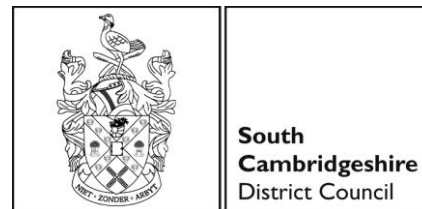


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1 September 2017

To: Chairman – Councillor Pippa Corney  
Vice-Chairman – Councillor David Bard  
All Members of the Planning Committee - Councillors John Batchelor,  
Brian Burling, Kevin Cuffley, Philippa Hart, Sebastian Kindersley,  
David McCraith, Des O'Brien, Deborah Roberts, Tim Scott and Robert Turner

And Councillors Anna Bradnam, Charles Nightingale, Aidan Van de Weyer

Quorum: 3

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 SEPTEMBER 2017** 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  
**Beverly Agass**  
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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#### AGENDA SUPPLEMENT

	<b>PAGES</b>
<b>3. Minutes of Previous Meetings</b> To authorise the Chairman to sign the Minutes of the meetings held on 2 August 2017 and 9 August 2017. as correct records.	<b>1 - 18</b>
<b>4. S/3145/16/FL - Willingham (Land at Belsar Farm)</b>  Erection of 25 dwellings including 40% affordable along with access, car and cycle parking and associated landscaping	<b>19 - 22</b>
<b>5. S/1901/16/OL - Meldreth (Land at Eternit UK, Whaddon Road)</b>  Outline planning application for mixed use development (up to 150	<b>23 - 26</b>

dwellings, public open space, and new technology plant); new car park and access for Sports & Social Club; and associated infrastructure. All matters reserved with the exception of the means of access.

Appendices 2 and 3 are available online by visiting [www.scambsgov.gov.uk](http://www.scambsgov.gov.uk) > The Council > Councillors, Minutes and agendas, and browse.

**6. S/2647/15/OL - Papworth Everard (Land To The East Of Old Pinewood Way & Ridgeway) 27 - 30**

Outline planning permission with all matters reserved except for access and for strategic landscaping areas for the residential development of up to 215 dwellings, including affordable housing as well as land to be reserved for nursery use (Use Class D1), open space including strategic landscaping, play areas and sustainable drainage features and associated infrastructure including foul sewerage pumping stations

Appendices B (Committee report, 2 August 2017), B1 and B2 (attached to the report dated 2 August 2017) are available online by visiting [www.scambsgov.gov.uk](http://www.scambsgov.gov.uk) > The Council > Councillors, Minutes and agendas, and browse.

**7. S/1812/17/OL - Toft (immediately adjacent to the boundary with Comberton Parish) (Bennell Farm, West Street) 31 - 34**

Outline planning application for up to 90 dwellings and associated infrastructure works

Appendix 2 is available online by visiting [www.scambsgov.gov.uk](http://www.scambsgov.gov.uk) > The Council > Councillors, Minutes and agendas, and browse.

### **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'.

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# Agenda Item 3

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on  
Wednesday, 2 August 2017 at 10.00 a.m.

PRESENT: Councillor Pippa Corney – Chairman  
Councillor David Bard – Vice-Chairman

Councillors:	Anna Bradnam (substitute)	Brian Burling
	Kevin Cuffley	Philippa Hart
	Sebastian Kindersley	David McCraith
	Des O'Brien	Deborah Roberts
	Tim Scott	Robert Turner

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Thorfinn Caithness (Principal Planning Officer), Katie Christodoulides (Planning Officer), Jonathan Dixon (Principal Planning Policy Officer (Transport)), Edward Durrant (Principal Planning Officer / Team Leader (Development Management)), John Koch (Planning Team Leader (West)), Karen Pell-Coggins (Principal Planning Officer), Richard Pitt (Principal Planning Lawyer), Lydia Pravin (Planning Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer), Sarah Stevens (Development Management Project Implementation Officer), James Stone (Principal Planning Officer), David Thompson (Principal Planning Officer) and Rebecca Ward (Principal Planning Officer)

Councillors Mark Howell, Cicely Murfitt and Nick Wright were in attendance, by invitation.

### 1. APOLOGIES

Councillor John Batchelor sent Apologies for Absence, and Councillor Anna Bradnam was present as his substitute.

### 2. DECLARATIONS OF INTEREST

Councillor Tim Scott declared a non-pecuniary interest in respect of Minute no. 7 (S/1963/15/OL - Linton (Land North and South of Bartlow Road)) as a friend of the applicant.

### 3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 5 July 2017.

### 4. SUFFOLK COASTAL DISTRICT COUNCIL V HOPKINS HOMES LIMITED

On 10 May 2017, the Supreme Court gave judgment in *Suffolk Coastal DC v Hopkins Homes Limited* and in the conjoined matter of *Richborough Estates Partnership LLP v Cheshire East BC* [2017] UKSC 37.

The Supreme Court Judgement narrowed the range of development plan policies that could be considered as 'relevant policies for the supply of housing'. Those policies were now not to be considered out of date, even when a five-year housing land supply could not be demonstrated.

In relation to South Cambridgeshire, this meant that the Local Development Framework (LDF) Policies that were listed as being out of date at the time when the applications referred to in Minutes ... to ... below were considered were no longer to be so considered.

On 30 June 2017, the Court of Appeal issued a further judgement in *Barwood Strategic Land v East Staffordshire Borough Council*. The Court held that the “presumption of sustainable development” within the National Planning Policy Framework (NPPF) failed to be determined in accordance with paragraph 14 and there was not any wider concept of a presumption of sustainable development beyond that set out in and through the operation of, paragraph 14. Paragraph 14 of the NPPF had been applied in this supplementary report with the approach of the Supreme Court in *Suffolk Coastal* and it was not considered that the *Barwood Land* decision requires any further changes to the advice set out above.

The overriding issue however was not whether the policies were out of date, but whether, in light of the continuing lack of a five year housing land supply, it could be shown that the “adverse impacts ... would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole”. That was the test required by paragraph 14 of the NPPF, regardless of whether policies were ‘out of date’ or not. This test should be given considerable weight in the decision-making process even though the definition of policies affecting the supply of housing had been narrowed by the Supreme Court judgement. Given the need to boost the supply of housing, the contribution of the proposal to the supply of housing (including affordable housing) was considered to outweigh the conflict with the policies of the LDF.

The following reports (apart from that relating to Minute 17 (S/1144/17/OL - Caldecote (Land off Grafton Drive)) consider the officer advice given to Members in relation to the policies relating to the supply of housing, and the extent to which that advice would have been different in the light of the Supreme Court decision.

**5. S/1294/16/FL - ORCHARD PARK (PARCEL L2, TOPPER STREET)**

This application was considered on 1 February 2017 when the Committee resolved to approve the application subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, and Conditions. A formal Decision Notice had not yet been issued.

The Committee **reaffirmed** its decision to grant planning permission, subject to the conditions and Section 106 agreement as before.

**6. S/3064/16/OL - HARDWICK (LAND SOUTH OF 279 ST NEOTS ROAD)**

This application was considered on 10 May 2017 when the Committee resolved to approve the application subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, and Conditions. A formal Decision Notice had not yet been issued.

