

South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

t: 03450 450 500  
f: 01954 713149  
[www.scambs.gov.uk](http://www.scambs.gov.uk)



26 September 2014

To: Chairman – Councillor Lynda Harford  
Vice-Chairman – Councillor Brian Burling  
All Members of the Planning Committee - Councillors Anna Bradnam,  
Pippa Corney, Charles Nightingale (substitute for Kevin Cuffley), Tumi Hawkins,  
Caroline Hunt, Sebastian Kindersley, David McCraith, Deborah Roberts,  
Tim Scott, Ben Shelton and Robert Turner

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, 1 OCTOBER 2014 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.**

---

<b>AGENDA SUPPLEMENT</b>		<b>PAGES</b>
<b>4.</b>	<b>S/2762/13/FL - Linton (Newdigate House, Horseheath Road) – Amended plan</b>	<b>1 - 2</b>
<b>5.</b>	<b>S/1427/14/FL- Melbourn (Land Between Railway and Sewage Disposal Works, Royston Road)</b>	<b>3 - 4</b>
<b>15.</b>	<b>S/1615/14/FL- Sawston (Land North of Dales Manor Business Park, West Way)</b>	<b>5 - 8</b>

#### **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'.



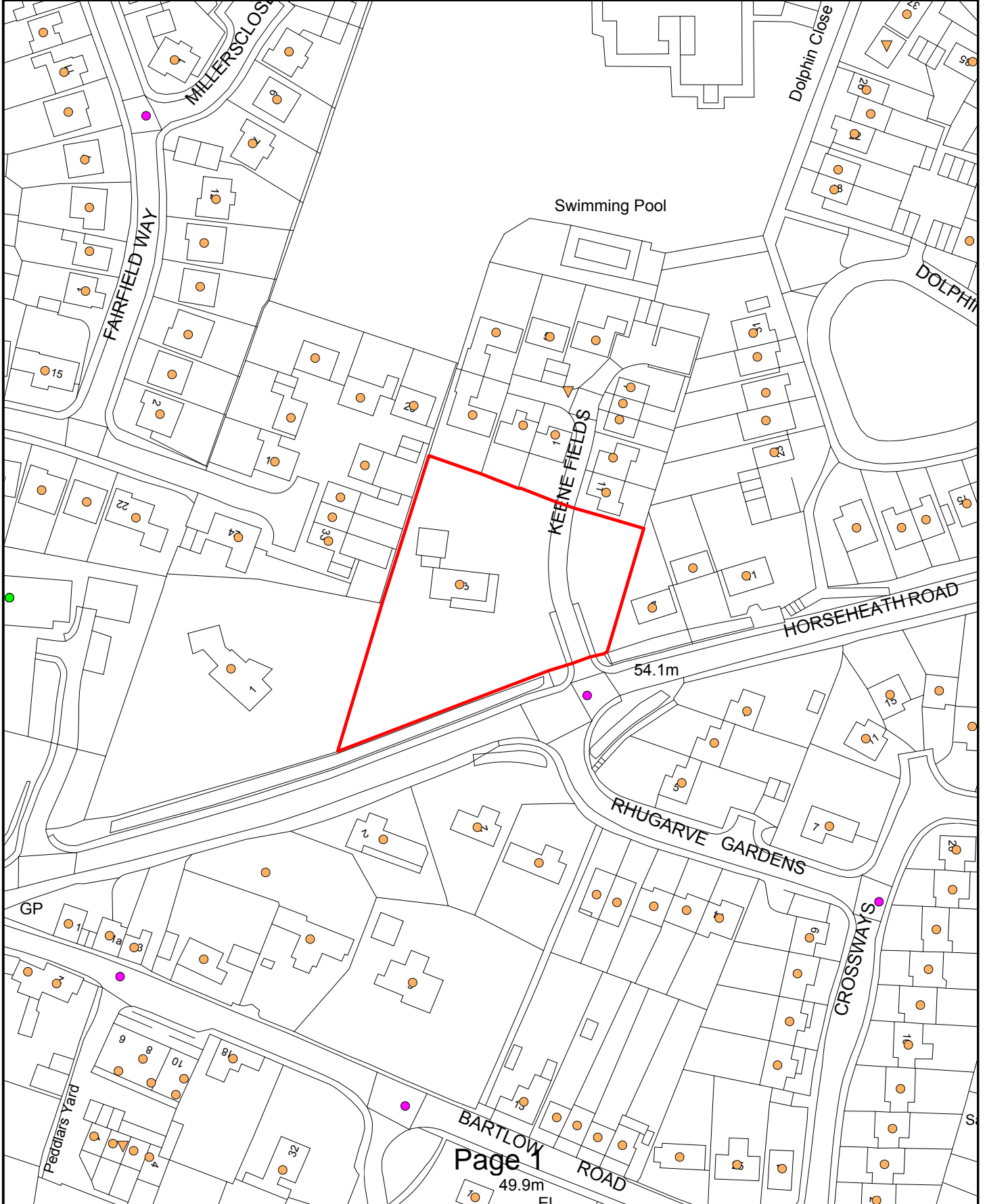
Scale - 1:1250  
Time of plot: 15:39

Date of plot: 25/09/2014



South  
Cambridgeshire  
District Council

© Crown copyright.



This page is left blank intentionally.

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

---

**REPORT TO:** Planning Committee

1 October 2014

**AUTHOR/S:** Planning and New Communities Director

---

**Application Number:** S/1427/14/FL

**Parish(es):** Melbourn

**Proposal:** Solar Farm and Associated Development

**Site address:** Land Between Railway and Sewage Disposal Works, Royston Road

**Applicant(s):** Solar Planning Ltd.

**Recommendation:** Delegated Approval (as amended)

**Key material considerations:** Countryside  
Landscape Character  
Heritage Assets  
Archaeology  
Ecology  
Biodiversity  
Trees and Landscaping  
Flood Risk  
Public Footpaths

**Committee Site Visit:** Yes

**Departure Application:** No

**Presenting Officer:** Karen Pell-Coggins

**Application brought to Committee because:** Major Application of Local Interest

**Date by which decision due:** 30 September 2014

### Update to report

#### **Paragraphs 20 - Consultation by South Cambridgeshire District Council as Local Planning Authority**

1. **Environment Agency** – Following a telephone conversation with the consultant, the proposed installation of swales/filter