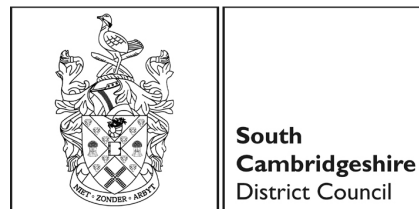


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31 July 2015

To: Chairman – Councillor Lynda Harford
Vice-Chairman – Councillor David Bard
All Members of the Planning Committee - Councillors Brian Burling,
Anna Bradnam, Pippa Corney, Kevin Cuffley, Sebastian Kindersley, Des O'Brien,
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, 5 AUGUST 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.

AGENDA

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4.	S/2273/14/OL - Fulbourn (Land at Teversham Road)	1 - 4
14.	Planning (Listed buildings and Conservation Areas) Act, 1990 as amended: Section 54 Urgent Works Notice - Sawston (Great Eastern Drying Shed, High Street)	5 - 6

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

5 August 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2273/14/OL
Parish(es):	Fulbourn
Proposal:	Outline application (access only) for consideration of access points for high quality residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works.
Site address:	Land at Teversham Road, Fulbourn
Applicant(s):	Castlefield International Limited
Recommendation:	Refuse
Key material considerations:	The main issues are whether the proposed development would provide a suitable site for housing, having regard to the principles of sustainable development and housing land supply, scale of development, landscape impact, and impact on the village character including Conservation Area, level of services and facilities, drainage, ecology, noise, viability and transport.
Committee Site Visit:	Yes
Departure Application:	Yes
Presenting Officer:	Andrew Fillmore
Application brought to Committee because:	The application proposal raises considerations of wider than local interest
Date by which decision due:	6 May 2015

Update to report – Representations

Cllr Cone

1. As District Councillor for Fulbourn I would like to comment on the proposed development on the land at Teversham road (S/2273/14/OL). I am aware that there is a concern surrounding a lack of housing throughout the country

including South Cambridgeshire. I am not someone that would be against all new development in my local area however I would like to see Fulbourn remain a rural village (rather than an extension to Cambridge). This sentiment has been echoed by residents who I have spoken to within Fulbourn during my recent campaign.

2. The concerns I have over this development are as follows:
 - The plans have not stated that they will meet the provision for affordable housing which I believe to be so important in any new development in Fulbourn.
 - We are lucky in Fulbourn to be well served by a healthcare centre and school which are just about keeping up with the demands of local parishioners however with the site in question proposing up to 110 new dwellings the impact on these services would have to be seriously considered.
 - With the scale of this development being up to 110 new dwellings I am concerned about the extra traffic on Cow Lane leading to the High Street. Suitable access points for the development would need serious thought with regards to safety if accessible through either Teversham Road or Cox's Drove. Aside from this would also be Fulbourn's small High Street with limited parking and already high volume of traffic a short distance from the proposed site.
 - With Fulbourn being considered a 'Minor Rural Centre' 110 dwellings seems a rather large development.
 - Finally there would be an environmental implication on the green space where the development is proposed. Importantly Poor Well (an area of natural beauty owned by the village) is adjacent to the site which is an area used for dog walking, a haven for wildlife, an area of natural beauty for the residents of the care home opposite and I am also even told that the school takes children to this area for educational purposes.
3. I am aware that the planning committee will judge each proposal on its merit and that these decisions are very difficult however I hope this gives you a perspective of our concerns in Fulbourn.

Local Residents

4. A further letter of representation has been received from a neighbouring resident opposing the application on grounds the development will severely damage the landscape since this piece of land is an integral part of the environment around Fulbourn, and that the scheme will damage ecology through major engineering works.

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

FULBOURN PARISH COUNCIL



C/o The Fulbourn Centre,
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Telephone/Fax: 01223 881042
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18 May 2015

Mr Andrew Fillmore
Planning Officer
South Cambs District Council
Cambourne

Dear Mr Fillmore

**Application S/2273/14/OL – Land at Teversham Road, Fulbourn.
Outline application including consideration of access points, for high quality residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works.**

During this second period of consultation Fulbourn Parish Council is taking this opportunity to reiterate and confirm the reasons why it recommends refusal of this application.

Access

The original outline application just showed the main access one on to Teversham Road with emergency access on to Cox's Drove and a boardwalk across Poor Well for pedestrians.

