



9 January 2015

To: Chairman – Councillor Lynda Harford  
Vice-Chairman – Councillor Brian Burling  
All Members of the Planning Committee - Councillors Anna Bradnam,  
Pippa Corney, 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, 14 JANUARY 2015 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.**

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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

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**REPORT TO:** Planning Committee

14 January 2015

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

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<b>Application Number:</b>	S/1952/14/OL
<b>Parish(es):</b>	Sawston
<b>Proposal:</b>	Outline application (access only) for recreation development consisting of 50 no. holiday lodges, indoor tennis complex, 4 no. outdoor tennis courts, fitness centre, bowling green, brasserie, public open space with footpath and cycleway, and associated works.
<b>Site address:</b>	Sand and Gravel Quarry, Sawston Bypass
<b>Applicant(s):</b>	Russell Smith Farms
<b>Recommendation:</b>	Refuse
<b>Key material considerations:</b>	Principle of development; Green Belt; Landscape impact; Benefits of the development; Flood Risk; Transport; Ecology; and Other Considerations
<b>Committee Site Visit:</b>	Yes
<b>Departure Application:</b>	No
<b>Presenting Officer:</b>	Andrew Fillmore
<b>Application brought to Committee because:</b>	The application proposal raises considerations of wider than local significance given its scale and location in the Green Belt
<b>Date by which decision due:</b>	23 January 2015

### Update to Report

### Representations

1. Two further representations have been received. One supports the development, stating there is nothing anywhere like this anywhere nearby and the development would benefit the local economy and provide much needed amenity space and leisure facilities. The second opposes the scheme on grounds the pedestrian/cycleway should be multi user access available to all, including horses.

## **Planning considerations**

2. Subsequent to the writing of the committee report the applicant has supplied an addendum justifying the development being considered a 'very special circumstance' in the Green Belt for the following reasons;
  - Economic benefit;
  - Improvements to biodiversity;
  - Community benefits;
  - Health benefits; and
  - Transport improvements
3. The applicant has supplied case law which establishes that a combination of commonplace factors could amount to 'very special circumstances'. This is a matter of judgement for the decision maker (planning committee).

### **Economic benefit**

4. There is a clear need for additional tourist accommodation within Cambridge City and South Cambridgeshire to cater for leisure and business tourism, with this site well located to provide this accommodation given its good access links to the city.
5. The development will create approximately 30 full time and 20 part time jobs once operational along with a significant number during construction and in the supply chain.

### **Improvements to biodiversity**

6. The applicants are willing to 'give' a large area of land over for biodiversity enhancements as recognised by the council's ecologist, which is very special given the relationship of the site to the SSSI and County Wildlife Site.

### **Community benefits**

7. The development will provide formal (tennis complex, fitness centre and bowling green) sports provision and a large amount of informal open space which will be available to the public. Discussions are taking place with Shelford tennis club about possibly relocating to the site.

### **Health benefits**

8. The creation of jobs itself will impact positively on people employed to do them.
9. It is proposed to promote the location for healthy holidays with opportunities for being in the open air and engaging in physical activity.
10. Existing local residents will have opportunities to use the facilities and be encouraged to access them by sustainable travel resulting in additional health benefits.
11. Positive health impacts result for all the people who will use the footpaths and cycleways within the proposed informal open space.

### **Transport improvements**

12. The application site is a sustainable location with good public transport links to the facilities and services within Great Shelford, Stapleford and Sawston as well as Cambridge. The provision of a traffic free cycle route within the site, and the proposed footpaths in the vicinity of the reservoir will be attractive to the local community.
13. The vehicular access point with the A1301 will be improved.

#### **Recommendation**

14. The applicant seeks to justify the development being considered 'very special' on grounds of providing a number of commonplace factors. Officers are of the view these factors, when taken individually or in combination, do not provide sufficient qualitative benefits to be considered 'very special'. The application therefore does not represent appropriate development in the Green Belt.

**Report Author:** Andrew Fillmore – Senior Planning Officer  
Telephone: (01954) 713180

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# Agenda Item 6

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

14 January 2015

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

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<b>Application Number / type of application:</b>	S/2399/14/FL / Full application
<b>Parish(es):</b>	Great Shelford
<b>Proposal:</b>	Erection of 3 dwellings and associated works and infrastructure following the demolition of the existing dwelling
<b>Recommendation:</b>	Approval subject to content of paragraph 49 of the report and the additional condition in this update report
<b>Material considerations:</b>	Principle of development; Character and Appearance of the surrounding area; Residential Amenity; Affordable Housing Contributions; Highway Safety and Other Considerations
<b>Site address:</b>	31 Granta Terrace, Great Shelford, Cambridge, Cambridgeshire CB22 5DJ
<b>Applicant(s):</b>	Guster Group
<b>Date on which application received:</b>	03 October 2014
<b>Site Visit:</b>	13 January 2015
<b>Conservation Area:</b>	No
<b>Departure Application:</b>	No
<b>Presenting Officer:</b>	David Thompson, Senior Planning Officer
<b>Application brought to Committee because:</b>	The officer recommendation is contrary to the views of the Parish Council
<b>Date by which decision due:</b>	28 November 2014

### A. Update to the report

#### Agenda report paragraph number 49 - Recommendation

A condition is recommended which would require the applicant to submit details of the bin storage arrangements to ensure that sliding doors are used to secure the stores, as opposed to doors that would open out onto the driveways. This will avoid a situation where part of the driveways could not be used due to the need for space to

open the doors and get access to the bin stores. This is referred to in paragraph 45 of the report but the condition has been omitted from paragraph 49.

The recommended condition is as follows:

No development shall commence until details (including scaled floor plans showing the doors in place and details of the construction material) of the doors to be fitted to the exterior of the bin storage areas to serve each of the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The doors shall be installed in accordance with the approved plans, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.

(Reason – To ensure that the parking spaces to be provided remain free from obstruction, in the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

No additional comments received

**Additional Background Papers:** the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

No additional papers

**Contact Officer:** David Thompson – Senior Planning Officer  
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