drains and detention basin to the proposed solar farm development would ensure any increase in flood risk from surface water runoff is mitigated. The applicant will need to submit a revised Flood Risk Assessment (FRA) and plans detailing the changes to ensure any increase to flood risk is managed effectively on site. It is likely that we would recommend a planning condition implementing the mitigation measures proposed within the FRA.

**Paragraphs 44, 47 and 49 - Material Planning Considerations**

2. There was evidence of badger activity on the site and an outlier sett identified but this was considered inactive as it has not been recently used.
3. Additional landscaping details to address the Landscape Officers comments will be submitted very shortly.
4. Additional information in the form of an update to the Flood Risk Assessment and a plan showing the location of swales along the northern boundary and alongside the access tracks together with a detention basin in the north east corner of the site has been submitted to address the Environment Agency's concerns. .

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

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

---

**REPORT TO:** Planning Committee

1 October 2014

**AUTHOR/S:** Planning and New Communities Director

---

**Application Number:** S/1615/14/FL

**Parish(es):** Sawston

**Proposal:** Solar Farm and Associated Development

**Site address:** Land North of Dales Manor Business Park,  
West Way

**Applicant(s):** Sawston Solar Farm Ltd.

**Recommendation:** Delegated Approval (as amended)

**Key material considerations:** Green Belt/Countryside  
Landscape Character  
Agricultural Land  
Heritage Assets  
Archaeology  
Ecology  
Biodiversity  
Trees and Landscaping  
Flood Risk  
Public Footpaths

**Committee Site Visit:** Yes

**Departure Application:** No

**Presenting Officer:** Karen Pell-Coggins

**Application brought to Committee because:** Major Application of Local Interest

**Date by which decision due:** 27 October 2014

### Update to report

#### **Paragraphs 14, 18 and 20 - Consultation by South Cambridgeshire District Council as Local Planning Authority**

1. **Landscape Officer** – Views of the site are visible from the following locations
  - i) View adjacent to the upper north western edge of Fox's Burrow (block of woodland to the north of the site on the chalk hills), looking south-southwest.

