

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 03450 450 500
f: 01954 713149
dx: DX 729500 Cambridge 15
minicom: 01480 376743
www.scambs.gov.uk



4 January 2013

To: Chairman – Councillor Robert Turner
Vice-Chairman – Councillor David Bard
All Members of the Planning Committee - Councillors Val Barrett, Trisha Bear,
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, 9 JANUARY 2013 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

	PAGES
6. S/2284/12/RM - Caxton, Caxton Gibbett	1 - 2
16. S/1783/12/FL, S/1786/12/FL, S/1787/12/CA & S/1792/12/CA - Sawston, (Former John Falkner School, The Baulks/Hammonds Road)	3 - 4
18. S/2064/12/FL - Waterbeach, (Robson Court)	5 - 6

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

9 January 2013

AUTHOR/S: Planning and New Communities Director

S/2284/12/RM – CAXTON AND ELSWORTH

Submission of reserved matters in respect of appearance and landscaping for the erection of restaurant/takeaway buildings (class A3/A5) following outline consent S/1723/12/OL, and in respect of the appearance, landscaping, layout and scale for the erection of restaurant/takeaway building (class A3/A5) following outline planning consent S/0060/12/OL, Land at Caxton Gibbet, St Neots Road, for The Abbey Group

Recommendation: Delegated Approval**Date for Determination: 1 January 2013****A. Update to the report****Agenda report paragraph number 14 – Comments of Papworth Everard Parish Council**

Papworth Parish Council recommends refusal for the following reasons:

'The McDonalds building – This has no architectural merit. It appears that the comments of the SCDC Planning Committee on the materials and design or an earlier, full application for development of the site have been largely ignored. Papworth Everard Parish Council concurs with the earlier comments of the SCDC Planning Committee, and believes that the current proposed design of the building is inappropriate for the site and the wider landscape. The development would be on one of the highest points of the flat west Cambridgeshire boulder clay plateau, and had particular prominence as it is at the junction of two historic routes – the north-south A1198 Ermine Street, and the east west road (A428) from St Neots to Cambridge. The building demonstrates that no heed has been taken of either Policy DP/2 or the current District Design Guide SPD.

The building could to some extent be made to conform to the Design Guide if the light/buff brickwork is used throughout. Certainly the painted block work which is proposed to be coloured RAL7022 (Umbra Grey) (the elevation drawings are misleading in this respect) should be rendered and painted light buff. The openwork, composite aluminium cap above the eaves of the building should be dispensed with, and a sloping grey-slate cornice should be used around the entire building. In this way the design would reflect – at least in materials, f not scale and proportion – the common buff/yellow/white Gault clay brick with slate roof that is common in many 'traditional' late-19th century/early 20th century buildings on the Cambridgeshire claylands.

The Costa Building – This is uninspiring 'business park architecture'. The site is entirely inappropriate for such an 'industrial unit', with its concomitant use of materials. The building needs to be radically redesigned, taking into account the requirements of the District Design Guide SPD.

The applicants may argue that they have constructed their 'standard' buildings on many other sites. However, these are likely to have been urban or semi-urban areas, adjacent to major transport routes. In those places the LPA may have been less caring of their built-environment, and not gone to the trouble, time and expense of preparing policies and guidance to control the appearance of new developments.

If the LPA is minded to approve the application, Papworth Everard Parish Council strongly recommends that a planning condition, or a clause in a legal agreement, is included that binds the applicant to maintain and, when necessary, to replace the replica timber 'gibbet' that stands at the entrance to the site. This is a well-known and highly regarded local landmark.

Also, if the LPA is minded to approve the application, the Parish Council will be expecting the applicant, South Cambridgeshire District Council and the Highways Agency to cooperate in providing a safe pedestrian and cycle way along the A1198 between Papworth Everard and Caxton Gibbet, a safe crossing (bridge) over the A428 into the McDonalds/Costa site. There are well over 200 teenagers and young adults living in Papworth Everard; some will find the services offered by the new development almost irresistible and will, if they have no vehicular transport, either walk or cycle along the A1198. This is a dangerous and busy road on which, in recent years, pedestrians and motorcyclists have been killed in collisions with cars.'

Agenda report paragraph number 17 – Comments of the Landscapes Officer

The **Landscapes Officer** confirms that the landscape proposals are acceptable. The perimeter trees should be randomly mixed to create an informal appearance. The mulched grass free circle should preferably be at least 1m diameter rather than the specified 600mm in order to reduce grass competition and the risk of mower/stripper damage to the young stems. The tree planting distance from the hedge should allow a tractor flail to pass between them to make mechanical maintenance of the hedge possible in the future as this is to be a hedge at least 3m high.

Contact Officer: Paul Sexton - Principal Planning Officer
Telephone: (01954) 713255

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 January 2013

AUTHOR/S: Planning and New Communities Director

S/1783/12/FL & S/1792/12/CA - SAWSTON

Extensions, Alterations, and Conversion of School Buildings to Six Dwellings and Erection of Three Dwellings and Associated Works following Partial Demolition of Existing School Buildings at former John Falkner Infants School, The Baulks/Hammonds Road for Dr H. Fani

S/1786/12/FL & S/2541/12/LB

Erection of Dwelling following Demolition of Existing Tool Shed at former John Falkner Infants School, The Baulks/Hammonds Road for Iran's Children Charity

Recommendation: Delegated Approval

Date for Determination: 6 November 2012

A. Update to the report

Agenda report paragraph number 18 - Consultation by South Cambridgeshire District Council as Local Planning Authority

Ecology Officer – Has no objections as the habitats are of low ecological value. However, suggests conditions in relation to the removal of vegetation outside of the bird breeding period and ecological enhancements in the form of the provision of bird boxes and native rich plants within a landscaping scheme.

Agenda report paragraph number 22 - Consultation by South Cambridgeshire District Council as Local Planning Authority

S/1786/12/FL - Amended Plans

Sawston Parish Council – Recommends refusal and comments as follows: -
“The amendments do not address the parish council's concerns regarding traffic and access on to Hammonds Road. Access is a major issue from both sides. Hammonds Road is a single unadopted narrow lane with visibility problems on to the High Street.”

Agenda report paragraph number 35 - Representations by members of the public

A number of neighbours have commented that the amended plans have not addressed the previous objections.

Contact Officer: Karen Pell-Coggins- Senior Planning Officer
Telephone: (01954) 713230

This page is left blank intentionally.

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 January 2013

AUTHOR/S: Planning and New Communities Director

S/2064/12/FL – WATERBEACH**Demolition of existing 35 no. shared amenity apartments for the homeless and the erection of 30 no. self-contained apartments for the homeless with associated parking and amenity space, at Robson Court for Sanctuary Housing Group****Recommendation: Delegated Approval****Date for Determination: 11 January 2013****A. Update to the report**

Amended plans have been received that include the following revisions:

- Amendment to parking layout to remove 7 no. spaces from the Waddelow Road frontage and replace them with 6 no. spaces to the Robson Court/south elevation;
- Addition of plant room to rear of building; and
- Minor revisions to elevations to reflect internal layout changes and to amend discrepancies between the floor plans and elevations.

The revisions to the parking layout have resolved concerns raised by the Local Highways Authority regarding the number of vehicles/spaces backing out onto Waddelow Road. The other alterations encompassed in the amended plans are very minor in nature and include a small plant room extension on the courtyard side of the rear wing.

The officer recommendation is altered to one of approval, as amended, in accordance with the conditions set out in the report and to an additional condition to require the parking spaces to be laid out in accordance with the amended drawing no. 021 Rev A before the building is occupied.

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

This page is left blank intentionally.