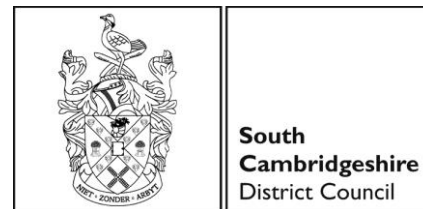


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29 September 2017

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, Alex Riley (substitute for Des O'Brien), Deborah Roberts,  
Tim Scott and Robert Turner

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, 4 OCTOBER 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

		PAGES
3.	<b>Minutes of Previous Meeting</b> To authorise the Chairman to sign the Minutes of the meeting held on 6 September 2017 as a correct record.	1 - 10
6.	<b>S/2383/17/FL - Over (Site adjacent Longstanton Road)</b>  The erection of 26 dwellings, (including 10 affordable units), together with ancillary access arrangements and landscaping	11 - 12
7.	<b>S/3543/16/FL - Great Abington (Land To South of Linton Road)</b>  Full application for 45 dwellings, community orchard and children's play area	13 - 14
9.	<b>Appeals against Planning Decisions and Enforcement Action</b>	15 - 26

## **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 3

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 6 September 2017 at 10.00 a.m.

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

Councillors:	Anna Bradnam (substitute)	Brian Burling
	Sebastian Kindersley	David McCraith
	Charles Nightingale	Deborah Roberts
	(substitute)	
	Tim Scott	Robert Turner
	Aidan Van de Weyer	Nick Wright (substitute)
	(substitute)	

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Stephen Kelly (Joint Director for Planning and Economic Development), John Koch (Planning Team Leader (West)), Ian Senior (Democratic Services Officer), Sarah Stevens (Development Management Project Implementation Officer), James Stone (Principal Planning Officer), Charles Swain (Principal Planning Enforcement Officer) and David Thompson (Principal Planning Officer)

Councillors Nigel Cathcart and Ray Manning were in attendance, by invitation.

### **1. APOLOGIES**

Councillors John Batchelor, Kevin Cuffley, Philippa Hart and Des O'Brien sent Apologies for Absence. Their respective substitutes were Councillors Aidan Van de Weyer, Charles Nightingale, Anna Bradnam and Nick Wright.

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

Councillor David McCraith declared a non-pecuniary interest in respect of Minute 5 (S/1901/16/OL - Meldreth (Land at Eternit UK, Whaddon Road)). He had attended Parish Council meetings at which this application had been discussed. His attendance there had been as an observer only, and he was now considering the matter afresh.

Councillor Tim Scott declared a non-pecuniary interest in Minute 7 (12/17/OL - Toft (immediately adjacent to the boundary with Comberton Parish) (Bennell Farm, West Street)). He had previously made statements indicating his opposition to this application. Having consulted the Principal Planning Lawyer, and considered the concepts of pre-disposition and pre-determination, Councillor Scott decided to withdraw from the Chamber after making a short statement about this application, take no part in the debate, and refrain from voting.

Councillor Nick Wright declared a non-pecuniary interest in Minute 6 (S/2647/15/OL - Papworth Everard (Land To The East Of Old Pinewood Way & Ridgeway)). He had previously made statements indicating his opposition to this application. Councillor Wright withdrew from the Chamber after making a short statement about this application, took no part in the debate, and did not vote.

### **3. MINUTES OF PREVIOUS MEETINGS**

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 2 August 2017.

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 9 August 2017, subject to the following:

**Minute 6 - S/1606/16/OL – Cottenham (Land at Oakington Road)**

An amendment was needed to show that Councillor Lynda Harford's statement was made as a local Member for Cottenham, not as Housing Portfolio Holder. The relevant paragraph now read as follows:

"Councillor Wotherspoon spoke first for Councillor Lynda Harford in her capacity as a local Member. 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."

**4. S/3145/16/FL - WILLINGHAM (LAND AT BELSAR FARM)**

The case officer highlighted the fact that the site was outside the village framework. It was within policy in terms of house numbers permitted in a single development in this category of village. The impact on the landscape was a major concern. There had been a policy shift since submission of the application.

Councillor Ray Manning (a local Member) addressed the meeting. He referred to the proposal's adverse impact on the Fen edge. The exception site to the east of the proposal had not set a precedent but was now seemingly being cited as justifying the current application. Councillor Manning urged the Committee to refuse the application, or at least defer it for further information, including about drainage. He said that Willingham Parish Council was of a similar opinion. In response, the case officer said that drainage would form part of a Reserved Matters application, but reminded Members that capacity was not a material planning consideration.