Poor Well is owned by the Parish Council and there are no plans to consider selling it nor will it permit construction of a 'boardwalk' across the land. This therefore cannot be considered an 'access route' to the proposed estate.

Poor Well

Any development of these fields would have an adverse effect on Poor Well, which is important for wildlife and a vital amenity for this end of the village.

Furthermore, Fulbourn Parish Council strongly supports Local Green Space protection for this site, which was in the Green Belt until 1992, in the new Local Plan along with Fulbourn being re-designated a Minor Rural Centre.

Infrastructure

The proposed development would put great extra strain on the village infrastructure, especially drainage and roads. Fulbourn has one of the shortest High Streets in the Country with two way traffic for cars and buses. Some of our streets and roads have blind corners and some have no pavements.

Health Centre

Fulbourn Health Centre is full with many parishioners having to wait some days to see a doctor. Any additional patients would see the Health Centre having to expand to cope with this proposed development and the proposed Ida Darwin development.

Fulbourn Primary School

Likewise, Fulbourn Primary School is also full and further expansion in a tight village centre site would be problematic.

Affordable housing

Considering the recent report by SCDC Housing Director Stephen Hills that Cambridge and South Cambridgeshire needs almost 29,000 new affordable homes by 2031, Council is concerned that this proposed development will do nothing or at the most very little to alleviate the needs of local people who need affordable homes to enable them to get on to the housing ladder.

Surface water flooding

This site has major technical problems for building on due to surface water flooding and high ground water levels and if developed, surface water may flood onto adjacent land and properties.

Landscape and local amenities

Poor Well has for many years been an area of peace and tranquillity for parishioners to enjoy and is a much loved local amenity. In this day and age there are very few such places in urban areas and this is an oasis of green space frequented by all including school children so they can learn about nature and the joys of being out doors.

Opposite Poor Well is Home Close, a residential nursing home. Those occupants of Home Close who are mobile are able to cross the road onto the green space. There are however some who are not mobile and have to look out of their windows. This proposed development will totally change the landscape in and around Cow Lane and this area of peace and calm will be lost forever.

Therefore, for all these reasons and others that have been put forward, Fulbourn Parish Council strongly urges SCDC to refuse this ill-considered proposal, which would do irreparable damage to this village.

Yours sincerely

Cllr Mary Drage
Chair, Fulbourn Parish Council

Agenda Item 14

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 August 2015

AUTHOR/S: Planning and New Communities Director

**Planning (Listed buildings and Conservation Areas) Act, 1990, as amended:
Section 54 : Urgent Works Notice**

Decision type:	Urgent Works Notice
Parish:	Sawston
Proposal:	Carry out enforcement using Section 54, urgent works notice, to Great Eastern drying shed, Grade II* Listed. These works are considered important to preserve the building before this winter.
Recommendation:	Committee authorises the issue of an Urgent Works Notice in respect of the Great Eastern Drying Shed, High Street, Sawston, under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act, as amended, but that no costs shall be incurred until the corporate and financial implications are approved by the Economic Development Portfolio Holder.
Material considerations:	The building is at considerable risk of collapse if no action taken to make it secure and weathertight.
Site address:	Great Eastern Drying Shed, High Street, Sawston
Applicant(s):	N/A
Date on which application received:	N/A
Site Visit:	N/A
Conservation Area:	N/A
Departure Application:	N/A
Presenting Officer:	Juliette Wilson, Historic Buildings Officer
Decision brought to Committee because:	Committee is the appropriate authority for the serving of an Urgent Works Notice
Date by which decision due:	31 August 2015

A. Update to the report

Agenda report paragraph number 8

Serving an urgent works notice on the property will ensure that the building is made weather tight before the onset of winter. This will give the Council's Consultancy Team and Historic England time to work with the owner to draw up options and proposals to find a sustainable new use for the building. These will be reported to the meeting of the Economic Development Portfolio Holder on 9 September 2015, along with any corporate implications for the Council from the service of the Urgent Works Notice. Until then, it is recommended that no financial costs are incurred.

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

Historic England has verbally confirmed its decision to grant approval to the sum of £191,124.00. This grant offer was based upon the 'purchase' option for the scaffolding. The formal offer is imminently awaited.

Contact Officer: Juliette Wilson – Historic Buildings Officer
Telephone: (01954) 712907