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28 March 2013

To: Chairman – Councillor Robert Turner
Vice-Chairman – Councillor David Bard
All Members of the Planning Committee - Councillors Val Barrett, Brian Burling,
Lynda Harford, Tumi Hawkins, Sebastian Kindersley, David McCraith (sub.
Raymond Matthews),, Charles Nightingale, Deborah Roberts, Neil Scarr,
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, 3 APRIL 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 – UPDATE REPORTS

		PAGES
5.	S/1808/12/FL - Grantchester (Grantchester Road)	1 - 2
7.	S/0664/11/FL - Milton (West View Park, Chesterton Fen Road)	3 - 4
9.	S/2589/11/FL - Milton (Sandy Park, Chesterton Fen Road)	5 - 10

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

3 April 2013

AUTHOR/S: Planning and New Communities Director

S/1808/12/FL– GRANTCHESTER**Construction of tennis facility comprising 12 courts, court fencing, floodlighting (for 2 courts), pavilion, car and cycle parking and landscaping with vehicular access off Grantchester Road, for Trinity College****Recommendation: Delegated Approval****Date for Determination: 24 October 2012****A. Update to the report****Agenda report paragraph number 23 – Consultations by South Cambridgeshire District Council as Local Planning Authority**

Sport England supports the application as it complies with Sport England policy.

The application will hopefully exceed the existing provision of facilities at the Clubs' existing site; in qualitative terms the new facilities will be superior to the existing ones and; the application demonstrates that the new facility will be at least comparable in accessibility terms for existing club members when compared to the existing facility.

It recommends a condition requiring the courts to be constructed in accordance with the design and layout details set out in the planning application and in accordance with Sport England and LTA Technical Design Guidance notes relating to tennis court provision.

Agenda report paragraph number 24 – Representations by Members of the Public

8 letters have been received in response to the consultation in respect of the revised details. The letters rehearse concerns set out in the main report, but include the following additional matters:

One letter states that the proposed opening hours for the clubhouse are too late – most health clubs in Cambridge allow just 30 minutes – the facility should be closed earlier so that residents are not disturbed. Another letter requests that the 21.30hrs limit for floodlighting and 23.00hrs limit for the pavilion suggested by the City Council are imposed.

Will be club house be licenced? There would be strong objections to this.

Not satisfactory to deal with drainage matters by condition. These issues should be fully resolved before the application is determined.

Will the court lighting be on at all times after dark or only when games are being played – the application is not clear. To save energy and avoid light pollution for birds can this be controlled by condition?

How does the lighting scheme fit with the environmental zone classification of E2 which recommends 5 lux, yet the facility will have a lot more?

Details of the permissive path still unclear but it is assumed that it will not be restricted in any way

Access issues are not addressed. Traffic survey is still flawed.

The ancillary facilities, in particular the size of the clubhouse and length of access road remain excessive and override any sporting benefit in terms of the preservation of the openness of the Green Belt.

It is clear that Sport England are of the view that these facilities will be expanded in the future.

No satisfactory explanation of the need to relocate and why it has to be here.

Officer Comments

The suggested hours for use of the floodlights and clubhouse remain as set out in the main report. Officers will discuss with the applicants' agent the suggestion that court lighting is switched off if the courts are not in use.

Drainage details can be dealt with by condition. Appropriate schemes would need to be submitted and approved prior to any development taking place.

Cambridge City Council has commented that the scheme accords with its policy regarding floodlighting levels.

Any application for future extension will be judged on its merits.

Other matters are addressed in the main report.

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

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 April 2013

AUTHOR/S: Planning and New Communities Director

S/0664/11 - MILTON**Continued use for 18 Gypsy/Traveller caravan pitches (replacement of consent reference S/1332/07/F) – West View Park (formerly Plots 1,3 and 5 Sandy Park), Chesterton Fen Road, for Mr Nelson O'Connor****Recommendation: Approval****Date for Determination: 16 August 2012****A. Update to the report****Agenda report paragraph number 2 – Site and Proposal**

The number of mobile homes on the site should read 18, not 19.

