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4 October 2019

To: Chairman – Councillor John Batchelor

All Members of the Planning Committee - Councillors Henry Batchelor (substitute for Pippa Heylings), Anna Bradnam, Dr. Martin Cahn (substitute to be confirmed), Peter Fane, Brian Milnes, Judith Rippeth, Deborah Roberts, Peter Topping, Heather Williams and Nick Wright

Quorum: 3

Substitutes Councillors Grenville Chamberlain, Mark Howell, Dr. Shrobona Bhattacharya, if needed: Sue Ellington, Graham Cone, Dr. Claire Daunton, Eileen Wilson, Dr. Tumi Hawkins and Dr. Douglas de Lacey

Dear Councillor

This supplement contains an update report relating to the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER - SOUTH CAMBRIDGESHIRE HALL** at South Cambridgeshire Hall on **WEDNESDAY, 9 OCTOBER 2019** at **10.30 a.m.** It also contains a revised and replacement set of draft minutes.

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

**Liz Watts**

Interim 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

	<b>PAGES</b>
<b>4. Minutes of Previous Meeting</b>	<b>1 - 4</b>
To authorise the Chairman to sign the Minutes of the Extraordinary meeting held on 13 May 2019 (to follow) and the scheduled meeting held on 12 September 2019 as correct records.	
<b>5. S/4619/18/RM - Caldecote / Hardwick (Highfields Caldecote) (Land East of Highfields Road)</b>	<b>5 - 10</b>

Approval of matters reserved for appearance, landscaping, layout

and scale following outline planning permission S/2510/15/OL for phase 1 (66 dwellings) of the residential development with associated infrastructure.

## **EXCLUSION OF PRESS AND PUBLIC**

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) ..... in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) ..... of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

### **Notes**

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

# Agenda Item 4

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on  
Thursday, 12 September 2019 at 12.45 p.m.

PRESENT: Councillor John Batchelor – Chairman  
Councillor Pippa Heylings – Vice-Chairman

Councillors: Dr. Martin Cahn Dr. Douglas de Lacey (substitute)  
Peter Fane Bill Handley  
Brian Milnes Judith Rippeth  
Peter Topping Heather Williams  
Nick Wright

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Sharon Brown (Assistant Director (Planning Delivery)), Alistair Funge (Planning Enforcement Officer), Stephen Reid (Senior Planning Lawyer), Aaron Sands (Senior Planning Officer) and Ian Senior (Democratic Services Officer)

### 1. APOLOGIES

Councillor Deborah Roberts sent Apologies for Absence. Councillor Dr. Douglas de Lacey attended the meeting as substitute.

### 2. DECLARATIONS OF INTEREST

Councillor Heather Williams declared a non-pecuniary interest in Minute 5 (S/3849/18/RM - Arrington (Plot 1, Church End). Councillor Williams had been present at meetings of Arrington Parish Council at which this application had been considered. However, she had not taken part in the debate, had not commented on any material information and was considering the matter afresh.

The Chairman noted that this application had been deferred from the Planning Committee meeting held on 14 August 2019. For clarity, and by affirmation, those Members present at the current meeting who had also been present at the meeting on 14 August 2019, confirmed that they were considering the matter afresh. The Members concerned were Councillors John Batchelor, Peter Fane, Bill Handley, Pippa Heylings, Brian Milnes, Judith Rippeth and Peter Topping (as well as Heather Williams).

### 3. RECORDED VOTING

Upon the proposal of Councillor Brian Milnes, seconded by Councillor Nick Wright, the Committee unanimously agreed that all substantive votes at the current Planning Committee meeting should be recorded by name and / or number and name.

### 4. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 14 August 2019.

Minute 6 (S/3187/18/FL – Bar Hill) contained a spelling mistake. In the penultimate line of the paragraph beginning “Most Members focussed on the proposal’s conflict with Local

Plan policies...”, the repeated letter ‘a’ should be deleted from the word ‘trading’.

#### 5. **S/3849/18/RM - ARRINGTON (PLOT 1, CHURCH END)**

The case officer read out an objection received subsequent to publication of the agenda. The objection related to the proposal’s impact on the nearby heritage asset. The applicant had submitted a revised plan showing that the ground level and the dwelling had been reduced in height by one metre.

Daniel Fulton (on behalf of local objectors), Mike Briggs (applicant), Councillor Debbie Pearce (Arrington Parish Council) and Councillor Heather Williams (in her capacity as local Member) addressed the meeting.

