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30 November 2012

To: Chairman – Councillor Robert Turner
Vice-Chairman – Councillor David Bard
All Members of the Planning Committee - Councillors Val Barrett, Brian Burling,
Lynda Harford, Sally Hatton, Tumi Hawkins, Sebastian Kindersley,
David McCraith, Charles Nightingale, Deborah Roberts, Hazel Smith and
Nick Wright

Quorum: 4

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, 5 DECEMBER 2012 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
JEAN HUNTER
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 SUPPLEMENT – UPDATE REPORTS

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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'.

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 December 2012

AUTHOR/S: Planning and New Communities Director

S/1726/12/FL - DUXFORD

Development of new facilities for Welch's Transport Group incorporating storage and distribution building, vehicle sales, service, MoT and repair building, associated offices, customer car, staff car, truck and crane parking – Moorfield Road, Duxford for Welch's Group Holdings Ltd

Recommendation: Delegated Approval**Date for Determination: 27 November 2012****A. Update to the report****Agenda report paragraph 17**

In response to the updated noise impact assessment, Whittlesford Parish Council advises that its original objections still apply.

Agenda report paragraph 19

The Trees Officer raises no objections to the proposal. There is a Tree Preservation Order on the site but this covers trees that are in poor condition. An existing tree belt will be managed and some new planting undertaken to reinforce the existing treed boundary.

Agenda report paragraph number 40

Additional letters of objection have been received from the residents of Nos. 4, 6, 9 and 10 Knight's Orchard in respect of the additional noise and traffic impact assessments. The following concerns are raised:

- The report states a total of 59 HGV spaces are being added, and Welch's only plan on 30 vehicles being used in the next 5 years. However, they have applied for a larger vehicle license and have repeatedly stated they will have 42 HGV's. The report does not take into account this increase in vehicle capacity.
- The report is misleading as it compares longer sustained noises created by Welch with short intermittent noises created by the A505.
- The report states the busiest time is between 5am – 8am and that these activities can be as short as 10 minutes, but the maximum analysis time is only 5 minutes.
- The dwelling is not protected by the current noise barriers. The increased activity at early hours would be a significant increase over existing noise levels. The report does not consider the impact to the upper levels of homes. Hours of operations should be restricted to 8am-7pm.
- The assessment assumes certain behaviour is maintained (eg – cranes normally leave from 4am, majority of employees arrive between 7am-8am,

intention to operate same working hours as existing etc). Once the site is established it will be difficult to monitor behaviour.

- How will the council enforce closure of roller shutter doors at night, together with the other bullet points set out in the report?
- The study shows that Local Authority criteria would occasionally not be met.
- The proposed hours are different from Volvo and the scrap yard.
- Additional data was collected during half-term week. No.10 is protected by existing fencing but No.4 at higher level has no such barrier.

The comments of the Environmental Health Officer in respect of the updated noise impact assessment are currently awaited and will be reported verbally at the Committee meeting.

Contact Officer: Lorraine Casey – Senior Planning Officer
Telephone: (01954) 713251

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 December 2012

AUTHOR/S: Planning and New Communities Director

S/1725/12/OL – STAPLEFORD

Outline application, including means of access, for the erection of up to 44 dwellings, provision of formal and informal open space, including children's play equipment and associated parking and landscaping following the demolition of existing buildings and removal of hardstanding, at Welch's Transport Ltd, Granta Terrace for Welch's Group Holdings Ltd

Recommendation: Delegated Approval**Date for Determination: 21 November 2012****A. Update to the report****Agenda report paragraph number 50 – Representations**

A letter of objection has been received from the owner of No.9 Joscelynes. This states that the linked proposals are not compatible with the Stapleford Parish Plan, adopted in May 2012. This highlighted that residents do not want Stapleford to become a dormitory village. The loss of employment would contradict this, and the proposals should therefore be modified to retain some employment on the sites (eg – shop/office units with flats above). Combining employment and housing would contribute towards maintaining the vitality of the village.

In response to this representation, these issues have been addressed and assessed within paragraphs 51-56 of the committee report.