Agenda report paragraph number 48 - Recommendation

Approval of permanent consent subject to conditions, to include:

1. Approved drawings
2. Layout to be implemented within 12 months.
3. Limitation of occupation to Gypsies/ Travellers and their dependants.
4. Limitation to 18 caravans but no other mobile homes or amenity blocks.
5. Landscaping details.
6. Details of a flood evacuation plan and a scheme for foul drainage.
7. Retention of layout as shown.
8. No business uses or storage of materials.
9. No vehicle over 3.5 tonnes to be parked at the site.

Contact Officer: Ray McMurray – Principal Planning Officer
Telephone: (01954) 713259

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 April 2013

AUTHOR/S: Planning and New Communities Director

S/2589/11 - MILTON**Continued use of land as a residential Gypsy/Traveller caravan site of 30 plots, including hardstandings and access road.****Recommendation: Delegated approval****Date for Determination: 31 May 2013****A. Update to the report****Agenda report paragraph number 35 – Local Highway Authority**

The Local Highway Authority has indicated that it has no objection to the development

Agenda report paragraph number 39 – Cambridgeshire County Council

Cambridgeshire County Council Planning has confirmed that the site lies within the Safeguarding Area for the Cambridge Waste Water Treatment Works, which requires that an odour assessment be provided. The site is partly within the Cambridge Northern Fringe Transport Safeguarding Area; information should be provided by the agent for the submission of further information to demonstrate that the development will not prejudice the continued use of the existing aggregate railhead and coated roadstone plant.

Agenda report paragraph number 53 - Recommendation

Delegated authority to approve subject to any additional consultee comments and to conditions, to include:

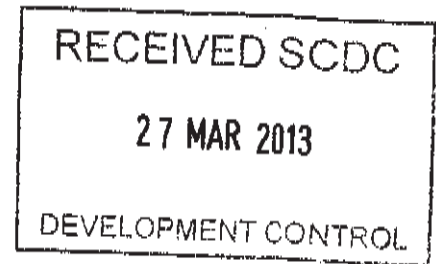
1. Approved drawings
2. Limitation of occupation to Gypsies/ Travellers and their dependants.
3. Limitation to 30 pitches, with the number of mobile homes and caravans to be specified.
4. No business uses or storage.
5. Details of ancillary buildings within to be submitted within three months (Reason; To address retrospective issues and in the interests of residential amenity and visual impact)

B. Further Information received after publication of the agenda report.

1. Further information relating to the application has been received from the agent by letter dated 25 March 2013. This is attached as Appendix 1.

Contact Officer: Ray McMurray – Principal Planning Officer
Telephone: (01954) 713259

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Development Control Manager
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
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FAO Ray McMurray

25 March 2013

Dear Mr McMurray,

**RE: SANDY PARK, CHESTERTON FEN ROAD, MILTON
PLANNING APPLICATION No. S/2589/11**

I refer to our meeting some time ago concerning the above-mentioned planning application.

Planning Policy

With regards to the new policy position, Planning policy for traveller sites has not really changed matters greatly. Gypsy sites are inappropriate development in a Green Belt, and can only be approved in very special circumstances. Deletion of the word "normally", when referring to gypsy sites being inappropriate, has not changed the weight to be attributed to the harm by reason of this inappropriateness, and PPTS continues to suggest that land can be taken out of the Green Belt through the LDF process in order to meet an identified need for gypsy sites.

PPTS does now explicitly require local planning authorities to identify a five year supply of deliverable land for gypsy sites, something which South Cambridgeshire cannot do. The identified need for gypsy sites, the lack of progress in meeting this need through the Local Plan process, and the absence of a five year supply, are all matters which weigh in favour of approval of my clients' application.

Local Requirements

The application has been supported by a flood risk assessment and a noise assessment, and I am informed by my clients that their first

application was supported by a contaminated land survey. The land was found to be clear of contamination: hence, although planning permission was refused on appeal, the Inspector stated that “*there are no known physical constraints [to development]*”.

