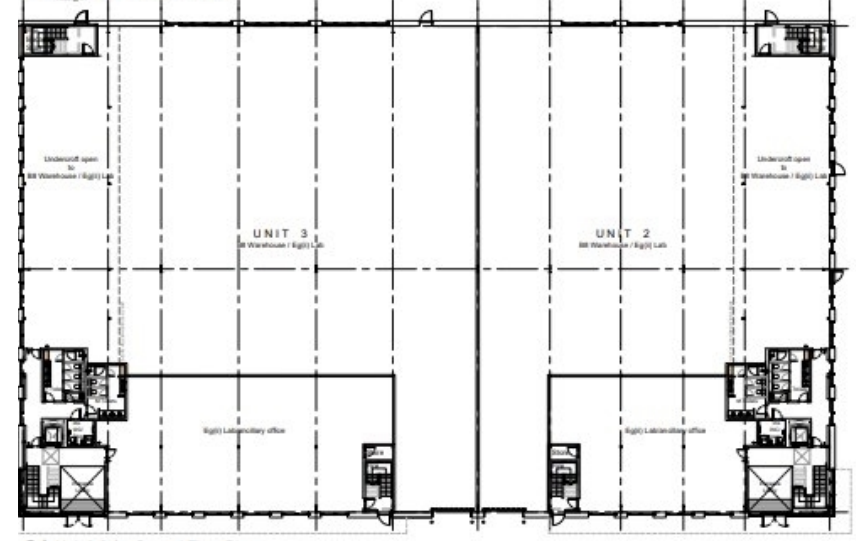
02 Unit 2 & 3 - First Floor Plan



02 Unit 2 & 3 - First Floor Plan



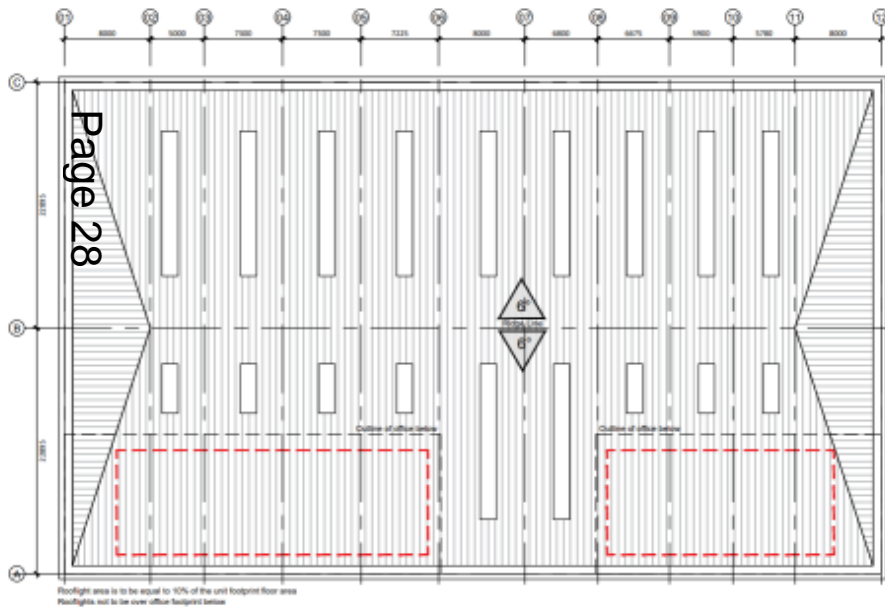
01 Unit 2 & 3 - Ground Floor Plan



01 Unit 2 & 3 - Ground Floor Plan