Hardwick Parish Council and Councillor Grenville Chamberlain (local Member) supported the application.

The Committee **reaffirmed** its decision to grant planning permission subject to the conditions and section 106 agreement as before.

**7. S/1694/16/OL - HARDWICK (AGRICULTURAL FIELD WEST OF GRACE CRESCENT)**

This application was considered on 1 March 2017 when the Committee resolved to approve the application subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, and Conditions. A formal Decision Notice had not yet been issued.

Hardwick Parish Council and Councillor Grenville Chamberlain (local Member) supported the application.

The Committee **reaffirmed** its decision to grant planning permission subject to the conditions and section 106 agreement as before.

#### **8. S/1963/15/OL - LINTON (LAND NORTH AND SOUTH OF BARTLOW ROAD)**

This application was considered on 7 September 2016 when the Committee resolved to approve the application subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, and Conditions (including two additional ones imposed by Members). A formal Decision Notice had not yet been issued.

Councillor Enid Bald (Linton Parish Council) addressed the Committee. She referred, among other things, to:

- The site's omission from the draft Local Plan and rejection by the Strategic Housing Land Availability Assessment
- The site's value for wildlife
- Flood risk
- The proposal being against policy

Members had received a copy of an e-mail from Councillor Henry Batchelor (local Member) in which he raised the following points:

- The pressure of local education
- Sustainability
- Noise impact
- The impact on landscape views

Since September 2016, several planning consents had been issued in the area, and this gave rise to renewed concern about education infrastructure. Although the Local Education Authority had confirmed its view the school capacity locally was sufficient, Councillor Sebastian Kindersley observed that this was not the same thing as quality.

On the question of flood risk, the case officer confirmed that the Environment Agency did not have any objections to the proposal. She also said that there were no technical objections in terms of landscape.

After some further debate,

**The Committee reaffirmed its decision to grant planning permission subject to the conditions and Section 106 agreement as before.**

#### **9. S/1433/16/FL - GREAT ABINGTON (LAND TO THE REAR OF, STRAWBERRY FARM, PAMPISFORD ROAD)**

This application was considered on 11 January 2017 (deferred) and 1 March 2017 when the Committee resolved to approve the application subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, and

Conditions. A formal Decision Notice had not yet been issued.

The case officer referred Members to paragraphs 15 and 17, and said that *three* of the homes would be affordable, not two as indicated in the update report.

The Committee **reaffirmed** its decision to grant planning permission subject to the conditions and section 106 agreement as before.

Councillor Deborah Roberts was absent from the Chamber for the entirety of the debate, and did not vote.

**10. S/2921/15/OL) - WILLINGHAM (LAND SOUTH OF 1B OVER ROAD**

This application was considered on 7 September 2016 when the Committee resolved to approve the application subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, and Conditions. A formal Decision Notice had not yet been issued.

Committee **reaffirmed** its decision to grant planning permission subject to the conditions and section 106 agreement as before.

**11. S/3077/16/OL - GILDEN MORDEN (SITE SOUTH OF THOMPSONS MEADOW, TRAP ROAD)**

This application was considered on 1 March 2016 when the Committee resolved to approve the application subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, and Conditions. A formal Decision Notice had not yet been issued.

The case officer reported the receipt of three further letters reiterating objections already raised, concerning the site's location outside the village framework, and noting an appeal decision. He corrected the proposal as stated on the report, confirming that the application was for 16 dwellings.

Mrs Furmston (objector) and Councillor Cicely Murfitt (local Member) addressed the meeting. They made the following points:

- The significant departure from the Local Plan
- Guilden Morden was a Group Village where developments of up to eight dwellings are permitted
- The site was outside the village framework
- There were foul water drainage issues
- Traffic and car parking concerns
- The proposal was unsustainable

Councillor Sebastian Kindersley reminded Members that he was Cambridgeshire County Councillor for Guilden Morden, and noted the benefit of 50% affordable housing.

The Committee **reaffirmed** its decision to grant planning permission subject to the Conditions and Section 106 Agreement as before.

**12. S/0746/15/OL - WHITTLESFORD (LION WORKS, STATION ROAD WEST)**

This application was considered on 6 July 2016 when the Committee resolved



to approve the application subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, and Conditions. A formal Decision Notice had not yet been issued.

Councillor Peter Topping (local Member) had indicated his support for the application.

The Committee **reaffirmed** its decision to grant planning permission subject to the Conditions and Section 106 Agreement as before.

**13. S/2647/15/OL - PAPWORTH EVERARD (LAND TO THE EAST OF OLD PINEWOOD WAY AND RIDGEWAY)**

This application was considered on 2 November 2016 when the Committee resolved to approve the application subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, and Conditions. A formal Decision Notice had not yet been issued.

The case officer referred to representations received since publication of the agenda. These raised concerns about traffic, the loss of trees, access, future use of the hospital site, employment, facilities and footpath issues.

Jonathan Taylor (objector), Colin Brown (applicant's agent) and Councillors Mark Howell and Nick Wright (local Members) addressed the meeting. During public speaking, the following points were made:

- Concern about safety of the access
- Opposition to the removal of trees
- Traffic concerns
- Uncertainty about the future use of the hospital site
- The Section 106 Agreement was nearing completion and pre-application discussions were ongoing with regard to a Reserved Matters application for 110 dwellings on the northern section of the site
- The delivery of housing could begin in 2018
- Policies DP/7 and ST/5 were crucial – the proposal was inconsistent with the local landscape, would have an adverse impact on neighbours, and far exceeded the maximum of 30 dwellings per development permitted in such villages
- Papworth Everard had limited facilities
- This kind of development was not envisaged in this location by the emerging Local Plan
- a South Cambridgeshire District Council officer (not present at the meeting) had allegedly suggested that there had been discussions about the possible future use of the hospital site for housing.

The Principal Planning Policy Officer informed the Committee that the policy for the hospital site remained as submitted in the draft Local Plan: if no healthcare use could be found, then general employment was the preferred option, subject to the outcome of the ongoing Local Plan examination where the policy had been subject to objections.

Councillor Sebastian Kindersley expressed concern at the implications for the Committee's review of this application of unsubstantiated evidence of an ambition for housing on the hospital site. The legal adviser said that Members had to consider the report in the agenda, and reminded them that the nature of possible future applications was not a material planning consideration. Councillor Kindersley pointed out that this

application had previously been approved only on the Chairman's casting vote, and that great care was now needed. In the light of the new information, Councillor Deborah Roberts proposed that the application be deferred. This was seconded by Councillor David Bard and, upon a vote being taken

The Committee **deferred** further consideration of the application pending clarification of the potential future use of the hospital site in Papworth Everard, and its implications for the Local Plan currently undergoing examination by an Inspector.

**14. S/0415/17/OL - CASTLE CAMPS (LAND OFF BARTLOW ROAD)**

This application was considered on 10 May 2017 when the Committee resolved to approve the application subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, and Conditions. A formal Decision Notice had not yet been issued.

