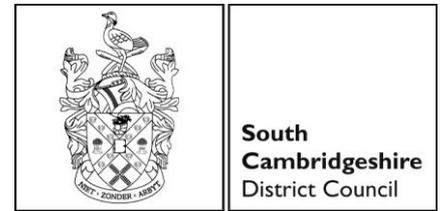


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7 December 2018

To: Chairman – Councillor John Batchelor
Vice-Chairman – Councillor Pippa Heylings
All Members of the Planning Committee - Councillors Dr. Martin Cahn,
Peter Fane, Bill Handley, Brian Milnes, Judith Rippeth, Deborah Roberts,
Peter Topping, Heather Williams and Nick Wright

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, 12 DECEMBER 2018 at 9.30 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.

AGENDA SUPPLEMENT

		PAGES
6.	S/2941/18/FL - Melbourn (Land north of Melbourn Science Park)	1 - 4
	New office and technology research facilities	
7.	S/1699/18/FL - Sawston (junction of Dernford Lane and Stapleford Road)	5 - 6
	Retention of vehicular access (retrospective)	

There is also an amendment to Minute 9 (Little Gransden) of the Minutes of the last meeting. It will be proposed that Condition 7 be re-worded to state:

“For two years from the date of this permission, there shall be no launching by Aerotow or Self-launching sailplanes before 08:00

hours or after 19:00 hours daily from the application site. After two years from the date of this permission, there shall be no launching by Aerotow or Self-launching sailplanes before 09:00 hours or after 18:00 hours daily from the application site.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy SC/10 of the South Cambridgeshire Local Plan 2018).”

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 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Planning Committee	12 December 2018
AUTHOR/S:	Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire	

Application Number:	S/2941/18/FL
Parish(es):	Melbourn
Proposal:	New office and technology research development facilities
Site address:	Land to the North of Melbourn Science Park, Melbourn
Applicant(s):	Melbourn Science Park (TTP)
Recommendation:	Delegated approval, subject to S106 agreement and call-in to the Secretary of State.
Key material considerations:	Principle of development Economic and social role of the proposal Impact on character of the area and landscape Biodiversity and trees Design and appearance Residential amenity Highway safety and impact on network
Committee Site Visit:	Yes, 11 December 2018
Departure Application:	Yes (advertised) 15 th August 2018
Presenting Officer:	John Koch, Team Leader (on behalf of Rebecca Ward)
Application brought to Committee because:	The application represents a significant departure from the adopted Local Plan
Date by which decision due:	21 December 2018

Update Report

Paragraph 98 - Conditions

The following conditions have been updated and agreed by planning officers:

3.The development, hereby permitted, shall be carried out on behalf of and occupied only by The Technology Partnership (TTP) Group plc or their subsidiary undertakings for a period of no less than ten years from the date of this permission. (Reason - By virtue of Policy S/7 of the South Cambridgeshire Local Plan 2018 , the permitted use would not normally be granted, however, personal circumstances dictate this is acceptable in this particular case).

9. No development shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning

authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed, to include integrated bat and bird nesting boxes, provision of up to four reptile hibernacula, hedgehog permeability throughout the whole site, provision of wildflower grassland and strengthening of current boundaries.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results form monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details. (Reason - To conserve biodiversity in accordance with policy NH/4 of the adopted South Cambridgeshire Local Plan 2018).

12.The Phase 2 Parking area, as identified on drawing no.BWD-SRA-SW-XX-DR-A-02-12 P01 (Proposed Phasing Plan), shall not be implemented until an up to date Travel Plan and Car Parking Management Plan has been submitted indicating these spaces are essential for the operation of the development. If the results demonstrate the spaces are not essential then the new spaces will not be provided until any such time they are demonstrated to be essential.. (Reason - To ensure the development complies with policy TI/2 of the adopted South Cambridgeshire Local Plan 2018)

26.Within three months of occupation of the development, a final certificate shall be submitted to the Local Planning Authority certifying that BREEAM rating 'Very Good' has been achieved for the proposed development. (Reason – In the interests of reducing carbon emissions and promoting principles of sustainable construction and efficient use of building in accordance with the adopted South Cambridgeshire Local Plan 2018).

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 Plan 2018
- South Cambridgeshire Local Development Framework SPDs
- Planning File reference S/1694/18/FL
- Planning Committee report for application reference S/1694/18/FL

Report Author:

Rebecca Ward
Telephone Number:

Principal Planning Officer
01954713236

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Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 12 December 2018
AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/1699/18/FL
Parish(es): Sawston
Proposal: Retention of Vehicular Access (Retrospective Application)
Site address: Junction of Dernford Lane and Stapleford Road
Applicant(s): Russell Smith Farms
Recommendation: Refusal
Key material considerations: Principle of Development in the Green Belt
Character and Appearance of the Area
Highway Safety
Committee Site Visit: Yes
Departure Application: Yes – Advertised 16 May 18 2018
Presenting Officer: Karen Pell-Coggins, Senior Planning Officer
Application brought to Committee because: The officer recommendation conflicts with the recommendation of Stapleford Parish Council and is of local interest
Date by which decision due: 14 December 2018 (Extension of Time agreed)

Update

Representations- Paragraph 24

Two further representations have been received from Local Members that support the application

Sawston Member

1. “As a local member Sawston ward I would like to express my complete support for the application S/1699/18/FL - access road to Dernford Quarry.

Having read the many supportive comments on this application from local residents, businesses, school governors, and local parish councils, as well as having visited the site to see the junctions, I would like to add my whole hearted support for this application.

I have read and considered the recommendation for refusal from officers, and understand the reasons stated. However, in my view that the significant benefit to Highways safety, particularly with reference to cyclists (including many school children using this as a 'safe route to school'), outweighs any minimal impact on the open aspect of the Green Belt at the site."

Great Shelford Member

2. "I am writing in my capacity as District Councillor for Shelford Ward to support the application S/1699/18/FL regarding the retention of the temporary access road to Dernford Lane.

The permanent access to Dernford Lane next to Bridge End Cottage is known locally as a dangerous junction for cyclists. Many users of the cycle path that passes in front of the cottage have stories of near-misses as vehicles exiting Dernford Lane appear suddenly in front of them. Drivers approaching the junction with the A1301 have poor visibility of approaching cyclists. Cyclists have similarly poor visibility and it is easy to be lulled into a false sense of confidence that the junction is clear and passable when in fact a vehicle is approaching. Perhaps you need to have experienced it, as my family and many other cyclists have, to appreciate the risks.

With the school bus from the Shelfords and Stapleford to Sawston Village College no longer in operation, the cycle path is busier than ever. The increased traffic is principally children, who are typically less cautious than adult cyclists. Closing the alternate access to Dernford Lane will push more vehicles to use the junction at Bridge End Cottage. It stands to reason that this will then become a more dangerous junction for the children using it. The small amount of harm to the Green Belt is far outweighed by the benefit of using the new junction to all road users, especially cyclists. For this reason, I fully support the application to retain the alternate road, which has much better visibility for approaching drivers and cyclists.

As a council member I trust that residents' safety will take precedent and that a way will be found to approve this application."

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 Plan 2018
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- Planning File References: S/1699/18/FL, S/0126/18/FL, S/0201/16/CM, S/00468/13/CM, S/01283/10/CM and S/1669/02/CM

Report Author:

Karen Pell-Coggins
Telephone Number:

Senior Planning Officer
01954 713230