Councillor Brian Burling (speaking as another local Member) said that his main worry related to discharge from Over Water Recycling Centre.

The Chairman (speaking as the third local Member) expressed sympathy with Willingham Parish Council, and shared concern about drainage. However, she could not identify a good reason to refuse the application.

Opening the Committee debate, Councillor Deborah Roberts said that encouraging progress on housing trajectory and the draft Local Plan could render this application unsupportable "within months". She argued that any appeal against refusal could well be heard after South Cambridgeshire District Council could once again demonstrate a five-year supply of housing development land.

The Joint Director for Planning and Economic Development urged caution. He summarised the process to be followed, and likely timescales, following publication of the Local Plan Inspector's report. He could not speculate as to the degree of modification that might be required, or the complexity of the ensuing public consultation. The Joint Director for Planning and Economic Development Informed Members that it would be deemed unreasonable were the Committee to refuse the application on the basis of what *might* happen.

Councillor Anna Bradnam suggested that, in effect, the exception site to the east of the proposal had established a new village framework. However, the Chairman countered by saying that, in view of South Cambridgeshire District Council's current inability to demonstrate a five-year land supply, the concept of the village framework did not exist at all.

Councillor Sebastian Kindersley said that, in accordance with Policy H/10 of the draft Local Plan, all of the proposed dwellings should be affordable. The case officer pointed out that the application was for 40% of the dwellings to be affordable.

The Joint Director for Planning and Economic Development referred to paragraph 50 of the report, and told Members that their reference point in the current circumstances was paragraph 14 of the National Planning Policy Framework, and not local exception site policy.

During the remainder of the debate, Councillors discussed:

- The impact on landscape
- Possible undermining of the Council's exception site policy
- Environmental implications, including flood risk
- protection of the Fen edge

The Development Management Project Implementation Officer said that the site was well enough screened to address the issue of Fen edge protection: the Council's Landscape Officer had not raised any objection. The site did not benefit from any special designation.

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 provision of onsite affordable housing, the provision and management of public open space, community facilities, education contributions and healthcare contributions, detailed in Appendix 1 to the report from the Joint Director for Planning and Economic Development; and
2. Conditions and Informatives based on the draft Conditions and Informatives referred to in the said report.

## **5. S/1901/16/OL - MELDRETH (LAND AT ETERNIT UK, WHADDON ROAD)**

The case officer referred to the highways assessment suggesting that the junction was at 50% capacity. The issue of contaminated land could only be addressed fully at the Reserved Matters stage.

Philip Kratz (representing the objectors), Gareth Davis (applicant's agent) accompanied by John Stapleton (representing the Eternit Social Club), Councillor Richard Goddin (Meldreth Parish Council, and also speaking for Whaddon Parish Council), Councillor Spenceley (Bassingbourn Parish Council), Councillor Philippa Hart (local Member) and Councillor Nigel Cathcart (a local Member for Bassingbourn) addressed the meeting.

Philip Kratz argued that the proposal was not sustainable socially. It failed to provide an appropriate mix of housing tenure. It was car-dependent. The proposal was on a greenfield site encroaching on the countryside. There would be a loss of employment. The site was isolated from Meldreth. The harm caused by the proposed development would be such as to significantly and demonstrably outweigh the benefit of new housing.

Messrs. Davis and Stapleton made the following points:

- The proposal would secure a new stretch of footpath between the existing footpath and the social club
- The proposal *was* sustainable
- It was a *brownfield* site
- Road safety audits had been carried out
- The proposal complied with the National Planning Policy Framework

Councillor Goddin expressed concern about:

- Sustainability of the site
- Connectivity with surrounding villages
- The lack of public transport
- The increased pressure on community infrastructure
- The lack of detail on road safety issues
- Who should pay for the remediation of the contaminated land – the polluter or community

Councillor Spenceley used photographs to highlight road safety and capacity concerns, including the impact on Kneesworth, and the lack of visibility at the road junctions.