Members were informed that a 70 / 30 tenure split had been agreed in relation to affordable housing.

The Committee **reaffirmed** its decision to grant planning permission subject to the Conditions and Section 106 Agreement as before, amended so as to remove the additional requirement for the developer to ensure that a management company is in place to deliver management and maintenance of the common areas, including the lighting, refuse collection area, footpaths and roads. Financial responsibility will rest with the occupiers of the dwellings.

**15. S/2903/14/OL - CAMBOURNE WEST (LAND TO THE WEST OF CAMBOURNE (EXCLUDING SWANSLEY WOOD FARM))**

This application was considered on 11 January 2017 when the Committee resolved to approve the application subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, and Conditions. A formal Decision Notice had not yet been issued.

Steven Kosky (applicant's agent) and John Vickery (Clerk to Cambourne Parish Council) addressed the meeting. During public speaking, the following points were made:

- paragraphs 14 and 16 of the report were important
- benefits should be viewed as outweighing any harm

Committee members made the following points:

- the interests of Caxton Parish Council (including concerns about increased traffic) and of Caxton residents should not be overlooked
- Access to the proposed development from the Business Park should be progressed
- There were significant traffic issues, especially relating to the A1198
- References to 'bus priority' should instead be references to public transport priority or publicly accessible transport
- A balance was needed between Section 106 money to be applied locally and Section 106 money to be given to the Greater Cambridge Partnership in respect of strategic transport links between Cambourne and Cambridge

The Committee **reaffirmed** its decision to grant planning permission subject to the Conditions and Section 106 Agreement as before.

**16. S/2047/16/FL - CALDECOTE (LAND R/O 18-28 HIGHFIELDS ROAD, 18 , HIGHFIELDS ROAD, HIGHFIELDS)**

This application was considered on 11 January 2017 when the Committee resolved to approve the application subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, and Conditions, including additional Conditions added by Members. A formal Decision Notice had not yet been issued.

Ian Sparrow (objector), Philip Wright (CALA Homes – supplicant) and Councillor Phil Claridge (Caldecote Parish Council) addressed the meeting. During public speaking, the following points were made:

- School capacity had been affected by cumulative applications
- Adverse impact on the immediate neighbours
- The largest buildings should be positioned above the storm drains
- Completion of the Section 106 Agreement was imminent
- Any adverse impact had been mitigated in the applicant's view
- The bus service was being withdrawn
- The car park would not be of an adoptable standard
- Foul water drainage remained unacceptable
- The village shop had closed permanently

The Senior Planning Lawyer said that the car park would be offered to the Parish Council for the consideration of £1. If the Parish Council did not want it, then the car park would indeed be offered to Cambridgeshire District Council for that Authority to maintain at public expense.

Councillor Dr. Tumi Hawkins (local Member) had submitted an e-mail in which she commented on

- The lack of proper public transport infrastructure
- The limited leisure facilities for young adults, and GP/health facilities
- significant pressures on the primary school
- the shortcomings of the drainage and sewerage system
- the desirability of making some of the affordable housing suitable for elderly or disabled people
- the adverse impact on neighbour amenity
- the effectiveness of proposed mitigation measures

The case officer explained that the impact on neighbouring properties was not considered to be unacceptable in planning terms.

After a short debate

The Committee **reaffirmed** its decision to grant planning permission subject to the Conditions and Section 106 Agreement as before.

**17. S/1144/17/OL - CALDECOTE (LAND OFF GRAFTON DRIVE)**

The case officer referred to the closure of the children's centre. Cambridgeshire County Council had reviewed school provision in the light of the three recent planning applications in the village. The NHS was content with healthcare provision. Members were updated about drainage capacity, highway safety and the impact on the landscape.

Mark Saunders (applicant's agent) and Councillor Phil Claridge (Caldecote Parish Council) addressed the meeting. During public speaking, the following points were made

- The applicant had addressed all outstanding concerns, and was satisfied that the proposal was sustainable and would not have any adverse impacts
- There would be a community bus scheme
- Density
- Building heights
- All of the conditions imposed at the recent appeal hearing for this site should be attached to a planning approval, if granted

Councillor Dr. Tumi Hawkins (local Member) had submitted written representations in the following terms

- The Council should be authorising the building of the right homes in the right places, ensuring that supporting infrastructure is provided in a timely fashion
- The village is set to have expanded by 35% in just five years
- Outside village framework
- Detrimental landscape and townscape impact
- The failure of infrastructure to keep pace with the increase in housing
- Drainage issues
- Pressure on schooling
- Affordable housing transport

During the debate, Committee members made the following points

- Caldecote was a Group Village
- The relevance of a five-year housing supply
- The Council has a responsibility to protect its residents in so far as it can

The Committee **refused** the application contrary to the recommendation in the report from the Joint Director for Planning and Economic Development. Members agreed the reasons for refusal as being the lack of services and public transport, access and noise, and the inappropriate scale of development in a Group village.

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**The Meeting ended at 2.50 p.m.**

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## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 9 August 2017 at 9.30 a.m.

**PRESENT:** Councillor Pippa Corney – Chairman  
Councillor David Bard – Vice-Chairman

**Councillors:** Val Barrett (substitute) Brian Burling  
Kevin Cuffley Philippa Hart  
Sebastian Kindersley David McCraith  
Charles Nightingale Deborah Roberts  
(substitute)  
Aidan Van de Weyer Nick Wright (substitute)  
(substitute)

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Katie Christodoulides (Planning Officer), John Koch (Planning Team Leader (West)), Bonnie Kwok (Principal Planning Officer), Karen Pell-Coggins (Principal Planning Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer), Sarah Stevens (Development Management Project Implementation Officer), Charles Swain (Principal Planning Enforcement Officer) and David Thompson (Principal Planning Officer)

Councillors Anna Bradnam and Tim Wotherspoon were in attendance, by invitation.

### **1. APOLOGIES**

Councillors John Batchelor, Des O'Brien, Tim Scott and Robert Turner sent Apologies for Absence. Their substitutes respectively were Councillors Aidan Van de Weyer, Val Barrett, Nick Wright and Charles Nightingale.

### **2. DECLARATIONS OF INTEREST**

Councillor Kevin Cuffley reminded those present that, as was a matter of public record, he was the Cambridgeshire County Councillor for the Sawston Electoral Division. As such, he was a member of the applicant Authority for S/..... (Item 4).

Councillor Tim Wotherspoon, speaking as a local District Councillor in respect of S/..... (Minutes 4, 5 and 6) reminded those present that, as was a matter of public record, he was the Cambridgeshire County Councillor for the Cottenham Electoral Division. He reminded those present that he was the Strategic Planning and Infrastructure Portfolio Holder at South Cambridgeshire District Council, and a member of the Greater Cambridge Partnership (formerly the Greater Cambridge City Deal) Joint Assembly. Councillor Wotherspoon also drew attention to his membership of the Group responsible for the Cottenham Village Design Statement, and of the ..... Internal Drainage Board.

