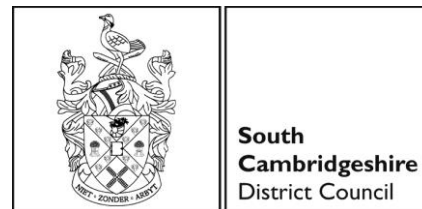


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25 July 2017

To: Chairman – Councillor Pippa Corney
Vice-Chairman – Councillor David Bard
All Members of the Planning Committee - Councillors Henry Batchelor (substitute for John Batchelor), Brian Burling, Kevin Cuffley, Philippa Hart, Sebastian Kindersley, David McCraith, Des O'Brien, Deborah Roberts, Tim Scott and Robert Turner

Quorum: 3

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 2 AUGUST 2017 at 10.00 a.m.**

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
Beverly Agass
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.

AGENDA

PAGES

PUBLIC SEATING AND SPEAKING

Public seating is available both in the Council Chamber (First Floor) and the Public Gallery / Balcony (Second Floor). Those not on the Committee but wishing to speak at the meeting should first read the Public Speaking Protocol (revised October 2016) attached to the electronic version of the agenda on the Council's website.

PROCEDURAL ITEMS

- 1. Apologies**
Councillor Henry Batchelor is substituting for Councillor John Batchelor. To receive apologies for absence from other committee members.
- 2. Declarations of Interest**

1. **Disclosable pecuniary interests (“DPI”)**
A DPI is where a committee member or his/her spouse or partner has any kind of beneficial interest in the land under consideration at the meeting.
2. **Non-disclosable pecuniary interests**
These are interests that are pecuniary involving a personal financial benefit or detriment but do not come within the definition of a DPI. An example would be where a member of their family/close friend (who is not their spouse or partner) has such an interest.
3. **Non-pecuniary interests**
Where the interest is not one which involves any personal financial benefit or detriment to the Councillor but arises out of a close connection with someone or some body /association. An example would be membership of a sports committee/ membership of another council which is involved in the matter under consideration.

3. **Minutes of Previous Meeting** **1 - 8**
To authorise the Chairman to sign the Minutes of the meeting held on 5 July 2017 as a correct record.

PLANNING APPLICATIONS AND OTHER DECISION ITEMS

Except in the case of Agenda Item 16, each application has already been determined by Committee and is simply being reviewed in the light of a Supreme Court ruling. Links to previous meetings (reports, Appendices and other documents) are included within each item below for ease of reference.

4. **S/1294/16/FL - Orchard Park (Parcel L2, Topper Street)** **9 - 16**

Erection of a mixed-use residential led development comprising 63 1xbedroom units on the upper floors including 40% affordable housing along with 67 car parking spaces, cycle parking and associated hard and soft landscaping to include a Gym (Use Class D2) and two commercial units (Flexible use Class comprising Use Classes A1(non food retail), A2 and D1) at ground floor.

[Decision: 1 February 2017 \(Item 6\)](#)
5. **S/3064/16/OL - Hardwick (Land south of 279 St Neots Road)** **17 - 24**

Outline planning permission for the erection of up to 155 dwellings following the demolition of 2 existing dwellings, areas of landscaping and public open space and associated infrastructure works, with all matters reserved except for access

[Decision: 10 May 2017 \(Item 8\)](#)
6. **S/1694/16/OL - Hardwick (Agricultural field west of Grace Crescent)** **25 - 32**

Outline planning permission for the erection of up to 98 dwellings

with all matters reserved except for access

[Decision: 1 March 2017 \(Item 9\)](#)

7. **S/1963/15/OL - Linton (Land North and South of Bartlow Road)** 33 - 40

Outline application for residential development of up to 55 Houses

[Decision: 7 September 2016 \(Item 4\)](#)

8. **S/1433/16/FL - Great Abington (Land to the rear of, Strawberry Farm, Pampisford Road)** 41 - 48

Outline application with all matters reserved except for means of access for the residential development comprising 8 dwellings, including affordable housing provision, landscaping and associated infrastructure

[Deferred: 11 January 2017 \(Item 9\)](#)

[Withdrawn from the agenda: 1 February 2017 \(Item 9\)](#)

[Decision: 1 March 2017 \(Item 6\)](#)

9. **S/2921/15/OL) - Willingham (Land South of 1b Over Road)** 49 - 56

Outline Proposal for Erection of 26 Dwellings including 10 Affordable Units and Ancillary Access Arrangements (All Matters Reserved Apart from Access)

[Decision: 7 September 2016 \(Item 5\)](#)

10. **S/3077/16/OL - Guilden Morden (Site South of Thompsons Meadow, Trap Road)** 57 - 66

Outline planning permission for the proposed development of up to 16 dwellings (8 market and 8 affordable) with all matters reserved except access

[Decision: 1 March 2017 \(Item 9\)](#)

11. **S/0746/15/OL - Whittlesford (Lion Works, Station Road West)** 67 - 74

Redevelopment of site for residential use (outline planning application, all matters reserved)

[Decision: 6 July 2016 \(Item 4\)](#)

12. **S/2647/15/OL - Papworth Everard (Land To The East Of Old Pinewood Way And Ridgeway)** 75 - 122