Councillor Philippa Hart (local Member but not serving on the Committee at this meeting) declared a disclosable pecuniary interest in the interests of transparency. Councillor Hart's family business, Roger Hart Farms, farmed, as tenants, land belonging to Marley adjacent to the application site, and Councillor Hart lived with her family within half a mile of the site. Councillor Hart made the following points:

- when Meldreth residents were asked via public consultation for their views on this proposal, 80% of the respondents were against it going ahead.
- Were it not for the fact that South Cambridgeshire District Council could not currently provide a five year housing land supply, an application in this location on this site for this proposed use would never be acceptable.
- When Marley took on the site at Meldreth with its history of manufacturing amongst other things asbestos they took on the commercial liability of its inevitable eventual decontamination. Those costs were now seemingly being indirectly passed to the local community in being required upon "viability" grounds to accept a reduced allocation of affordable homes. The offer of 25% affordable housing was inadequate.
- committee members need to be satisfied that the offer of a new technology building and up to 25 new jobs can actually be conditioned. Had Marley chosen, rather than residential development, to develop the proposed site for a use consistent with creating employment then the extent of the decontamination operation would have been commensurately less and therefore less costly.
- In view of the other speculative developments coming forward in Meldreth and Melbourn, if planning permission is given for this site, it would be the thin end of the wedge, leading to further unplanned development in this no man's land, and the establishment of a large settlement way outside our village framework.

Councillor Hart urged refusal.

Councillor Hart read out a statement on behalf local County Councillor Susan van de Ven. The statement referred to:

- The recent loss of public transport
- The inability of such a loss to be compensated for by community transport
- The provision of real-time timetabling would simply be a reminder of a sustainability that no longer existed

Committee members briefly discussed the subject of community transport.

Councillor Cathcart addressed the Committee by emphasising the site's isolation, and its severe impact on three existing villages. He said that development of this type should form part of a strategic plan instead.

Councillor David McCraith (in his capacity as a local Member) agreed with Councillor Cathcart, and expressed disappointment that the highways assessment did not, in his opinion, take account of *future* impact.

A representative of the organisation responsible for undertaking the traffic assessment summarised the process that had been followed. Committee members concluded that there was a difference between road safety and the capacity of those roads.

Committee members then had a discussion, including with an Environmental Health Officer, about contaminated land and, in particular, asbestos, remediation timescales, and who should pay.

During the course of the ensuing debate, the following points were made:

- Being simply an outline application, it would be unreasonable to expect this proposal to be delivered such as to have a beneficial effect on the Council's five-year land supply
- The proposal was unsustainable by virtue of its isolation, remoteness, and impact on neighbouring villages
- The harm significantly and demonstrably outweighed the benefits
- The development would be dependent on the use of private cars
- Loss of greenfield land
- Loss of employment
- The cost of remediation and its adverse impact on the percentage of affordable housing on offer
- viability

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 proposed development's lack of sustainability (its isolation from the village of Meldreth, its distance from village facilities, and the absence of public transport) and encroachment into the countryside.

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

The case officer reminded Committee members that Counsel's Opinion was that, in legal terms, it could only be reasonable for the Local Planning Authority to give the least possible weight to consideration of the future use of the Papworth Hospital site. In other words, in planning terms, Papworth Hospital was not a material consideration. An additional representation had been received saying that village facilities were inadequate to support further development.

The Joint Director for Planning and Economic Development referred to the e-mail mentioned at the Planning Committee meeting on 2 August 2017. The e-mail was sent by him to Councillor Mark Howell, one of the local Members. In connection with allocations in the Local Plan, the Joint Director for Planning and Economic Development had met with the local NHS Trust to discuss the Papworth Hospital site. He emphasised that the discussion was in general terms only and that, in particular, no planning application had been submitted. He told Committee members that the weight they could give to Papworth Hospital was minimal.

Robert Butcher (objector), Colin Brown (applicant's agent), and Councillor Chris Howlett (Papworth Everard Parish Council) addressed the Committee.

Mr Butcher's main concerns related to traffic congestion caused in part by relocation of Papworth Hospital to the Biomedical Campus at Addenbrookes in Cambridge.

Colin Brown described the proposal as being on a sustainable location. Delivery was likely to begin in 2019. The Reserved Matters application and Legal Agreement under Section 106 of the Town and Country Planning Act 1990 were both ready.

Councillor Howlett said the proposed development would not integrate well into the existing village. It would have an adverse impact on Caxton Gibbet roundabout. The Parish Council was concerned about the loss of the village's main employer.