A statement from Councillor Lynda Harford (a local District and County Councillor for Cootenham) in respect of Minute 4 (S/2876/16/OL - Cottenham (Land North East of Rampton Road)) was read out by Councillor Tim Wotherspoon. The statement read as follows: "I am unable to speak on this item as it might be considered that I have a conflict of interests. As a County Councillor I was until its transformation into the Commercial and Investment

Committee a member of the Council's Assets & Investment Committee. In that capacity I was a participant both in debate on the site that is the subject of this application and in that Committee's decision to proceed with an application."

### **3. MINUTES OF PREVIOUS MEETING**

The Committee noted that the Minutes of the meeting held on 2 August 2017 would be presented to the meeting on 6 September 2017.

### **4. S/2876/16/OL - COTTENHAM (LAND NORTH EAST OF RAMPTON ROAD)**

Members visited the site on 8 August 2017.

The case officer confirmed that the applicant had agreed to the Heads of Terms. She referred to an additional representation from a member of the public relating to traffic impact and the loss of views. Comments from Cottenham Parish Council were attached to the officer report.

Brian Smith (objector), Councillor Frank Morris (Cottenham Parish Council), and Councillor Tim Wotherspoon addressed the meeting.

Mr. Smith said that what was happening in Cottenham was a "tsunami of development" that had to stop. Development was of a scale that should be directed to new communities rather than to long-established villages. Mr. Smith's concern centred on potential traffic congestion and the adverse impact on the alms-houses, which he described as living monuments.

Councillor Morris said that local schools had suffered capacity issues in the recent past. The Parish Council was currently working on its Neighbourhood Plan, and just under 1,000 residents had made representations. Cllr Morris referred to the Local Green Space forming part of this application. That area was currently leased to the Parish Council, and there was no break clause in that lease except in relation to its need for education purposes. In the Parish Council's opinion, the loss of Local Green Space could not be justified. The site was about 1,350 metres from the village centre.

Councillor Tim Wotherspoon drew attention to his register of interests and to his responsibilities as both a South Cambridgeshire District Council Cabinet member and as a Cambridgeshire County Councillor, which were matters of public record. He emphasised the importance of weighing up the benefit and harm in this case. Councillor Wotherspoon read out a statement from Councillor Lynda Harford (another local Member). The statement was as follows:

"I am unable to speak on this item as it might be considered that I have a conflict of interests. As a County Councillor I was until its transformation into the Commercial and Investment Committee a member of the Council's Assets & Investment Committee. In that capacity, I was a participant both in debate on the site that is the subject of this application and in that Committee's decision to proceed with an application."

During the ensuing debate, Committee members made the following comments:

- Part of the application was on land identified as Local Green Space in the emerging Local Plan, and this raised issue of sustainability
- The proposal was out of scale, and too car-dependent

- The proposal was inconsistent with the sequential approach to development
- There would be a loss of character
- There were doubts about deliverability
- Concern about the impact on the alms houses
- Increased traffic would be imposed on local roads
- Detrimental impact on village
- Due process not followed giving rise to a possible Judicial Review
- Road safety issue along Rampton Road
- There was a need for housing and, in particular, affordable housing, and traffic was not a material reason for refusal
- As an exception to policy, the application would stand a better chance if it was for 100% affordable housing

The Planning Lawyer said that a proposal on Local Green Space was not inconsistent with an outline planning application. Delivery was a material consideration.

Officers were asked to consider the material and draft the reasons for refusal.

The Committee **refused** the application contrary to the recommendation in the report from the Joint Director for Planning and Economic Development. Members agreed the reasons for refusal as being

- (a) the impact on the Alms-houses, local Green space, and landscape character;
- (b) that the development would be too car dependent; and
- (c) that the proposal did not meet the sequential test.

## 5. **S/2413/17/OL - COTTENHAM (LAND OFF RAMPTON ROAD)**

The case officer updated the report. Judicial Review of the previous application had been listed for hearing in September, but this was a new application. The Village Design Statement should be added to paragraph 18 of the report. Further letters of objection had been received. Historic England had been invited to comment on the application but had not done so. Replacement of lost open space was an issue. Anglian Water had requested Condition (q) in the report. Noise levels were not considered significant. The draft Neighbourhood Plan was not a material consideration.

Brian Smith (objector), Councillor Frank Morris (Cottenham Parish Council) and Councillor Tim Wotherspoon (a local Member) addressed the meeting.

Brian Smith referred to South Cambridgeshire District Council's long-term vision: "...to be the best place to live, work and study in the country...[to] demonstrate impressive and sustainable economic growth...residents will have a superb quality of life in an exceptionally beautiful, rural and green environment." He said South Cambridgeshire was a community of 100 villages, not urban sprawl. Those living in the Alms houses were entitled to respect.

Councillor Morris referred to the significant list of harmful impacts, including on education, sport, healthcare and loss of local landscape.

Councillor Wotherspoon spoke first on behalf of Councillor Lynda Harford (another local Member). The statement noted Councillor Harford's membership and trusteeship of the charity responsible for the Alms Houses on Rampton Road. Councillor Harford was unable to support the Parish Council's arguments for refusing the application. Residents' views had been taken into account and there was no significant harm. Decent housing was

needed for everyone.

Speaking for himself, Councillor Tim Wotherspoon drew attention to his register of interests and to his responsibilities as both a South Cambridgeshire District Council Cabinet member and as a Cambridgeshire County Councillor, which were matters of public record. He emphasised the importance of weighing up the benefit and harm in this case. Councillor Wotherspoon said that, in fact, the bus between Cottenham and Ely operated only on two days a week. In the interests of equality, the Committee should consider the social and economic impact of the proposed roundabout. There was a small number of direct benefits, but consideration should also be given to longer term benefits. The proposal was not sustainable.

During the Committee debate, Members made the following points

- The proposal was unplanned and unsustainable
- The size of Cottenham had already increased significantly, and that increase was continuing
- Social infrastructure had been overwhelmed
- Policies could be used to control development if disbenefit could be demonstrated
- Likely impact on those residents opposite the access road
- Neighbour amenity
- The impact of increased traffic on the Alms Houses
- The Parish Council should be listened to – the harm outweighs any benefit

The Senior Planning Lawyer emphasised the importance of being consistent with the Supreme Court ruling in *Suffolk Coastal District Council v Hopkins Homes*. In response to a question from Councillor Philippa Hart, the Senior Planning Lawyer said that an approval or refusal of the current application would influence the Judicial Review of Application S/1818/15/OL, which remained 'live'. The Development Management Project Implementation Officer reminded Members that the only difference between the current application and the previous one was the need to consider the current application in the context of the Supreme Court judgment.

The Chairman pointed out that South Cambridgeshire District Council had lost the "cumulative impact argument".

The Committee gave officers delegated powers to approve the application, subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing the items referred to in the Heads of Terms attached as Appendix 3 to the report from the Joint Director for Planning and Economic Development; and
2. The Conditions set out in the said report.

Councillor Charles Nightingale arrived part way through consideration of this item. Accordingly, he did not vote.

## **6. S/1606/16/OL - COTTENHAM(LAND AT OAKINGTON ROAD)**

The case officer updated the report and Appendix 2.