Outline planning permission with all matters reserved except for access and for strategic landscaping areas for the residential development of up to 215 dwellings, including affordable housing as well as land to be reserved for nursery use (Use Class D1), open

space including strategic landscaping, play areas and sustainable drainage features and associated infrastructure including foul sewerage pumping stations

[Decision: 2 November 2016 \(Item 4\)](#)

13. **S/0415/17/OL - Castle Camps (Land off Bartlow Road)** 123 - 130

Outline application for the erection of up to 10 dwellings with all matters reserved expect for access

[Decision: 10 May 2017 \(Item 7\)](#)

14. **S/2903/14/OL - Cambourne West (Land to the West of Cambourne (Excluding Swansley Wood Farm))** 131 - 138

Development of up to 2,350 residential units including affordable housing; retail, use classes A1-A5 (up to 1.04 ha); offices/light industry, use class B1 (up to 5.66ha); community and leisure facilities, use class D1 and D2 (up to 0.92 ha); Two primary schools and one secondary school (up to 11.28 ha), use class D1; three vehicular access points including the extension and modification of Sheepfold Lane, a four arm roundabout provided on A1198/Caxton Bypass and an access point off the A1198, south of the Caxton Gibbet to serve the proposed employment uses; a network of segregated pedestrian and cycle routes; sustainable drainage system and other infrastructure; together with associated earth works, parking, open space, including equipped play, playing fields and landscaping.

[Decision: 11 January 2017 \(Item 4\)](#)

15. **S/2047/16/FL - Caldecote (Land r/o 18-28 Highfields Road, 18 , Highfields Road, Highfields)** 139 - 146

Demolition of existing buildings and erection of residential development to provide 71 dwellings including 28 affordable dwellings with associated vehicle and pedestrian accesses and open space, and a car park for school/community use

[Decision: 10 May 2017 \(Item 10\)](#)

16. **S/1144/17/OL - Caldecote (Land off Grafton Drive)** 147 - 194

New application

Residential development of up to 58 dwellings with associated infrastructure, landscaping, and public open space. All matters reserved except for access

OUR LONG-TERM VISION

South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.

OUR VALUES

We will demonstrate our corporate values in all our actions. These are:

- Working Together
- Integrity
- Dynamism
- Innovation

GUIDANCE NOTES FOR VISITORS TO SOUTH CAMBRIDGESHIRE HALL

Notes to help those people visiting the South Cambridgeshire District Council offices

While we try to make sure that you stay safe when visiting South Cambridgeshire Hall, you also have a responsibility for your own safety, and that of others.

Security

When attending meetings in non-public areas of the Council offices you must report to Reception, sign in, and at all times wear the Visitor badge issued. Before leaving the building, please sign out and return the Visitor badge to Reception.

Public seating in meeting rooms is limited. For further details contact Democratic Services on 03450 450 500 or e-mail democratic.services@scambs.gov.uk

Emergency and Evacuation

In the event of a fire, a continuous alarm will sound. Leave the building using the nearest escape route; from the Council Chamber or Mezzanine viewing gallery this would be via the staircase just outside the door. Go to the assembly point at the far side of the staff car park opposite the staff entrance

- **Do not** use the lifts to leave the building. If you are unable to use stairs by yourself, the emergency staircase landings have fire refuge areas, which give protection for a minimum of 1.5 hours. Press the alarm button and wait for help from Council fire wardens or the fire brigade.
- **Do not** re-enter the building until the officer in charge or the fire brigade confirms that it is safe to do so.

First Aid

If you feel unwell or need first aid, please alert a member of staff.

Access for People with Disabilities

We are committed to improving, for all members of the community, access to our 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. All meeting rooms are accessible to wheelchair users. There are disabled toilet facilities on each floor of the building. Infra-red hearing assistance systems are available in the Council Chamber and viewing gallery. To use these, you must sit in sight of the infra-red transmitter and wear a 'neck loop', which can be used with a hearing aid switched to the 'T' position. If your hearing aid does not have the 'T' position facility then earphones are also available and can be used independently. You can get both neck loops and earphones from Reception.

Toilets

Public toilets are available on each floor of the building next to the lifts.

Recording of Business and Use of Mobile Phones

We are open and transparent about how we make decisions. We allow recording, filming and photography at Council, Cabinet and other meetings, which members of the public can attend, so long as proceedings at the meeting are not disrupted. We also allow the use of social media during meetings to bring Council issues to the attention of a wider audience. To minimise disturbance to others attending the meeting, please switch your phone or other mobile device to silent / vibrate mode.

Banners, Placards and similar items

You are not allowed to bring into, or display at, any public meeting any banner, placard, poster or other similar item. Failure to do so, will result in the Chairman suspending the meeting until such items are removed.

Disturbance by Public

If a member of the public interrupts proceedings at a meeting, the Chairman will warn the person concerned. If they continue to interrupt, the Chairman will order their removal from the meeting room. If there is a general disturbance in any part of the meeting room open to the public, the Chairman may call for that part to be cleared. The meeting will be suspended until order has been restored.

Smoking

Since 1 July 2008, South Cambridgeshire District Council has operated a Smoke Free Policy. No one is allowed to smoke at any time within the Council offices, or in the car park or other grounds forming part of those offices.

Food and Drink

Vending machines and a water dispenser are available on the ground floor near the lifts at the front of the building. You are not allowed to bring food or drink into the meeting room.

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'.