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1 November 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, Aidan Van de Weyer 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, 6 NOVEMBER 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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4.	S/1249/13/FL - Fowlmere - (Ion Science, The Butts)	1 - 2
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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'.

Agenda Item 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 November 2013

AUTHOR/S: Planning and New Communities Director

S/1249/13/FL – FOWLMERE

New offices, research and production facilities with associated car parking and landscaping for Ion Science

Recommendation: Delegated Approval

Date for Determination: 15 August 2013

Update to the report

Agenda report paragraph number 26 – Consultations – Comments of the Ecology Officer

1. **The Ecology Officer** comments that there will be a biodiversity impact with the loss of mature trees on the northern boundary, however, he accepts the findings of the tree report that many are mature, diseased or defective. If left alone the trees could become richer for wildlife. At the time the site was visited there was no evidence of any significant extent of rot holes, so no objections are raised regarding roosting bats or hole nesting birds.
2. The loss of the mature trees will be compensated for in time by the new planting, but there is little space for new planting on the northern boundary. It is therefore important that the southern landscape buffer provides not just a dense area of planting that will enable to growth of broad mature trees, but also provides a realistic wildlife corridor. The Ecology Officer comments that he had previously requested a planting strip of 10m. The application as submitted provides a 5m strip, which in places is reduced down to 2m. Following discussion with the applicants' agent it has been agreed that off-site planting can be increased to 2m to give further planting space of up to 7m, which is encouraging and will need to be tied into a Section 106 Agreement.
3. The Ecology Officer states that Members may wish to consider the suitability and necessity of any further off-site planting, such as parkland type trees or habitat management in order to secure the positive management of the remainder of the green space.
4. The Ecology Officer states that previous concerns raised about nesting birds are removed. He is aware that there are barn owls in the sheds to the south of the site, but this is not part of this application, and the sheds are not shown to be removed. There is much scope to erect a range of nest boxes within retained trees on the site, and the provision of the tawny owl box is noted. It is believed that the applicant was prepared to erect a barn owl box and this should still be secured by condition.
5. The Ecology Officer states that he had previously objected with regard to the common lizard, and had asked for re-survey work to be undertaken during the summer period, or be secured by condition. This will now need to be secured

by condition, as reptiles are currently inactive. Should reptiles be present on site the retained habitat to the east of the building should be able to accommodate specific habitat creation measures, but only if a portion of those existing habitats on site remain untouched. Recent discussions with the applicants' ecologist have resulted in the approach to re-surveying the optimum lizard habitats, which would not necessarily prevent development commencing on parts of the site. A condition must be used to secure full protection of the areas identified as lizard habitats so that they can be re-surveyed in an undisturbed state in the spring. Should lizards be found then compensatory measures will need to be incorporated within the final landscape design in the north east area of the site.

6. The provision of two ponds is welcomed, and it is noted that one is formal whilst the other appears to be a wildlife pond. The wildlife pond is poorly located being near to the southern landscape belt, such that it will become shaded and susceptible to leaf fall. It is requested that the pond is located further north, by 10m, so that it becomes a focal point at the end of the semi-formal area.
7. The intention to retain some deadwood habitats in the form of log piles, to create areas of long grass and to introduce native ground flora, is noted, and this could bring ecological enhancements to a relatively small portion of the site.

Officers View

8. Officers can confirm that the applicants' agent has agreed to incorporate an additional 2m width into the landscaping strip on the southern boundary of the site, and a revised plan has been requested to show this.
9. Conditions can be included in any consent to cover the other matters raised by the Ecology Officer, the overall effect of which will help mitigate the impact of the loss of mature trees at the north end of the site.
10. The applicants' agent has also confirmed the willingness to provide Public Art in compliance with Policy SF/6, so far as is reasonable.

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

Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 November 2013

AUTHOR/S: Planning and New Communities Director

S/1020/13/FL – BOURN

Proposed demolition and replacement of buildings to provide B1, B2 and B8 uses, Thyssen Krupp Tallent Ltd, The Airfield, for Gestamp Tallent Ltd

Recommendation: Delegated Approval

Date for Determination: 15 August 2013

Update to the report

Agenda report paragraph number 15 – Consultations – Comments from Bourn Parish Council

1. The end of third line of this paragraph should read 'data' rather than 'date'.

Agenda Report paragraph number 58 – Recommendation - Conditions

2. The applicants' agent has requested that the words 'other than the demolition of existing buildings' be added at the beginning of Conditions 3,6,9,11,12,13,18,24 and 26.

Officers View

3. The change to wording of the conditions requested by the applicants' agent is in accord with the approach adopted in respect of other conditions set out in the recommendation, where approval of details reserved by those conditions would not be prejudiced by demolition of the existing buildings taking place.
4. Officers are content that the wording of the conditions referred to by the applicants' agent can be revised accordingly should consent be granted.

Contact Officer: Paul Sexton - Principal Planning Officer
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Agenda Item 11

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 November 2013

AUTHOR/S: Planning and New Communities Director

S/1728/13/FL – WESTON COLVILLE

Erection of a country house, two staff dwellings, and barn, together with parkland, associated site works, and excavation of lake and pond at Mines Farm, Weston Green for Mr H D’Abo

Recommendation: Approve Conditionally

Date for Determination: 19 November 2013 (Major Application)

Agenda report paragraph numbers 23 and 24

1. Weston Colville and West Wrating Parish Councils have raised concerns regarding the potential commercial use of the development. The description of the development makes it clear that the proposed use is for residential purposes. Any proposed commercial use would therefore necessitate the submission of a separate planning application. A condition to prevent the use for commercial purposes would not therefore be necessary or justified.

Agenda report paragraph numbers 26 and 39

2. In response to the objection raised by the Ecology Officer, the applicant has submitted a revised protected species survey and ecological appraisal. This report states, in its overall assessment of the value of the site:

“The farm buildings, particularly the main barn are of importance for Barn Owl. Nesting activity is not thought likely, but cannot be completely ruled out. Badgers are likely to be present in the local area and bats are likely to forage around the margins of the site and the farm buildings. It is not considered likely that bats would use the buildings as a roost, although a precautionary approach to demolition is recommended, but several mature trees showed potential as roost sites. Brown Hare is likely to use the habitats within the site at low densities. It is likely that populations of widespread farmland birds use the site. The hedgerow habitats and mature trees within the site are also of value.”
3. The report goes on to state that, in the absence of any mitigation, the impact on species found would be minor adverse. A number of mitigation measures are proposed towards habitat enhancement, bats, farmland birds, arable weeds, badgers and brown hares, and, with such mitigation, the report concludes the development would result in a moderate beneficial impact.
4. The Ecology Officer’s response to the submitted details are presently awaited. The officer recommendation remains as per paragraph 42 of the original report, namely delegated approval subject to resolution of the holding objection raised by the Ecology Officer.

Contact Officer: Lorraine Casey – Senior Planning Officer
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