Councillor Wright listed the following points:

- The proposal's lack of sustainability
- The loss of a major employment opportunity
- Traffic concerns
- Local opposition
- Adverse impact on residents' amenity
- The proposal would add no value to the existing village

Councillor Mark Howell (the other local Member but not present at the meeting) had indicated that the application departed from assurances given to Papworth Everard in the past.

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

- The proposal was unsustainable
- There were negative implications for the landscape and character of the immediate area
- It was necessary to strike a balance between housing and employment
- Traffic congestion resulting from an increase in car movements
- Implications of the future dualling of the A428 west from the Caxton Gibbet roundabout
- The impact on neighbouring parishes
- Site not identified in the Local Plan
- Papworth Everard is a minor rural centre within the development hierarchy
- Visual impact

Officer comments were as follows:

- Members should take into account a recent approval given at Highfields Caldecote, which was less sustainable than Papworth Everard



- A balance had been achieved
- The proposal was acceptable in terms its distance from the primary school and village facilities
- South Cambridgeshire District Council's methodology led to a finding that the proposed development was sustainable
- To be a material consideration, landscape had to benefit from a particular local or national designation
- There was no evidence base for objection on the grounds of traffic

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:

1. Sustainability, and scale of the proposed development in relation to the extent of the existing village; and
2. Landscaping and visual impact

**7. S/1812/17/OL - TOFT (IMMEDIATELY ADJACENT TO THE BOUNDARY WITH COMBERTON PARISH) (BENNEL FARM, WEST STREET)**

The case officer summarised the allocation of funding provided by the applicant as part of the off-site commuted sum.

Malcolm Wright (objector), Nicky Parsons (applicant's agent) and Stephen Munday (Executive Principal, Comberton Village College), Councillor Martin Yeadon (Toft Parish Council) and Councillor Nick Taylor (Comberton Parish Council) addressed the meeting.

Malcolm Wright said that the proposed development was ill-conceived and in an inappropriate location. There were no special circumstances to justify such development.

Nicky Parsons said that the proposal was policy compliant, and offered community benefits above and beyond the scale of development. Stephen Munday said that Comberton Village College supported the proposal.

Councillor Yeadon said the Legal Agreement under Section 106 of the Town and Country Planning Act 1990 should address land value and the amount of amenity space.

Councillor Taylor was concerned about traffic, and was clear that land to the west of the access road should remain free of housing development.

Committee members had received a written statement from Councillor Dr. Tumi Hawkins (local Member) that made the following points:

- There was a need to address the number and height of proposed dwellings
- character of the site must be protected
- The commitment to affordable housing was welcome
- The area allocated for the now not needed football pitch should be returned to Green Belt, or designated permanently as public open space
- The parish of Toft should receive a fairer share of Section 106 monies
- Should the application be approved, the local Members for both Toft and Comberton should be consulted before finalising the Section 106 Agreement

Councillor Tim Scott spoke as local Member for the adjacent Parish of Comberton. He made the following points:

- As much Section 106 money as possible should be made available to Toft and Comberton Parish Councils
- Medical facilities needed to be resourced so as to be able to cope with the additional residents
- Green Belt needed protection
- House heights should be reduced so as to create a development more sensitive at this edge-of-village development
- The question of public open space had to be resolved
- Traffic congestion was a concern
- 

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**Councillor Tim Scott left the meeting at this stage and was  
not present during the ensuing debate about  
Application S/1812/17/OL, or Agenda Items 8 and 9**  
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The case officer confirmed that discussion with the applicant would take place to determine the allocation of Section 106 monies.

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

- the two Parish Councils should be included in discussions about the Section 106 Agreement
- 'white land' to the west of the access road should be returned to Green Belt
- The site was allocated in the Local Plan
- Dwellings should be no higher than two storeys

This had been David Thompson's last presentation to Planning Committee as Principal Planning Officer prior to him leaving to take up a position with another Authority. Committee members joined the Chairman in wishing him well for the future.

