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30 August 2013

To: Chairman – Councillor Robert Turner
Vice-Chairman – Councillor Lynda Harford
All Members of the Planning Committee - Councillors David Bard, Val Barrett,
Brian Burling, Tumi Hawkins, Caroline Hunt, Sebastian Kindersley,
David McCraith, Deborah Roberts, Ben Shelton, 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, 4 SEPTEMBER 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

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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

4 September 2013

AUTHOR/S: Planning and New Communities Director

S/0623/13/FL & S/0624/13/CA – PAPWORTH EVERARD

Outline planning permission for the demolition of existing buildings & the erection of up to 58 dwellings (Class C3) access, car parking & associated works, open space, landscaping & a children's play area, all matters reserved except for access and; full planning permission & conservation area consent for the partial demolition of the existing printworks building & the conservation and re-use of the retained building to provide a brewhouse (B2) bakery (B1) floor area for the consumption of food and drink (A3/A4/A5) and community rooms (D2) associated access, car parking & landscaping; and eight units of accommodation to be used either as housing (C3) and/or business uses (B1a)

at Land between Church Lane &, Ermine Street South, Papworth Everard, CB23 3RG

(for Mr Ivan Baggaley of Learig Limited)

Recommendation: Delegated Approval

Date for Determination: 5 July 2013

Agenda report paragraph number 4

1. The applicant's name has been corrected (as above) and the full site plan is shown attached.
2. Further Parish Council comments have been received detailing the following:
3. **Revised dwellings to units 1, 4, 17 and 18**

The amendments to units 1 and 4: The study rooms shown on the house plans are only small in size and are unlikely to be sufficient to make the houses suitable for the operation of even a small business. The live-work provision in this development is insufficient to meet the employment requirement of the Site Specific Policy for the Papworth West Central area. The parish council do not object to the rearrangement of the layout of the houses in this area, but it is a minor change that does not address the parish council's fundamental objections to the size and layout of housing elsewhere in the scheme. The amendment to units 17 & 18: The reduction in height of these two units goes some way towards respecting buildings in the Papworth Everard Conservation Area.

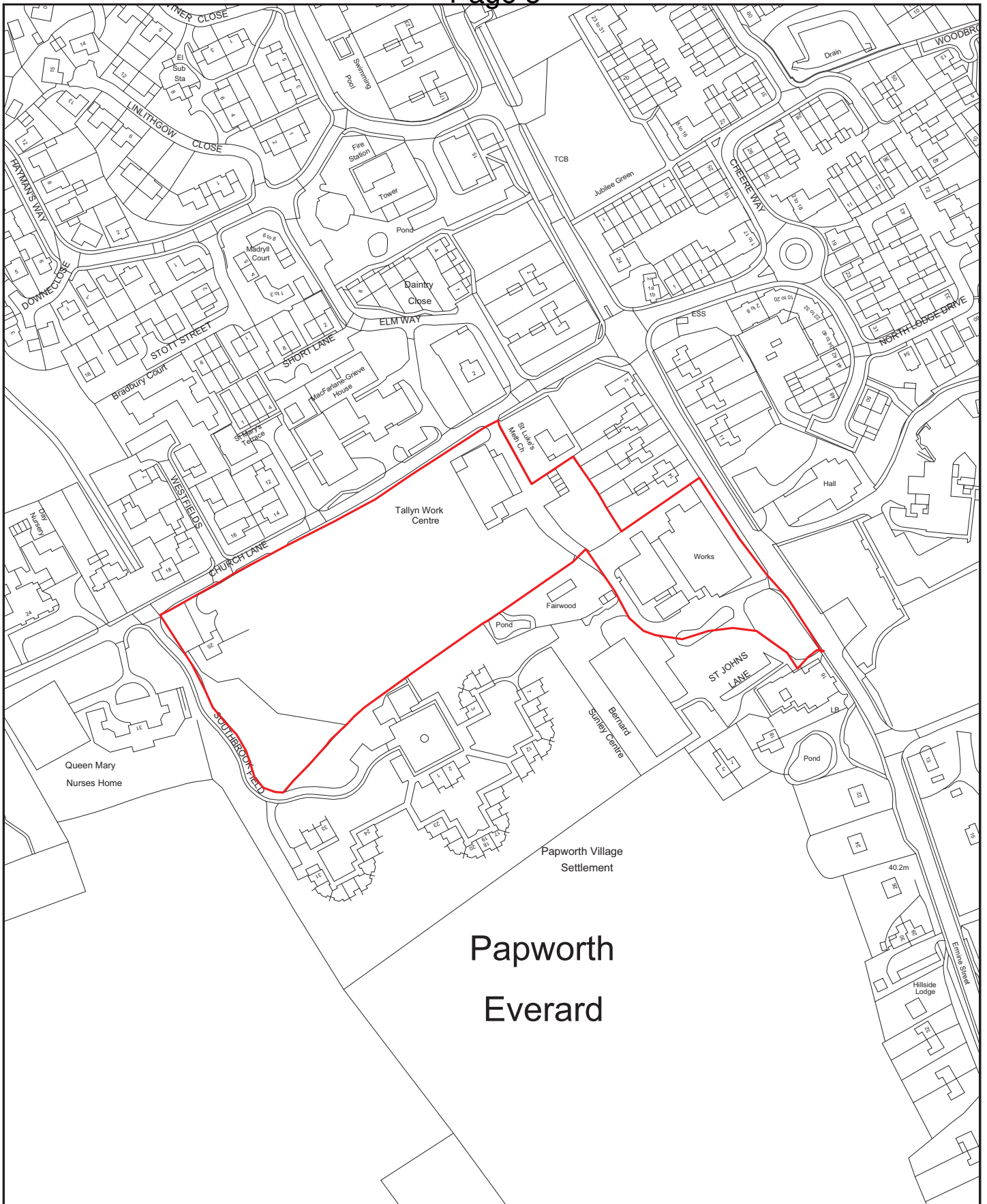
3. **Glass canopy to front entrance of community building**