Brian Smith (objector), Matt Hare (applicant's agent), Councillor Frank Morris (Cottenham Parish Council) and Councillor Tim Wotherspoon (a local Member) addressed the meeting.



Mr. Smith regretted the potential development of up to 126 more dwellings in the Oakington Road / Rampton Road area of Cottenham. He referred to likely noise levels, and said the development would impact on the Alms houses along Rampton Road.

Matt Hare said that the scheme's main benefits were the provision of affordable housing and its swift delivery. Any harm did not outweigh these benefits. The development was sustainable.

Councillor Morris referred to the following:

- The policies now available to South Cambridgeshire District Council by virtue of the Supreme Court judgment in *Suffolk Coastal District Council v Hopkins Homes*
- The increase in traffic
- Neighbour amenity
- Adequacy of the proposed vehicular access
- School and nursery capacity
- Loss of agricultural land
- Flood risk
- Impact on the landscape

Councillor Wotherspoon spoke first for Councillor Lynda Harford in her capacity as Housing Portfolio Holder. Councillor Harford was unable to support the Parish Council's position, but did say that speed cushions should not be installed on the proposed roundabout at the junction of Oakington Road and Rampton Road.

Speaking for himself, Councillor Wotherspoon said that the village had thrived after previous expansions. School and health issues could be addressed.

In response to concerns from Members, Dr. Finney said that the Local Highways Authority had no objection, adding that a cluster of accesses was deemed to be safer than scattered ones.

Following a short debate

The Committee gave officers **delegated powers to approve** the application, subject to

1. A Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing the items referred to in the Heads of Terms attached as Appendix 2 to the report from the Joint Director for Planning and Economic Development; and
2. The Conditions set out in the said report.

## **7. S/0202/17/OL - FULBOURN (LAND AT TEVERSHAM ROAD)**

Members visited the site on 8 August 2017.

The case officer updated the report that addressed a recent Appeal on this site. Two further letters of objection had been received in relation to maintenance of the public open space, and highway safety.

Following a 30-minute adjournment, the Senior Planning Lawyer presented to Members the key elements of the Legal Agreement under Section 106 of the Town and Country Planning Act 1990 which, in his opinion, now guaranteed maintenance of the public open space in perpetuity.

David Cottee (objector), Councillor Mary Drage (Fulbourn Parish Council) and Councillor John Williams (a local Member) addressed the meeting.

Mr. Cottee described the application site as unsuitable for housing, and said it should be preserved as open space and a nature reserve.

Mary Drage agreed that the site was unsuitable for housing. The site was wet and often flooded. The application should be deferred for further evaluation of the Section 106 Agreement. The Parish Council was not prepared to adopt the proposed public open space.

Councillor Williams was critical of the proposed maintenance arrangements. It would be, in his words, catastrophic if the management company failed. The roads were unadoptable, and flooding was an issue. He too called for deferral.

During the Committee debate, the following points were made:

- The Appeal Inspector said that the harm outweighed the benefit
- The final paragraph of the Inspector's report reflected the reasons the current application should be refused
- Viability should be a consideration, and unviability a reason for refusal
- Concern about the financial liability that would rest with residents if the management company failed
- Uncertainty
- The application should have been for 100% affordable housing
- The Appeal Inspector should be supported

The Committee gave officers delegated powers to approve the application, subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing the items referred to the Heads of Terms attached as Appendix 3 to the report from the Joint Director for Planning and Economic Development; and
2. The Conditions and Informative set out in the said report.

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**In accordance with Standing  
Order 9, Members voted  
unanimously that the meeting  
should continue beyond four  
hours.**

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**8. S/0670/17/OL - FULBOURN (IDA DARWIN HOSPITAL, FULBOURN OLD DRIFT)**

The case officer reminded Members that a development brief had been considered and endorsed in 2014 and that a pre-application presentation had been made to Committee in February 2017. The extent to which the issues of density and building heights referred to in paragraph 17 of the report had been addressed was clarified. Three additional representations had been received; one from a member of the public relating to trees and ecology and inconsistency with policy and two from the local District Councillors. Cllr Cone's support for the application was summarised as were Cllr Williams' concerns regarding prematurity and departure from policy.

David Cottee (objector), Mark Hodgson (applicant's agent), Mary Drage (Fulbourn Parish Council) and Councillor John Williams (a local Member) addressed the meeting.

Mr. Cottee mentioned the following:

- The departure from policy
- Loss of openness
- Adverse impact on the Green Belt
- The likelihood of more appropriate alternative locations

Mr Hodgson argued that the application was indeed policy compliant.

Mary Drage said that the Parish Council supported the provision of affordable housing, and a building for the pre-school.

Councillor Williams said that the application would harm the Green Belt and general openness, and opposed departing from policy.

Following a short debate

The Committee gave officers delegated powers to approve the application, subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 relating to those matters set out in the Heads of Terms document (Appendix 1 of the report from the Joint Director for Planning and Economic Development), with the final wording to be agreed in consultation with the Chairman and Vice-Chairman of the Planning Committee; and
2. The Conditions set out in Appendix 2 of the report, with the final wording to be agreed in consultation with the Chairman and Vice-Chairman of the Planning Committee.

## 9. **S/1124/17/OL - MELDRETH (LAND REAR OF NO 79 HIGH STREET)**

Members visited the site on 8 August 2017.

The case officer reported the receipt of additional representations from members of the public, relating to village hierarchy, the nature of the proposal as backland development, and the proposal being out of character.

Graham Free (applicant's agent) addressed the meeting. He listed the benefits of the proposal as being housing, community facilities, an open space, and employment.

Councillor Philippa Hart (speaking as local Member) said that the proposal would not have an adverse impact on Maycroft Care Home. She highlighted the fact that the Local Highways Authority considered the traffic impact to be acceptable.

Following a short debate

The Committee gave officers **delegated powers to approve** the application, subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing the elements referred to in the Heads of Terms attached as Appendix 1 to the report from the Joint Director for Planning and Economic Development; and

2. Conditions set out in the said report.

**10. S/1524/16/OL - CALDECOTE (LAND WEST OF CASA DE FOSETA, ST NEOTS ROAD)**

Gill Anderton (Housing Development Manager at the Housing Development Agency), Norman Marles (applicant) and Councillor Dr. Tumi Hawkins (local Member) addressed the meeting.

Gill Anderton set the application in context. Local Authorities had a duty to provide land for self-build projects. South Cambridgeshire District Council maintained three Registers of interested parties, who could be from anywhere in the U.K. Local Authorities also had a duty to promote self-build. A similar, but separate, concept was the Community Land Trust.

Norman Marles outlined the aspiration behind this application, and said he had the support of Caldecote Parish Council.

Councillor Hawkins described the project as exciting, sustainable and different, showing what could be achieved.

The Committee gave officers delegated powers to approve the application, subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, in consultation with the Planning Committee Chairman, and terms that are reasonable and agreed; and
2. The Conditions and Informative set out in the report from the Joint Director for Planning and Economic Development.

Councillor Deborah Roberts was absent from the Chamber during part of the consideration of this application, took no part in the debate, and did not vote.