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

3. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing the provision of 40% affordable housing, and financial contributions to
  - a. Libraries and lifelong learning
  - b. Real time passenger information
  - c. Sports
  - d. Indoor community space
  - e. Household waste bins
  - f. Monitoring fee
  - g. Healthcare

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

4. Conditions and Informatives based on the draft Conditions and Informatives referred to in the said report.

## **8. ENFORCEMENT REPORT**

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

**9. 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 3.46 p.m.**

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# Agenda Item 6

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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<b>REPORT TO:</b>	Planning Committee	04 October 2017
<b>AUTHOR/S:</b>	Joint Director for Planning and Economic Development	

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<b>Application Number:</b>	S/2383/17/FL
<b>Parish(es):</b>	Over
<b>Proposal:</b>	Full Planning Permission - Erection of 26 dwellings (including ten affordable units) together with ancillary access arrangements and landscaping
<b>Site address:</b>	Site adjacent to Longstanton Road, Over, Cambridge
<b>Applicant(s):</b>	Camsure Homes Ltd
<b>Recommendation:</b>	Delegated approval (to complete section 106 agreement)
<b>Key material considerations:</b>	Five year supply of housing land Principle of development Density of development Affordable housing Impact on the character of the area Impact on the setting of the listed building Highway safety Residential amenity of neighbouring properties Surface water and foul water drainage Trees Ecology Provision of formal and informal open space Section 106 Contributions
<b>Committee Site Visit:</b>	Yes 3 October 2017
<b>Departure Application:</b>	Yes (advertised 26 July 2017 and 2 August 2017)
<b>Presenting Officer:</b>	Rebecca Ward, Principal Planning Officer
<b>Application brought to Committee because:</b>	Approval of the planning application would represent a departure from the Local Development Framework.
<b>Date by which decision due:</b>	13 October 2017 (In time)

### Update to Report

### Consultation

**Affordable Housing Officer** – There are currently 41 people of the local housing register. There are currently approximately 1,800 applicants on the housing register in the district of South Cambridgeshire. Predominantly, the largest need is for 1 and 2 bedroom dwellings,

both locally and district wide. The developer has been in touch with us and we have agreed a housing mix that is reflective of both local and district housing need.

The agreed mix is as follows: 2 x 1 beds, 6 x 2 beds and 2 x 3 beds. 7 of these properties should be rented and 3 Intermediate/Shared Ownership. This can be agreed with the Registered Provider, although generally for shared ownership, there is a higher demand for 2 and 3 bedroom dwellings.

#### **Background Papers:**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File References: S/2383/17/FL

**Report Author:**

Rebecca Ward  
Telephone Number:

Principal Planning Officer  
01954 713236

# Agenda Item 7

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

4 October 2017

**AUTHOR/S:** Joint Director for Planning and Economic Development

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<b>Application Number:</b>	S/3543/16/FL
<b>Parish(es):</b>	Great Abington
<b>Proposal:</b>	Full application for 45 dwellings, community orchard and children's play area
<b>Site address:</b>	Land to the south of Linton Road, Great Abington
<b>Applicant(s):</b>	Hill Residential Ltd
<b>Recommendation:</b>	Delegated approval (to complete section 106 agreement and agreement from the County Council of the archeologically investigation study)
<b>Key material considerations:</b>	Five year supply of housing land Principle of development Density of development Affordable housing (including viability considerations) Loss of agricultural land Impact on the character of the area and landscape Highway safety Noise from adjacent dog kennels Residential amenity of neighbouring properties Surface water and foul water drainage Trees Ecology Provision of formal and informal open space Section 106 Contributions Cumulative impact when taken with other committed schemes in the area and prematurity
<b>Committee Site Visit:</b>	Yes 3 October 2017
<b>Departure Application:</b>	Yes (advertised 4 January 2017)
<b>Presenting Officer:</b>	Rebecca Ward, Principal Planning Officer
<b>Application brought to Committee because:</b>	Approval of the planning application would represent a departure from the Local Development Framework.
<b>Date by which decision due:</b>	06 October 2017 (Extension of time agreed)

## **Update to Report**

### **Consultation**

**Affordable Housing Officer** – There are currently 14 people on the housing register in Great Abington. There are currently approximately 1,800 applicants on the housing register in the district of South Cambridgeshire. Predominantly, the largest need is for 1 and 2 bedroom dwellings, both locally and district wide.

The developer has been in touch with us and we have agreed a housing mix that is reflective of both local and district housing need.

The agreed mix is as follows: 6 x 1 Bed Houses, 4 x 2 Bed Houses, 8 x 3 Bed Houses. 13 properties should be for Affordable Rent and 5 for Intermediate/Shared Ownership. There, is generally a higher demand for 2 and 3 bedroom properties for Shared ownership. So, we would expect more of the 3 bed properties to be available for this tenure type.