The parish council's objection to the addition of a glass canopy at the entrance to the former printer's building is that is unclear who will be providing it. Many of the features shown in the 'proposals' drawings for the former printer's building are, in truth, merely *aspirational*. Under the S106 agreement

the developer will only be providing the shell of a building which will stop the wind and rain getting in. All the fitting out is to be paid for by the 'brewery' and 'bakery' businesses, which will probably make the project uneconomic. If the glass canopy adds to the cost of fitting out the building, it simply makes it more likely that the proposals will not come to fruition. The parish council is of the opinion that any items that will not be provided by the developer should not be shown in the application, as it is misleading.

4. Final comments from Environmental Services on the revised submitted Health Impact Assessment are still awaited.

Contact Officer: Andrew Winter
Telephone: (01954) 713082



Papworth Everard



**South
Cambridgeshire
District Council**

Planning Dept - South Cambridgeshire DC



FOR INTERNAL USE ONLY

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Time of plot: 09:57

Date of plot: 19/08/2013

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 September 2013

AUTHOR/S: Planning and New Communities Director

S/1079/13/FL – PAPWORTH EVERARD**Proposed development for B8 Storage and Distribution warehouse with ancillary offices and parking, Plot 7 and 9 Stirling Way for Mr F Smart****Recommendation: Delegated Approval****Date for Determination: 4 September 2013****Update to the report****Agenda report paragraph number 29 – Material Planning Consideration**

Officers have looked at the requirement of Policy SP/13 to provide 10m screening on the south and east boundaries of the site. Although the allocation of this land for employment use in Policy SP/13 in the Site Specific Policies DPD 2010 now relates only to this particular site, the remainder of the original allocation having already been developed, the reference to the need to provide 10m screening on the south boundary appears to relate to the original allocated larger site. This area of screening has been provided. In addition planning permission was granted for a 10m wide strip landscaping strip beyond the east boundary of the site in 2006. That consent has been implemented. Officers are therefore of the view that in respect of the landscaping of the current application site the specific screening requirements of Policy SP/13 have been met, although detailed landscaping of the application site is still a matter for consideration.

Representations on behalf of the Applicant

In response to the matters by the Environmental Health Officer the applicants' acoustic consultant has supplied further information. The submitted information can be viewed as part of the background documents.

The chiller units on the north west elevation of the Phase 1 building are to be relocated to the service yard façade of the building (north east elevation). In addition there is a proposal to construct a 3m high bund to the north west of the proposed Phase 2 building, with a 2m high noise barrier on the top, to provide additional screening between the building and residential properties in South Park Drive.

The applicant has indicated that he would be prepared to accept a condition which precludes collections and deliveries to the site outside of normal working hours, although would wish to be able to continue working inside the building outside of these hours.

The further comments of the Councils' Environmental Health Officer will be reported at the meeting.

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

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2013

AUTHOR/S: Planning and New Communities Director

S/ S/1529/13/FL- MILTON

**Two Replacement Dwellings and Associated Works at The Black House,
Chesterton Fen Road for The FG Seal and Mark Seal Trust**

Recommendation: Delegated Approval

Date for Determination: 17 September 2013

Update to the report**Agenda report paragraph number 15: Consultation**

Environment Agency – Comments that the submitted Flood Risk Assessment is out of date as it is over 6 months old. It needs to be reassessed and amended if necessary to include the most up-to-date flood risk data.

Officer Comments

An updated Flood Risk Assessment has been requested

Agenda report paragraph number 21: Representations

A user of the river and nearby resident supports the application as the existing building is very prominent and in a bad state of repair and unlikely to be viable for renovation. The new development would be preferable to the current building and provide much needed housing.

Officer Comments

The comments of the nearby local resident are noted.

Agenda report paragraph number 45: Recommendation

It is recommended that the planning committee gives officers delegated powers to approve the application subject to the receipt of a satisfactory Flood Risk Assessment and any conditions requested by the Environment Agency.

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

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