# Roof Plan- Units 2 and 3

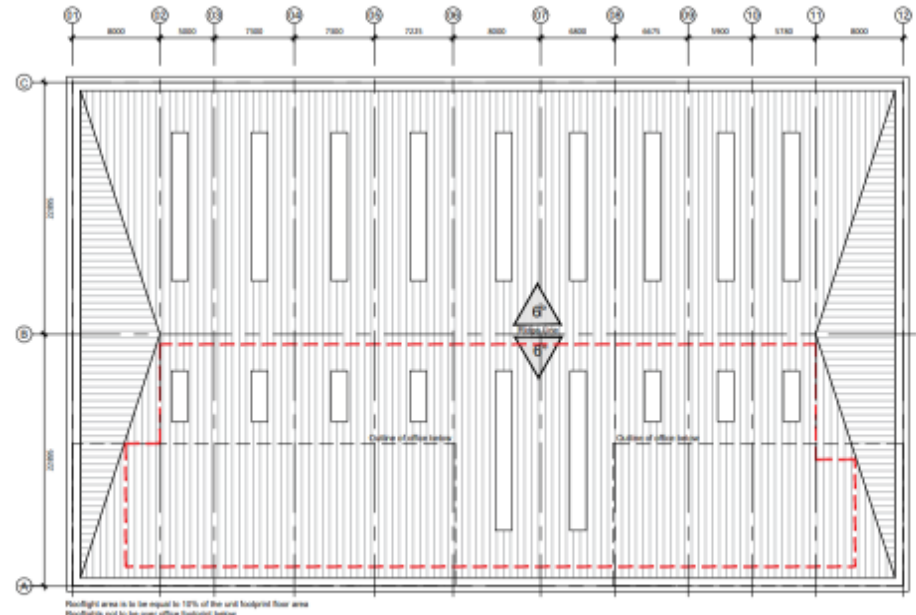
Phase 1



01 Unit 2&3 - Roof Plan  
1:200 (p.41)

— Area for PV array

Phase 2



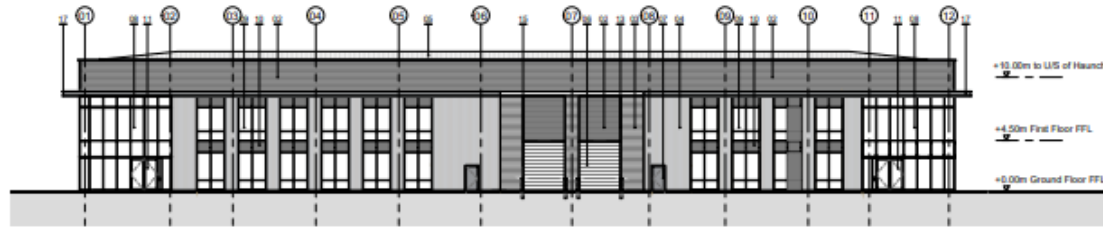
01 Unit 2&3 - Roof Plan  
1:200 (p.41)

— Area for PV array (excluding rooflights)