Waste Disposal

As far as waste disposal is concerned, the submitted photographs illustrate that each plot owner has been provided with a wheelie bin by the Council, and that these are stored adjacent to their caravans/mobile homes.

Water Conservation

The applicants are willing to adopt measures for rainwater harvesting, by installing water butts to collect rain water from the roofs of static caravans/mobile homes, and from the roofs of the existing dayrooms and stable buildings (not small wooden sheds). This rainwater could then be re-used for the cleaning of motor vehicles and touring caravans.

Utilities Assessment

Chesterton Fen is not served by mains drainage, and there is nowhere for water to discharge from a package sewage treatment plant or septic tank. Each plot has therefore been provided with a cess tank, which must be emptied on a regular basis by an authorised waste carrier, and disposed of at a sewage works. As far as I am aware, this system of sewage disposal has worked successfully for occupiers of Sandy Park, and of all other caravan sites along Chesterton Fen Road, for many years.

Sandy Park is already provided with mains water and mains electricity. As regards proposals for the installation of renewable sources of energy production, there is no reason why solar panels could not be attached to the roofs of mobile homes, and to the roofs of dayrooms and stables.

Health Impact Assessment- Screening

Clearly, the proposal primarily affects Gypsies and Travellers. The positive benefits flowing from the development are in providing this

population with a settled base, where they can, not only, pursue their traditional nomadic lifestyle, but also obtain the benefits for sustainability set out in paragraph 11 of PPTS. In particular, the site residents will be provided with a permanent address where they can enrol children into school, and register with local doctors.

In terms of lifestyle, the site residents will be able to obtain schooling for themselves (giving opportunities for adult education) and their children, thereby raising literacy within the Gypsy population. The development would also reduce the necessity for roadside encampments which are particularly hazardous for children.

Families living on Sandy Park form parts of family groups already living at Chesterton Fen. The proposed development provides opportunities for residents to live as part of traditional extended family groups for mutual help and support, thereby improving social cohesion and well-being, whilst potentially reducing the burden on social or other welfare services.

The proposal will assist equality of access to suitable accommodation, consistent with traditional traveller lifestyles. By reducing the necessity for roadside camping, the development would also reduce the potential for conflict with the settled community.

Chesterton Fen Road provides a safe environment for resident families in terms of street surveillance, and road safety. Fen Road is already traffic-calmed, and traffic calming has also been provided within Sandy Park. The site is sustainably located, close to community services and facilities located in the adjoining area of Chesterton. Such proximity not only reduces the need to travel, both in terms of distances to services and reliance on the private car, but also reduces inequality in access to health and education services.

It is quite clear from the screening checklist contained in Appendix 2 of the Health Impact Assessment SPD, and the responses given above, that the proposed development would have a significant impact on health and equity issues. However, the evidence for these are well known and documented, and there is unlikely to be any benefit derived from undertaking a HIA.

Planning Obligation

As agreed at our meeting, I enclose Heads of Terms for a Planning Obligation to make a financial contribution towards the provision of public open space.

Other Matters

The only other outstanding matter is that of providing a turning head, where service vehicles can turn around within the site. It is proposed that such a turning head would be provided between plots 33 and 34. One leg of this turning head has already been provided within Plot 34, and construction of the remainder and keeping the completed turning head clear of obstruction, and available for use, could be made the subject of a planning condition.

Conditions

We did discuss various conditions concerning site layout, including the siting of caravans, hard standings and amenity areas; limiting the number of caravans on each pitch; details of drainage; and details of boundary treatment. To these, I have suggested a condition relating to the provision of on-site turning facilities, and I also suggest imposing a condition to require the submission of a scheme for external lighting.

I trust that I have addressed all of the matters raised at our meeting, and hope that you will be able to support my clients' proposals.

Yours sincerely,



PHILIP BROWN BA (HONS) MRTPI