**11. S/2177/16/FL - WATERBEACH (LAND OFF GIBSON CLOSE)**

Members visited the site on 8 August 2017.

The case officer reported that the proportion of affordable housing was 45% rather than as stated in Appendix 1 to the report (Heads of Terms). Further representations had been received relating to flood issues, education, bollards and grass area on Greenside, and the lack of parking provision, but these issues had been raised already by the Parish Council and had already been addressed in the report.

Richard Youell (objector) and Peter Stocking (applicant's agent) addressed the meeting. Mr. Youell expressed concern about flooding, road safety, and car parking. He objected to the nature of the bollards and pedestrian paving proposed. Mr. Stocking said that delivery of housing would begin in late 2018 or early 2019.

Dr. Finney (Cambridgeshire County Council Highways Department) described so-called anti-pedestrian paving. He confirmed that neither this nor the roadway would be adopted by the Local Highways Authority. It would, however, maintain the bollards and grass verge.

Councillor Anna Bradnam addressed the meeting as Cambridgeshire County Councillor for Waterbeach. She was sympathetic to developing the site, referring to the narrow

access, and the amount of on street parking that could be resolved.

The case officer said that the applicant was prepared to reduce the number of bollards. Waterbeach Parish Council might be prepared to maintain the grassed area, were they to receive a commuted sum from the developer.

South Cambridgeshire District Council’s Drainage Manager addressed the drainage aspects of the application, and considered that the proposed development would not result in an adverse impact on the site or its surrounding areas in terms of flood risk.

The Committee gave officers delegated powers to approve the application, subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing
  - a. 45% affordable housing
  - b. A financial contribution towards the provision of early years and primary school education
  - c. Sports
  - d. Indoor community facilities
  - e. Household waste bins
  - f. Monitoring fee

as detailed and amended in Appendix 1 to the report from the Joint Director for Planning and Economic Development; and

2. The conditions and Informatives set out in the said report.

**12. S/0055/17/FL - WATERBEACH (WARDEN UNIT, CHITTERING PARK, ELY ROAD)**

Members visited the site on 8 August 2017.

The Committee **approved** the application subject to the Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development.

**13. S/1782/17/PO - WATERBEACH (LAND NORTH OF, BANNOLD ROAD (DROVERS WAY))**

The Committee noted that this application had been **withdrawn from the agenda**.

**14. ENFORCEMENT REPORT**

The Committee **received and noted** an Update on enforcement action.

**15. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION**

The Committee **received and noted** a report on appeals against planning decisions and enforcement action.

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**The Meeting ended at 4.55 p.m.**

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# Agenda Item 4

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

06 September 2017

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

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<b>Application Number / type of application:</b>	S/3145/16/FL / Full planning application
<b>Parish(es):</b>	Willingham
<b>Proposal:</b>	Full planning permission for the erection of 25 dwellings (including 40% affordable) along with access, car and cycle parking and associated landscaping.
<b>Recommendation:</b>	Approval subject to a Section 106 Agreement covering the issues detailed in the main report and conditions based on the draft list in paragraph 138 of the report.
<b>Material considerations:</b>	Five year supply of housing land Principle of development Sustainability of the location Density of development and affordable housing Character of the village edge and surrounding landscape Highway safety Residential amenity of neighbouring properties Surface water and foul water drainage Provision of formal and informal open space Section 106 Contributions
<b>Site address:</b>	Land at Belsar Farm, Willingham
<b>Applicant(s):</b>	Greater Cambridgeshire Housing Development Agency
<b>Date on which application received:</b>	17 November 2016
<b>Site Visit:</b>	05 September 2017
<b>Conservation Area:</b>	No
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	David Thompson, Principal Planning Officer
<b>Application brought to Committee because:</b>	The officer recommendation of approval conflicts with the recommendation of Willingham Parish Council and approval would represent a departure from the Local Plan
<b>Date by which decision due:</b>	08 September 2017 (agreed extension)

## **A. Update to the report**

Paragraph 21 of the report details the Affordable Housing Officer's comments and states that there would be no objection to 50% of the 10 affordable dwellings being allocated to meet local need in Willingham. To clarify the position, the Council has adopted an approach where the first 8 affordable units on schemes such as this are allocated to those with a local connection, with the remainder split 50/50 between those with a local connection and those on the District wide register. The result for this scheme would be that 9 of the 10 affordable units would be allocated to those with a local connection to Willingham, the 10<sup>th</sup> being allocated to a person/persons on the District wide register.

Paragraphs 81-90 of the report consider the issues of the landscape impact and design of the proposals. Paragraph 82 of the report indicates that officers consider that the proposed development would not result in a significant level of harm to the character of the landscape without the presence of the extension to the Daniel's Close scheme.

The report refers to the extant permission to extend Daniel's Close (under planning permission S/2341/14/FL) further northwards from the originally approved scheme on that site. This extension has been fully completed since the submission of the application and therefore this development should be afforded significant weight in assessing the landscape impact of the proposed development. Where the report makes reference to the extant scheme, this should be replaced with 'completed' scheme. As a result of the completion of that development, the housing on Daniel's Close now projects further northwards than the northern boundary of the development proposed in this application.

To correct a typographical error in paragraph 82, the third sentence of that paragraph should read 'As such, the two developments (i.e. this scheme and the development on Daniel's Close to the west) **would** be viewed alongside each other as the point of transition between the countryside and the built environment of the village.

The fact that the extension to that development has now been completed (completed in March 2017) indicates that significant weight should be given to the landscape impact of that development in assessing the impact of the proposed scheme. This therefore serves to emphasise the conclusions in the officer report as opposed to change them.

The references to the 'extant scheme' on Daniel's Close in paragraphs 1 (Executive summary) and 132 (Conclusion) of the report should in fact state 'completed scheme.' Again, officers have been clear in the report that the overall landscape impact of the development would not significantly and demonstrably outweigh the benefits of the scheme, as per the requirement of paragraph 14 of the National Planning Policy Framework. This conclusion should be afforded even more weight given that the adjacent development has been fully built out.

## **B. Conclusion**

Officers consider that there is nothing further to add, other than the fact that weight should be given to the projection of the existing development on Daniel's Close further northwards than the proposed scheme. The recommendation therefore remains to approve planning permission, as per the committee report.



**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 – Principal Planning Officer  
Telephone: (01954) 713250

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# Agenda Item 5

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

06 September 2017

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

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<b>Application Number / type of application:</b>	S/1901/16/OL / Outline planning application
<b>Parish(es):</b>	Meldreth
<b>Proposal:</b>	Outline planning permission for a mixed use development (up to 150 dwellings, public open space and new technology plant), new car park and access for Sports and Social Club and associated infrastructure. All matters reserved with the exception of the means of access
<b>Recommendation:</b>	Approval subject to a Section 106 Agreement covering the issues detailed in the main report and conditions based on the draft list in paragraph 188 of the report.
<b>Material considerations:</b>	Five year supply of housing land Principle of development (including redevelopment of a brownfield site) Density of development Affordable housing (including viability considerations) Character of the village edge and surrounding landscape Highway safety Residential amenity of neighbouring properties Surface water and foul water drainage Remediation of contaminated land Trees Ecology Provision of formal and informal open space Section 106 Contributions
<b>Site address:</b>	Land at Eternit UK, Whaddon Road, Meldreth SG8 5RL
<b>Applicant(s):</b>	Mr James Munnery, Footprint Land and Property
<b>Date on which application received:</b>	22 July 2016
<b>Site Visit:</b>	Undertaken on 04 July 2017
<b>Conservation Area:</b>	No
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	David Thompson, Principal Planning Officer
<b>Application brought to</b>	Approval of the planning application would represent a

**Committee because:** departure from the Local Plan and would be contrary to the recommendations of Meldreth and Whaddon Parish Councils.