Page 28



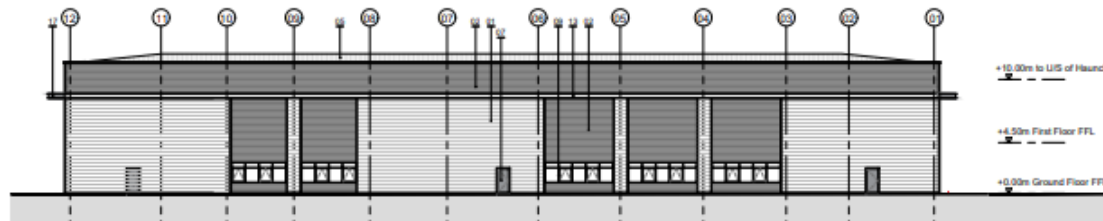
# Elevations - Units 2 and 3



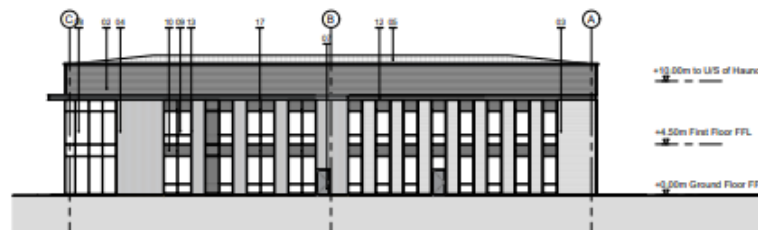
01 Unit 2 & 3 - South Elevation



02 Unit 2 & 3 - West Elevation

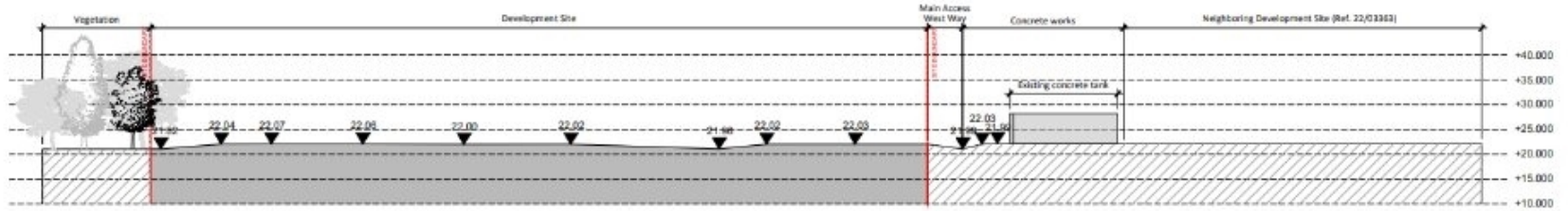


03 Unit 2 & 3 - North Elevation

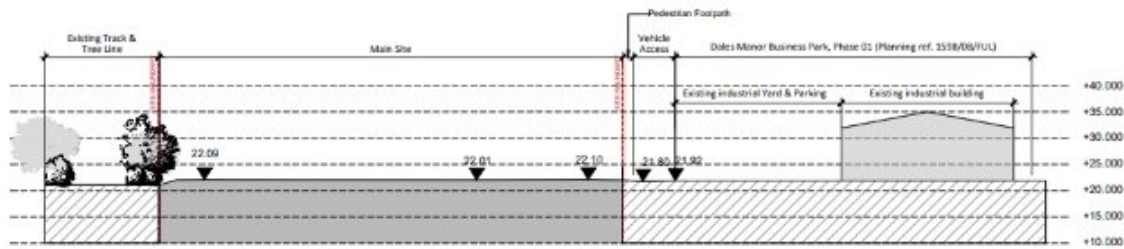


04 Unit 2 & 3 - East Elevation

# Site Sections- Existing



02 Existing Site Section A-A'  
1:50 @ A1



03 Existing Site Section B - B'  
1:50 @ A1

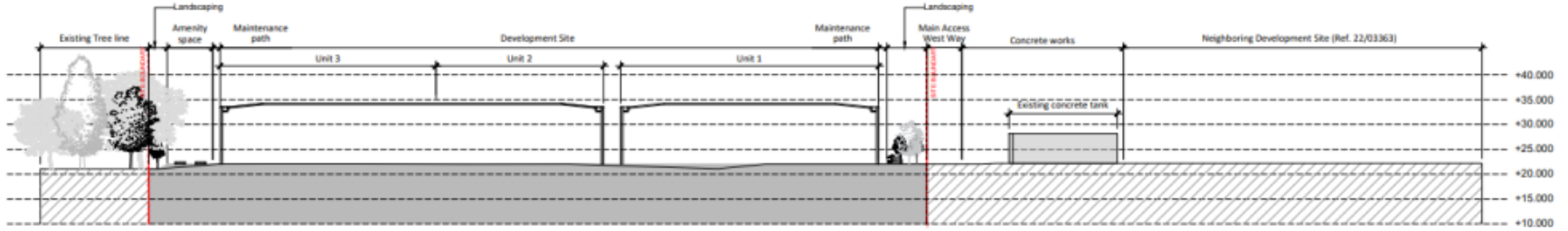
Page 30



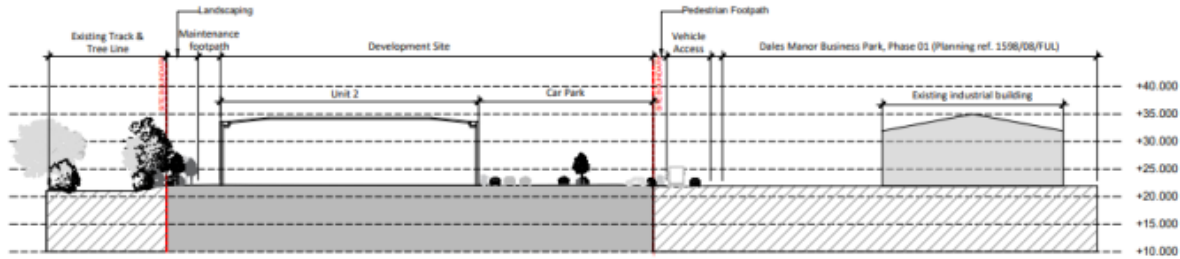
01 Site Plan Reference  
1:50 @ A1



# Site Sections Proposed



02 Proposed Site Section A-A'



03 Proposed Site Section B - B'

Page 31



01 Site Plan Reference



# Visual

Page 32



# Planning Balance

## Approval

### Material considerations

- Extant consent for employment use would be retained
- Increase in employment floorspace and economic growth in the rural area with the provision of 272 jobs
- Employment would reflect the needs and demand of the current employment market
- Employment scale in keeping with the category and size of the village as a Rural Centre
- The development would be in scale with the buildings on the existing industrial estate
- No adverse impact to trees, protected species and SSSI's
- Improved landscaping and biodiversity net gain
- No increase in surface water flood risk
- Renewable energy measures and water efficiency measures above the normal standard required
- Some increase in traffic generation along Babraham Road but a contribution towards public transport projects to mitigate the impact and encourage travel by sustainable modes



## Refusal

### Material considerations

- Contrary to Policy H/1a of the Local Plan which allocates the site for residential use

Officer Recommendation: Approval subject to conditions and completion of a legal agreement (S106)

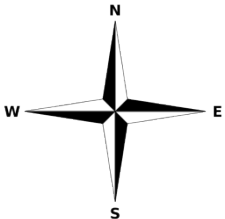
# MINOR APPLICATIONS

**23/02966/OUT**

## **Land off Leaden Hill, Orwell**

Page 35