Contact Officer: Lorraine Casey – Senior Planning Officer
Telephone: (01954) 713251

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 December 2012

AUTHOR/S: Planning and New Communities Director

S/1727/12/OL – STAPLEFORD

Outline application, including means of access, for the erection of up to 8 dwellings and associated parking and landscaping following the removal of hardstanding, at 29-35 London Road for Welch's Group Holdings Ltd

Recommendation: Delegated Approval**Date for Determination: 17 October 2012****A. Update to the report****Agenda report heading – Environmental Health Officer comments**

The Environmental Health Officer raises no in-principle objections subject to conditions to address the following issues:

- Construction noise/vibration and dust – during demolition and construction, neighbouring properties may be exposed to construction noise, vibration and dust. These impacts should be mitigated and controlled by imposing the following conditions:
 - No construction work, collections or deliveries outside the hours of 8am-6pm Monday-Friday, 8am-1pm Saturdays and not at all on Sundays and Bank Holidays.
 - Details of any piled foundations, and measures to protect local residents from noise and vibration
 - Measures to minimise dust during the construction period.
- London Road traffic noise – the site is exposed to relatively high levels of traffic noise from London Road, and this has the potential to have an adverse impact upon the amenities of future occupiers. Noise mitigation measures recommended in the submitted assessment include sound reduction/acoustic glazing and mechanical ventilation systems. This approach is acceptable in principle but, as this is a detailed design issue, a condition requiring a noise insulation scheme should be added to any consent.
- Artificial lighting has the potential to harm the amenities of existing and proposed residents, and a condition requiring artificial external lighting details should be added to any consent.
- Any consent should also be subject to a condition requiring the submission of a Waste Management Strategy.

Officers recommend that the aforementioned conditions be included within any permission in addition to those set out in the original report.

Contact Officer: Lorraine Casey – Senior Planning Officer
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 December 2012

AUTHOR/S: Planning and New Communities Director

S/1728/12/OL – GREAT SHELFORD

Outline application, including means of access, for the erection of up to 14 dwellings and associated parking and landscaping following the demolition of existing buildings and removal of hardstanding, at 32 London Road for Welch's Group Holdings Ltd

Recommendation: Delegated Approval**Date for Determination: 21 November 2012****A. Update to the report****Agenda report heading – Environmental Health Officer comments**

The Environmental Health Officer raises no in-principle objections subject to conditions to address the following issues:

- Construction noise/vibration and dust – during demolition and construction, neighbouring properties may be exposed to construction noise, vibration and dust. These impacts should be mitigated and controlled by imposing the following conditions:
 - No construction work, collections or deliveries outside the hours of 8am-6pm Monday-Friday, 8am-1pm Saturdays and not at all on Sundays and Bank Holidays.
 - Details of any piled foundations, and measures to protect local residents from noise and vibration
 - Measures to minimise dust during the construction period.
- London Road traffic noise – the site is exposed to relatively high levels of traffic noise from London Road, and this has the potential to have an adverse impact upon the amenities of future occupiers. Noise mitigation measures recommended in the submitted assessment include sound reduction/acoustic glazing and mechanical ventilation systems. This approach is acceptable in principle but, as this is a detailed design issue, a condition requiring a noise insulation scheme should be added to any consent.
- Artificial lighting has the potential to harm the amenities of existing and proposed residents, and a condition requiring artificial external lighting details should be added to any consent.
- Any consent should also be subject to a condition requiring the submission of a Waste Management Strategy.

Officers recommend that the aforementioned conditions be included within any permission in addition to those set out in the original report.

Contact Officer: Lorraine Casey – Senior Planning Officer
Telephone: (01954) 713251

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 December 2012

AUTHOR/S: Planning and New Communities Director

S/1796/12/FL - MELBOURN**Erection of 5 dwellings (comprising one 4 bedroom bungalow, one 3 bedroom house, and one 2 bed house, with two 1 bed flats (affordable units)), and remodelling of existing public house car park, 29 High Street, Melbourn for Letchworth Palace Ltd****Recommendation: Delegated Approval****Date for Determination: 10 January 2013****A. Update to the report****Agenda report paragraph number 42 – Material Planning Considerations**

Revised drawings have now been submitted following the meeting between the applicant and Environmental Health Officers, which include the following:

The erection of a 2.5m high acoustic panel panel along the rear of the retained public house garden, with a 16.5m return length of panel along the south west side of the garden area, opposite the proposed Plots 1 and 2.

A 2m high brick wall is proposed on the north west boundary, between Plots 1 and 2 and the public house car park, with dense tree/shrub planting, to reduce noise impact.