Due to the elevation of the site the proposed development would be visible. The land use and character would change from agricultural to semi-industrial. The rear view of

the panels would be 80% visible and only a small proportion of glare would be visible. This magnitude of change would be considered as medium.

Mitigation measures proposed on the Northern boundary of the site inclusive of large native trees and hedgerow planting would reduce the visibility of the site within 10 to 15 years, and therefore over that timescale the effect will be reduced to slight / moderate and therefore not significant.

- ii) View from the footpath on Little Trees Hill, part of the Magog Downs, looking south-southwest.

The proposed development from this location would be visible. The rear view of the panels would be 100% visible with no solar glare. This magnitude of change would be considered as medium.

Dales Manor Business Park which is located adjacent to the site is also visible which also reduces the visual impact of the development.

Mitigation measures proposed on the Northern boundary of the site inclusive of large native trees and hedgerow planting would reduce the visibility of the site within 10 to 15 years, and therefore over that timescale the effect will be reduced to slight / moderate and therefore not significant.

- 2. **Cambridgeshire County Council Historic Environment Team** – Comments that the nature and significance of the archaeological remains have been discussed with the agent following a geophysical survey and the location of trial trenches has been submitted. No objections are raised providing the agreed scheme is set out in a condition attached to any consent. This is designed to protect the archaeological interest of the area and to remove the need for prior archaeological excavation. No piled mounts should occur within the central zone delineated by blue lines, but the PV panels can be surface mounted in this zone (see the example of surface mounting type attached to this email). Cable trenches/ access tracks should deflect around the edges of the zone.

#### **Paragraphs 44, 48 and 49 - Material Planning Considerations**

- 3. An agricultural vision for the site has now been submitted to demonstrate the continued use of the site for agriculture. The scheme includes sheep farming, chicken farming, soft fruit growing and bee hives.
- 4. Revised plans have now been submitted to address the Landscape and Ecology Officer's concerns. This includes an established area for biodiversity management as an education resource for local schools.

#### **Paragraph 71 - Recommendation**

- 5. It is recommended that the Planning Committee grants officers delegated powers to approve the application (as amended) subject to the comments of the Landscape and Ecology Officer's and the following amendments to the conditions in the original report and additional condition: -

**Condition ix** – The condition in the original report should be replaced with the following condition: -

An area of archaeological remains occurs within the site, which should not be subject to intrusive construction impacts or those from future maintenance schemes in order to conserve the interest of the archaeological remains in the long term. PV panels



should be surface mounted within the zone delineated in blue (see 'Figure 3') and cable runs/access tracks should be routed as appropriate at the perimeter of the area. Pile mountings, and the location of cable trenches and access tracks, can be used in all other parts of the development area according to the approved design. (Reason - To safeguard the archaeological remains present in the demarcated area of the site.)

**Condition xii-** The condition in the original report should be replaced with the following condition: -

The development shall be carried out in accordance with the Agricultural Vision Statement reference (to be confirmed) and thereafter retained during the operation of the development.

(Reason - To ensure the continued use of the site for agricultural purposes.)

**New Condition**

No development shall commence until details of any buildings to be provided to ensure the continued use of the site for the purposes of agriculture have been submitted to and approved in writing by the Local planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained throughout the operation of the development.

(Reason – To safeguard the Green Belt in accordance with Policy GB/1 of the adopted Local Development Framework 2007.)

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

This page is left blank intentionally.