**Outline application for the construction of 9 No. self build plots with access and associated infrastructure with some matters reserved except for access.**



# Location Plan

Page 36



general notes

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Unless otherwise stated, all dimensions are in mm.

|               |   |          |        |       |     |
|---------------|---|----------|--------|-------|-----|
| rev           | P1  | date     | Dec 22 | drawn | DDR |
| client        | Hawksen Ltd                                     |          |        |       |     |
| project       | Land at Leaden Hill, Orwell,<br>Royston SG8 5QH |          |        |       |     |
| drawing title | Location Plan                                   |          |        |       |     |
| drawing no    | PL/01/01  | checked  | DDR    |       |     |
| scale         | 1:1250  | original | A1     |       |     |
| status        | PLANNING  |          |        |       |     |
| address       | 26 Cromwell Road<br>Cambridge<br>CB1 3JH        |          |        |       |     |
| telephone     | +44 (0) 1223 212283                             |          |        |       |     |
| email         | info@29architecture.co.uk                       |          |        |       |     |
| website       | www.29architecture.co.uk                        |          |        |       |     |





# Illustrative Site Plan (Indicative only)

Page 37



# Planning Balance

## Approval

### Material considerations

- Provision of 9no self build dwellings (substantial benefit)

## Refusal

### Material considerations

- 9no. dwellings outside the Development Framework of Orwell which is a Group Village and so contrary to Policies S/7 and S/10.
- Spatial encroachment into the countryside (low to moderate harm)
- Loss of Grade 2 agricultural land (low harm)



24/00652/HFUL

3 Acorn Lane, Cambourne, Cambridgeshire

Page 39 Single storey side infill extension with front and rear rooflights and entrance canopies, front rooflights and rear dormer roof extension.