The internal layout of the first floor, which comprises one of the flats on Plots 1 and 2, has been revised with the bedroom and sitting room areas located so that main windows serving these areas can be inserted in the south east elevation. As a result there are no first floor openings facing the public house car park and only two rooflights serving the kitchen and sitting area in the north east elevation facing the public house and its garden, at first floor level or above. Two blank render panels are retained in the front elevation at first floor level to improve the appearance of the revised unit.

Two existing windows at the rear of the public house and to be changed to upgrade noise insulation.

The comments of the Environmental Health Officer on the amended drawings will be reported at the meeting, however officers are hopeful that the revised details will overcome previous concerns.

Contact Officer: Paul Sexton - Principal Planning Officer
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 December 2012

AUTHOR/S: Planning and New Communities Director

S/1855/12/OL – GREAT WILBRAHAM

Residential development to provide six dwellings comprising three two-bedroom dwellings, two three-bedroom dwellings and one four-bedroom dwelling and vehicular access (outline planning permission including details of access, layout and scale).

Recommendation: Approval

Date for Determination: 5 November 2012

Update to the report**Agenda report paragraph number 4 – Site and Proposal**

Correction: the density of development is 18 dwellings per hectare.

Agenda report paragraph number 11 – Ecology Officer

The Ecology has responded to the ecological objections raised to the proposed development. The site is a meadow that consists of improved pastures. The Ecology Officer does not attach a significant biodiversity value to the flora of the meadow as during his visit in autumn 2011 there were very few herbs apparent. The grassland was not of a tussocky nature suggesting that it is topped throughout the year (tussock grassland can harbour large numbers of small mammals that provide prey for birds and larger mammals).

The site's most valuable features are its boundary hedges and trees all of which are shown to be retained.

He notes that it is reported that the church provides a roost for brown long-eared bats. The boundary trees will help to mitigate any light spill that may result from the development and the retention of boundary trees and hedges will retain some flight paths around the sites should bats still need to traverse the area. He does not consider Gt Wilbraham to be so densely developed that this dark area represents the only flight and feeding area for bats in the locality. Gt Wilbraham has other areas of rough grassland nearby that in his view can also be used for feeding (to the NW of this site and at Temple Springs)

He notes reports of owls calling from the trees. Tawny owls will often call from trees in gardens and this is not a reason to object to the development.

He notes that snakes, weasels and hedgehogs have been reported from the site but he does not believe that they live entirely in the site. He has no objection to this site's development on ecological grounds

Agenda report paragraph number 13 – Trees and Landscape Officer

The Trees and Landscape Officer has provided additional detailed advice following a meeting with the agent:

- a) 'The trees along the south-western boundary T2 – T13 and G1-G2 are predominantly conifer species of varying size and structural integrity, while they do provide some screening along this boundary in the context of the proposed development their retention is not desirable in terms of their integration therefore I have no objections to their removal. The boundary treatment discussed for this edge was close board with replacement trees proposed to include Silver birch where shading into the garden of plot 6 needs to be considered and Beech to provide tree cover which will provide a majestic specimen in the future with Wild service tree and Field maple to be planted near to the access.
- b) 'The trees on the north-eastern boundary are a mix of Sycamore, conifer species and Ash the following were discussed as an appropriate approach once again taking into consideration suitability of retention with proposed layout, longevity – while this will not prevent the gardens from being shaded it will allow for more light to penetrate: -
T017 – Crown lift to 5m remove ivy
G005 – Remove
G004 – Group of 3 Sycamore identified from left to right as G004A, B & C, G004 A & C remove, CB retain remove ivy and crown lift to 5m
T016 – Retain, remove ivy and crown lift to 5m
T017 – Retain, remove ivy crown lift to 5m, inspect union of large lower lateral on south east side and if not structurally compromised thin out the limb by 15%
G003 – Remove
- c) 'The boundary treatment for this edge was discussed with the agent and proposed to be of a post and wire/stock fencing with a mixed native hedge consisting of, Field Maple, Hornbeam, Guelder Rose, Wayfaring and Spindle (20% of each) planted at 60cm centres along a double staggered row. This is to enable the rural aspect to be retained from the fields beyond. To be included along this boundary is a Beech near the eastern corner as it is likely that the longevity of the Ash may be limited due to the current Ash die back situation.
- d) 'The proposed will alleviate some of the shading issues while providing replacement planting to help integrate the development into this rural aspect without enclosing it within fencing or over planted and seems to be deliverable by the agent.'

Contact Officer: Ray McMurray – Principal Planning Officer
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