### **Background Papers:**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File References: S/3543/16/FL

### **Report Author:**

Rebecca Ward  
Telephone Number:

Principal Planning Officer  
01954 713236



# Agenda Item 9



**REPORT TO:** Planning Committee

4 October 2017

**LEAD OFFICER:** Joint Director for Planning and Economic Development

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## **Appeals against Planning Decisions and Enforcement Action**

### **Purpose**

1. To inform Members about appeals against planning decisions and enforcement action, and proposed hearing and inquiry dates, as of 29<sup>th</sup> September 2017  
Summaries of recent decisions of importance are also reported, for information.

### **Statistical data**

2. Attached to this report are the following Appendices:
  - Appendix 1 - Decisions Notified by the Secretary of State
  - Appendix 2 – Appeals received
  - Appendix 3 - Local Inquiry and Informal Hearing dates scheduled

<b>Contact Officer:</b>	Stephen Kelly	Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire
	Telephone Number::	01954 713350
<b>Report Author:</b>	Ian Papworth	Technical Support Team Leader (Appeals)
	Telephone Number:	01954 713406

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## Appendix 1

### Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date	Planning Decision
S/0129/17/FL	156 Girton Road, Girton	Proposed fences and gates to road front.	Dismissed	29/8/17	Delegated Refusal
S/1030/17/FL	109 Bramley Way, Hardwick	2 Storey Side Extension and Single storey porch replacement	Allowed	06/09/2017	Delegated Refusal
S/3147/16/OL -	Land side of No. 4 Barley Road, Heydon	Outline planning permission for three dwellings and garages with all matters reserved apart from access, layout and scale	Dismissed	07/09/17	Non-determination
S/3371/16/FL	33, Magna Close, Great Abington,	New Dwelling	Allowed	06/09/2017	Delegated Refusal
S/3430/16/FL	Church View, Newmarket Road, Stow Cum Quay,	Erection of one dwelling	Dismissed	06/09/2017	Delegated Refusal
S3622/16/FL	45, Church Street, Haslingfield	Demolition of existing bungalow, and construction of 2no. two storey detached houses	Allowed	06/09/2017	Non-Determination
S/3364/16/FL	Spinney Hill Farm, Newton Road, Whittlesford	Change of use from a dwelling house and former agricultural land to a nature reserve and burial ground, the demolition of existing buildings, the erection of a	Dismissed	11/09/2017	Delegated Refusal

## Appendix 1

		remembrance Hall and associated car parking and landscaping			
S/3396/16/RM	8, Greenacres, Duxford	Application for approval of reserved matters (appearance, landscaping, layout and scale) for the development of up to 35 dwellings following outline planning permission S/0276/15/OL	Allowed	12/09/2017	Committee Refusal
S/2916/16/VC	Mobile Home, Mill Green Meadow, Mill Green, Shudy Camps	Variation of Condition 2 (Approved Plans) of Planning Application S/2009/15/FL	Withdrawn	12/09/2017	Delegated Refusal
S/0686/17/FL	6, Caraway Road, Fulbourn	Side extension for new staircase	Dismissed	14/09/2017	Delegated Refusal
S/0139/17/FL	2, High Street, Oakington And Westwick	Retrospective wooden fence surrounding the back garden with a gate ,up to 2 metres in height	Dismissed	12/09/2017	Delegated Refusal
S/1818/15/OL	Land off Rampton Road, Cottenham	Outline application for the erection of up to 225 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2),	Withdrawn	14/09/2017	Committee Refusal

## Appendix 1

		demolition of no.117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters reserved with the exception of the main site accesses			
S/0534/12/VC	Wm Morrison Supermarkets Plc, Broad Street Cambourne	Variation of Condition 1 of S/6133/01/RM (food store, settlement centre and settlement centre car park) to increase the limit of maximum net sales area within the food store from 2,800m <sup>2</sup> to 3,200m <sup>2</sup> .	Dismissed	20/09/2017	Delegated Refusal
S/2849/16/PO	Wm Morrison Supermarkets Plc, Broad Street Cambourne	Amendment to Section 106 attached to S/6133/01/RM to increase the net sales of comparison goods	Allowed	20/09/2017	Delegated Refusal