Officer recommendation: Approval

# Location Plan

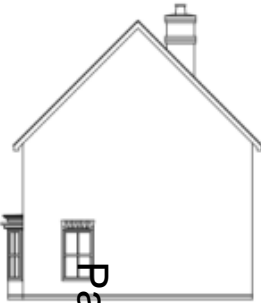


SITE LOCATION PLAN

SCALE 1:1250

# Elevations

## Existing



EXISTING SIDE ELEVATION  
SCALE 1:100



EXISTING FRONT ELEVATION  
SCALE 1:100



EXISTING SIDE ELEVATION  
SCALE 1:100



EXISTING REAR ELEVATION  
SCALE 1:100

## Proposed



PROPOSED SIDE ELEVATION  
SCALE 1:100



PROPOSED FRONT ELEVATION  
SCALE 1:100



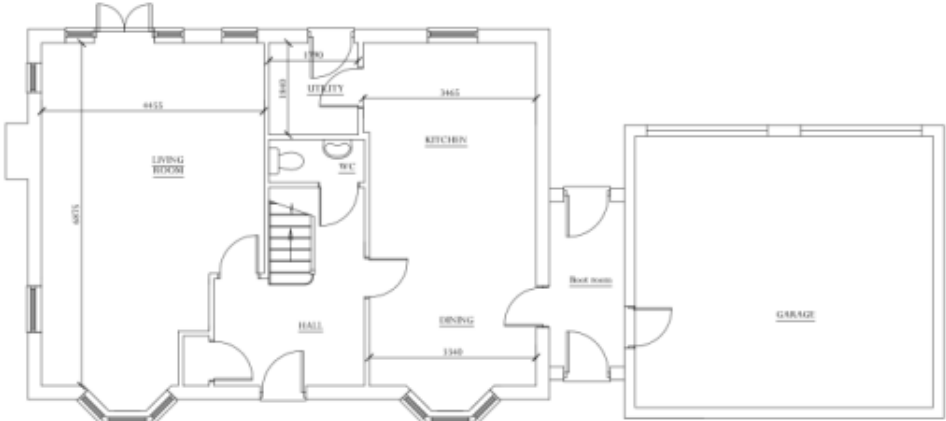
PROPOSED SIDE ELEVATION  
SCALE 1:100



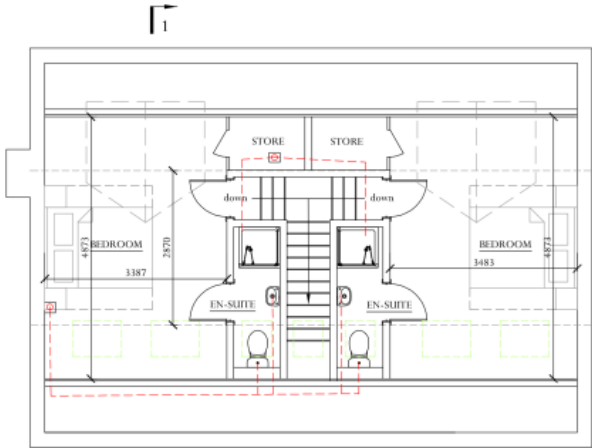
PROPOSED REAR ELEVATION  
SCALE 1:100

# Proposed Floor Plans and Section

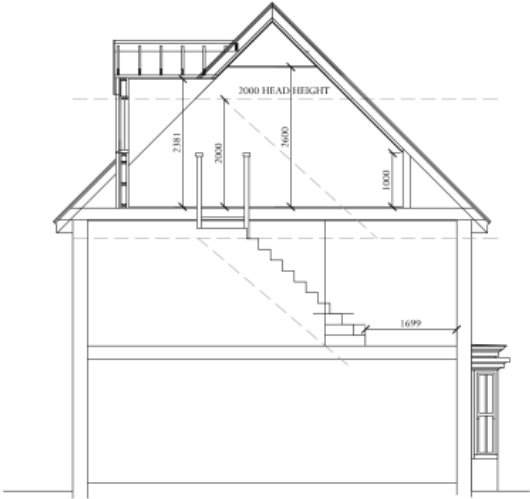
Page 42



PROPOSED GROUND FLOOR PLAN  
SCALE 1:50



PROPOSED SECOND FLOOR PLAN  
SCALE 1:50



SECTION 1:1  
SCALE 1:50

# Planning Balance

## Approval

Material considerations

- Proposal will not cause harm to character and appearance of the area
- Proposal will not unduly impact upon residential amenity



## Refusal

Material considerations

- None

Officer Recommendation: Approval

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