**Date by which decision due:** 08 September 2017 (agreed extension)

#### **A. Update to the report**

Paragraphs 44 – 47 of the main report record the representations that have been received to the application. Since the publication of the revised report, the following additional representations have been received.

56 letters of support from employees of the existing Marley Eternit operation on the site and the factory manager. The letters raise the following points (summarised):

- There is local support for the scheme. Support has been received from the Marley Eternit Sports and Social Club which has over 500 members, who live locally.
- The proposal will generate 25 new jobs. This is an important consideration for many local people. It would be a long commute to find similar work.
- The employment use of the site is well established and would continue as part of the proposed development.
- The schools, road network and doctors can all accommodate the additional demands that would be placed on them, otherwise the relevant consultees would have objected to the planning application.
- The highway safety implications have been independently assessed and there are no objections from the statutory consultee in this regard.
- The inclusion of the cycleway will improve access to the Sport and Social Club, which would be a benefit arising from the proposed development.
- The new factory is a facility that would diversify the current nature of the employment on the site, modernising the operation, safeguarding existing jobs and creating new ones.
- 18 objections to the application only represents a small proportion of the village and does not include employees who work on the site, who are in favour of the proposals.
- What do the Council propose to do with a contaminated redundant site if it is not developed for viable re-use?
- The cost of remediating the site will be enormous due to the historic nature of the sources of contamination – a viable re-use therefore needs to be secured.
- The inclusion of affordable housing, new transport links into the village and to the railway station are measures which are considered to make the development sustainable.

The Chairman of the Marley Eternit Sports and Social Club has also written in further support of the application, making the following points (summarised):

- The Sports and Social Club has a membership of over 500 members of which 42% come from Meldreth and 44% from the surrounding villages including: Melbourn, Shepreth, Whaddon, Bassingbourn and Barrington.
- The proposed footway/cycleway link would improve access to the Social Club for residents of the development and people who already live in Meldreth.
- The club has a wide range of facilities, including meeting/function space which would be available to the occupants of the proposed development as part of the 2 year guaranteed membership to be offered.
- The proposed re-development of a brownfield site would have a positive impact overall and should be approved.

In addition to the objection letters reported in the main report, 1 further objection has been received which makes the following comments:

- The additional highways assessment undertaken by Atkins does not include any meaningful reference to the junctions with the A1198 near Bassingbourn cum Kneesworth. Chestnut Lane is a narrow village lane which leads to the cross roads at Meldreth and provides a key link to Royston. Most of Chestnut Lane is within a 60 miles per hour speed limit and does not have a footpath or street lighting. The Lane has become a rat run at commuter times.
- The roundabout which forms the connection from Chestnut Lane to the A1198 is a regular accident blackspot. The proposed development would add additional pressure to this junction, along with the committed development in Bassingbourn and will exacerbate what is already a highway safety hazard.
- Further assessment of the junctions should be undertaken at peak times during neutral months.

WS Atkins who have undertaken the independent highways impact assessment have confirmed that the baseline data taken into account when forming their conclusions included traffic data collected along the section of the A1198 which includes the Chestnut Lane junction. This formed part of the data used from recent neutral months to account for the fact that the surveys undertaken by Atkins were not conducted in a neutral month.

On the basis of that information, WS Atkins concluded that the level of trips generated by the proposed development would not result in an adverse impact on the traffic flow on the A1198 with reference to the baseline data. The baseline data included traffic flows through the A1198/The Causeway/Chestnut Lane junctions and so the impact of the additional trips generated by the proposed scheme has considered the impact on this junction.

The overall conclusion of the Atkins report indicates that, when applying this baseline data to the capacity of the surrounding highway network, there is no evidence to suggest that the development would result in an adverse impact on highway safety. That is not to say that there would be no impact, as clearly additional traffic would be flowing through the junctions, particularly at peak times. This would therefore increase the risk of queuing but the test that needs to be applied is whether any harm identified significantly and demonstrably outweighs the benefits of the proposals, as required by paragraph 14 of the NPPF. Given that the baseline data from Chestnut

Lane has informed the conclusion that adjacent junctions would operate well below capacity, in neutral months, once the impact of the development has been factored in, officers are of the view that the level of harm identified in relation to highway safety does not meet this test, as concluded in the main body of the committee report.

**B. Conclusion**

Officers consider that there is nothing further to add to the conclusion in the main body of the report. The recommendation therefore remains to approve planning permission, as per the committee report.

**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 – Principal Planning Officer  
Telephone: (01954) 713250

# Agenda Item 6

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

06 September 2017

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

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<b>Application Number / type of application:</b>	S/2647/15/OL / Outline planning application
<b>Parish(es):</b>	Papworth
<b>Proposal:</b>	Outline planning permission (with all matters reserved except access and strategic landscaping) for up to 215 dwellings, including affordable housing, and land reserved for nursery use (Use Class D1), open space including strategic landscaping, play areas, sustainable drainage features and associated infrastructure including foul sewerage pumping stations.
<b>Recommendation:</b>	Delegated approval subject to a S106 agreement
<b>Material considerations:</b>	Principle, sustainability, design, density and housing mix, biodiversity, landscape impact, flooding and drainage, transport and traffic, need for section 106 contributions
<b>Site address:</b>	Land to East of Old Pinewood Way and Ridgeway, Papworth Everard
<b>Applicant(s):</b>	Bloor Homes Eastern
<b>Date on which application received:</b>	14 October 2015
<b>Site Visit:</b>	01 November 2016
<b>Conservation Area:</b>	No
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	James Stone, Principal Planning Officer
<b>Application brought to Committee because:</b>	To consider the implications of the <i>Hopkins Homes</i> Supreme Court judgement relating to the extent of Local Plan policies which are considered to affect the supply of housing.
<b>Date by which decision due:</b>	13 September 2017 (agreed extension)

### A. Update to the report

The following issues have been raised by residents since the agenda was published:

- The site has become less sustainable because of a proposed reduction to the bus service. The new timetable for the existing and only bus service through Papworth has been announced and halves the peak services to just one bus service (leaving at 7am) that will arrive at central Cambridge at 8.30am. It no longer serves the Long Road or Hills Road Sixth Form colleges. The return bus to Papworth in the evening no longer serves the Cambridge train station. From the Drummer Street bus station, two 2 afternoon / evening services have been cut (so just 2 buses now after 5pm), with the last bus leaving even earlier at 6.15pm. Whilst Bloor Homes have offered to support the bus service for 5 years it seems likely that the bus service will be withdrawn. The reduction in bus service facilities will mean many residents have to drive to Addenbrookes when the Papworth Hospital relocates and many students will have to drive to facilities in Cambridge.
- Loss of jobs at the Papworth Hospital will make the site less sustainable. The Hospital site will cease to provide employment opportunities and may be converted to housing. Derelict sites should be a priority for housing. Under occupation is a problem on the industrial site at the southern end of Papworth and so the same issue could arise at the Hospital site. Loss of jobs at the hospital site will also affect the sustainability of other services in the village.
- Papworth is less sustainable than Waterbeach and Melbourne because these villages benefit from train services to London. The recent approval at Caldecote by The Planning Inspectorate cannot be compared to Papworth because it was for fewer dwellings.
- Loss of views from publically accessible areas. The Landscape and Visual Appraisal has focused on the views of the development from surrounding areas but has not covered the loss of views from the footpath adjacent to the proposal or on the loss of other important views from nearby public areas.
- Badgers visit the gardens of local residents.
- If the Ridgeway scheme is approved it will be difficult to turn down the adjacent proposal for 175 houses by Gladman Estates.
- An alternative access to the site should be investigated because the current proposal would result in unacceptable levels of traffic in the village as well as creating highway safety issues.

### **C. Conclusion**

Officer's response to issues raised under Point B:

- The applicant will be funding an additional bus service during the morning and evening peak times on route X3 serving Papworth for a minimum of 5 years. One of the criteria used by the council in its Sustainability Appraisal for assessing submitted sites in the emerging Local Plan is whether or not an hourly public transport service is available at a site. The new timetable published by Go Whippet for the X3 service illustrates that from 2 September 2017 there will be an hourly bus service from Papworth to Cambridge from Monday to Friday from 07.01am to 17.31pm once the additional two bus services are funded by the applicant. (If a new service is not particularly popular around 16.30pm then the applicant could fund a later service). Route 3 will no longer operate, but route 8 will serve Hilton at peak times. The new timetable for the X3 also illustrates that a new service will be provided to ensure that Papworth has a route to Cambridge on Sundays. Go Whippet have stated the following on their website that with regard to the Route X3 amendments *'This service commenced in July 2015 linking Huntingdon and Cambridge via Godmanchester, Papworth and Cambourne and we have*



*noticed a welcome increase in patronage compared with the former 1/3 bus routes. This has inspired us to introduce a Sunday service from 4 September.'*

- The Papworth Hospital site has not been formally proposed as an alternative solution to meeting the five year housing land supply need in the District. Furthermore, the hospital site is not considered to be an alternative solution to the proposed housing development at the Ridgeway because of a restrictive policy which seeks healthcare / employment uses on the Papworth Hospital site. The adopted and emerging policies at the Papworth Hospital site aim to ensure the continued provision of jobs in this part of Papworth.
- Papworth, Waterbeach and Melbourne are all classified as Minor Rural Centres in the adopted Core Strategy. Whilst the specific facilities available in each of these three villages may differ the cumulative position is that all three villages are located on the same tier with regard to sustainability. Caldecote is classified as a Group Village and so has been categorised as being less sustainable than Papworth. The employment opportunities offered by Papworth are significantly greater than those available at Caldecote.
- The Council's landscape officer has no objection to the proposal. There are no statutory or non statutory landscape designations on the site. The Landscape Strategy (which was amended before the Nov 2016 Committee) illustrates that significant areas of landscape planting will be provided around the edge of the site and within the heart of the site itself. The Inspector at the Melbourne appeal (APP/W0530/W/15/3131724) stated that a valued landscape does have to be a landscape where there is a fairly high level of physical attractiveness and/or some degree of formal public recognition of its value, such as a specific protective policy in the Local Plan or supplementary planning document. There are no site specific landscape protective policies on the application site.
- The Extended Phase 1 Habitat Survey submitted with the application stated that there was no evidence of badgers on site. The council's ecologist and Natural England have not objected to the proposal.
- Gladman Estates have not submitted a formal planning application for development of the adjacent field and so the potential development of this adjacent site is speculative and not a material consideration for the consideration of the current application.
- The proposed access to the site from the Ridgeway is acceptable and there have been no objections from County Council Highways or Highways England with regard to traffic generation and highway safety.

Officers consider that the recommendation remains to approve planning permission, as per the committee report.

**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:** James Stone – Principal Planning Officer  
Telephone: (01954) 712904

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# Agenda Item 7

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

06 September 2017

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

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<b>Application Number / type of application:</b>	S/1812/17/OL / Outline planning application
<b>Parish(es):</b>	Toft (immediately adjacent to the boundary with Comberton Parish)
<b>Proposal:</b>	Outline planning permission for up to 90 dwellings and associated infrastructure works.
<b>Recommendation:</b>	Approval subject to a Section 106 Agreement covering the issues detailed in the main report and conditions based on the draft list in paragraph 225 of the report (as amended by this update report).
<b>Material considerations:</b>	Five year supply of housing land Sustainability of the location Principle of development in the Green Belt Density of development and housing mix Character of the village edge and surrounding landscape Highway safety Residential amenity of neighbouring properties Surface water and foul water drainage Provision of formal and informal open space Affordable housing Section 106 Contributions
<b>Site address:</b>	West Street, Toft, Cambridge, Cambridgeshire, CB23 7EN
<b>Applicant(s):</b>	Mr Arnold
<b>Date on which application received:</b>	17 May 2017
<b>Site Visit:</b>	Undertaken on 10 May 2016 in associated with application ref. S/2204/15/OL
<b>Conservation Area:</b>	No
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	David Thompson, Principal Planning Officer
<b>Application brought to Committee because:</b>	The application would represent a significant departure from the approved policies of the Council and would be contrary to the recommendations of Toft and Comberton

Parish Councils.

**Date by which decision due:** 08 September 2017 (agreed extension)

**A. Update to the report**

An amended version of the site plan attached to the committee report is attached to this update report at appendix 1. The minor change relates to the exclusion of the access road to Bennell Court, which runs parallel with the western boundary of the application site but would be unaffected by the proposed development (the main access for the proposal being the existing access track within the site.)

In addition to the draft conditions listed in paragraph 225 of the main report, the applicant has agreed to a condition that would limit the maximum height of development to 2.5 storeys. The exact height of buildings will be determined under the scale of development, to be determined at the reserved matters stage. Clearly the design of the overall scheme will need to demonstrate that the scale of development would respect the scale and form of adjacent residential development and respect the rural village edge character of the site. Setting a limit of 2.5 storey development at the outline stage does not imply that this height across the development would be acceptable but it would place a restriction on the maximum height of development that would be considered acceptable in this location.

**B. Conclusion**

Officers consider that there is nothing further to add to the conclusion in the main body of the report. The recommendation therefore remains to approve planning permission, as per the committee report, along with the additional condition restricting the height of development referred to above.

**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 – Principal Planning Officer  
Telephone: (01954) 713250



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Scale - 1:2500

Time of plot: 16:31

Date of plot: 31/08/2017



**South  
Cambridgeshire  
District Council**

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