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Appeals Received

Reference	Address	Details	Date Appeal lodged
S/0801/17/FL	Site at Rear of 89, Whitwell Way, Coton	Erection of Bungalow & Garage	18/07/2017
S/0707/17/FL	Land adj to 30, High Street, Shepret	Erection of Two Detached Dwellings with Access and Associated Landscaping.	19/6/17
S/1785/17/FL	4, St Georges Way, IMPINGTON, CB24 9AF	PROPOSED FIRST FLOOR REAR EXTENSION	31/08/2017
S/3618/16/FL	106 High Street, Harston, Cambridge, Cambridgeshire, CB22 7QB	Extensions, alterations and change of use from workshop (light industrial) to dwelling	04/09/2017
S/2896/16/FL	7/8, Moor Drove, Histon	Partly retrospective change of use of the land to residential (some of the provision being for Gypsies and Travellers) with the siting of eight caravans of which no more than three would be static caravans and construction of three utility sheds and hard standing.	05/09/2017
S/2312/17/FL	8, Meadowsweet Close, Cambourne	PROPOSED GARAGE CONVERSION.	07/09/2017

## Appendix 2

S/1385/17/VC	Appleacre Park, London Road, Fowlmere	(Variation of Condition 2 of S/1155/92 & Condition 2 of 1156/92/F) to allow the siting of 15 and 5 static caravans for permanent residential occupation on areas of the caravan park restricted to touring caravans only	06/09/2017
S/3293/16/LD	Appleacre Park, London Road, Fowlmere	Certificate of lawful development for the Breach of Condition 4 of planning permission S/1155/92/F and Condition 4 of planning permission S/1156/92/F	06/09/2017
S/2844/15/LD	2, Primes Corner, Histon	Lawful Development Certificate (Existing) for the use of land for horticulture ( including breeding, rearing and display of plants) on the basis that the use of land falls within the definition of agriculture for which planning permission is not required.	06/09/2017
S/2437/17/FL	1, Primes Corner, Histon	Proposed Extension to residential curtilage and erection of a single storey gymnasium ancillary to the existing dwelling	14/9/17



## Appendix 2

S/2922/16/FL	Land rear of 39, Station Road, Swavesey	Erection of a chalet style bungalow following demolition of a domestic outbuilding	09/09/17
S/1857/17/FL	40 , Telegraph Street, COTTENHAM, CB24 8QU	Proposed Two Storey Rear Extension	07/09/2017
S/1225/17/OL	Land between 117 & 123 Histon Road, Cottenham	New dwelling	15/9/17
S/1112/17/FL	Church Farm Cottages, 49 Sawston Road, Babraham	Partial First Floor extension over an existing single storey side extension and new front porch	02/08/2017
S/1097/17/FL	Tamarind, 1 High Street, Teversham	Proposed development to the land rear of 1 High Street, Teversham to form new car park.	24/09/2017



## Appendix 3

### Local Inquiry and Informal Hearing dates scheduled

- Local Inquiries**

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
ENF/0012/17	Mr Thomas Buckley	The Oaks, Meadow Road, Willingham	Enforcement Notice	17/10/2017 for 3 days Confirmed
S/1092/17/FL	Mr Dolph Buckley	The Oaks, Meadow Road, Willingham	Planning Decision	17/10/2017 for 3 days Confirmed
S/1969/15/OL	Mr Jon Green	Horseheath Road, Linton	Planning Decision	09/01/2018 for 3 days Confirmed
S/2553/16/OL	Mr Jon Green	Horseheath Road, Linton	Planning Decision	09/01/2018 for 3 days Confirmed
S/0096/17/OL	Gladman Developments Ltd	Agricultural land North East of Back Road, Linton	Planning Decision	16/01/2018 for 5 days Confirmed
S/3569/16/LD	Mr Fleet Stother Cooke	Unit C, Hill Trees, Babraham Road, Great Shelford	Planning Decision	05/12/2017 TBC

- Informal Hearings**

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
ENF/0433/16	Mr Tony Price	7 Moor Drove, Cottenham	Enforcement Notice	10/10/2017 Confirmed
ENF/433/B/16	Mr Tony Price	7 Moor Drove, Cottenham	Enforcement Notice	10/10/2017 Confirmed
ENF/433/C/16	Mr Tony Price	7 Moor Drove, Cottenham	Enforcement Notice	10/10/2017 Confirmed
S/2896/16/FL	Mr Tony Price	7 Moor Drove, Cottenham	Planning Decision	10/10/2017
S/3396/16/RM	Cala Homes North Home Counties	8 Greenacres, Duxford	Planning Decision	TBC

### Appendix 3

S/3391/16/OL	Gladman Developments Ltd	Land off Boxworth End, Swavesey	Planning Decision	TBC
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