During a wide-ranging and extensive debate, some Members made comments covering the following:

- Impact of the building’s mass was unlikely to be reduced simply by lowering the dwelling by one metre, which was not seen as a sufficient reduction
- some weight should be given to the objection of “less than substantial harm” raised by the Historic Buildings Officer
- The proposed building did not sit well within its location and would have a significant and adverse impact
- The Committee needed to see verified views: it had requested these on 14 August 2019, but they had not been provided
- The proposal would be overbearing by virtue of its mass, scale and appearance

However, other Members expressed different opinions covering the following:

- Regarding concern raised by the Parish Council about “multi-level” car parking, perceived adverse impact of this should be mitigated by appropriate soft landscaping: on balance, the application should be approved
- The revised plan represented a significant change and demonstrated the applicants’ determination to address local concerns
- While the design could have been better, the proposal’s status as an eco-home should not be given particular weight
- impact was unlikely to be as severe as some people feared

The case officer made it clear that the revised plan showed the entire building as having been lowered by one metre – not simply the ridge height. He confirmed for Members that the proposal’s status as an eco-home could not be given particular weight and informed them that conflicting comments had been received from Historic Buildings Officers in respect of the harm to surrounding heritage assets.

By seven votes to four, the Committee **approved** the application, subject to the Conditions and Informatives set out in the report from the Joint Director of Planning and Economic Development.

(Councillors John Batchelor, Cahn, de Lacey, Fane, Handley, Milnes and Rippeth voted to approve the application. Councillors Heylings, Topping, Heather Williams and Wright voted for refusal.)

#### 6. **ENFORCEMENT REPORT**

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

Regarding 147 St. Neots Road, Hardwick, the Senior Enforcement Officer updated the Committee on the current situation, concluding that South Cambridgeshire District Council was unlikely to be able to resolve this case until early in 2020.

Councillor Bill Handley referred to recent events surrounding Northstowe and construction traffic. In response to Councillor Handley, the Assistant Director (Planning Delivery) agreed that it would be helpful to detail as part of the enforcement report progress being made in resolving local concerns relating to construction vehicles travelling to the site.

## **7. 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 1.40 p.m.**

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# Agenda Item 5

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

9 October 2019

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

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**Application Number:** S/4619/8/RM

**Parish(es):** Highfields Caldecote

**Proposal:** Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/2510/15/OL for phase 1 (66 dwellings) of the residential development with associated infrastructure.

**Site address:** Land east of Highfields Road, Highfields Caldecote, Cambridgeshire, CB23 7NX

**Applicant(s):** Linden Homes

**Recommendation:** Approval

**Key material considerations:** Approach to phasing of the development  
Reserved Matters; layout, scale, appearance and landscape  
Drainage  
Neighbouring amenity

**Committee Site Visit:** Yes

**Departure Application:** No

**Presenting Officer:** Rebecca Ward (Principal Planning Officer)

**Application brought to Committee because:** Local member call-in and recommendation of refusal by the Parish Council.

**Date by which decision due:**

### Update to Report

#### 1. Update to paragraph 22 - Consultation response Local Highways Authority

No objections to the application in terms of highway safety. However, in its present format the Local Highways Authority would not to seek to adopt any of the roads within the development. A condition has therefore been requested for details of their management and maintenance to ensure they are kept to a suitable standard.

If the developer wishes for the development to be adopted the applicant would need

to show a 2m footway and 500mm hard paved maintenance strip on the opposite side of the carriageway as shown on submitted drawing titled Road Dimensions Plan sheet 2 of 2 Drawing number: C7135\_CE7B. From the information contained within the Design and Access Statement and the submitted drawings the Local Highway Authority will not seek to adopt in its present format the proposed Secondary Streets and Tertiary Lanes due to the proposed dimensions. Other comments have also been listed in relation to adoption requirements (ie visitor bays, grass verges).

**2. Update to paragraph 83-85 - Highway Safety and management of roads**

Despite the most recent comments from the Local Highways Authority, the applicant has stated the following in response;

*'It's our intention that the coloured roads on the S38 Adoption plan are adopted by Cambridgeshire County Council, and we will work with Highways through the Technical Approval process to ensure the roads are compliant with the required standards. Any roads that remain private will be designed and constructed to adoptable standards'.*

Whilst there is local preference that roads within the development are adopted, there is no planning requirement for the developer to take this approach. For most unadopted residential roads the duty to maintain falls to a management company on behalf of the developer/future occupier.

As such, subject to a condition being placed on the decision notice to ensure any unadopted roads are satisfactorily maintained, officers have no objections to the proposal on these grounds.

**3. Recommendation**

Approval

**Updated Conditions**

- a) The development hereby permitted shall be carried out in accordance with the following approved plans:

S201 Location Plan (Rev A)

C201 Coloured Site Layout (Rev B)

C202 Overall Master Plan (Rev B)

P201 Proposed Site Plan – Sheet 1 (Rev B)

P202 Proposed Site Plan – Sheet 2 (Rev B)

P203 Car Charging Point Layout (Rev B)

P204 Dwelling Materials Layout (Rev B)

P205 Boundary Materials Layout (Rev B)

P206 Surface Materials Layout (Rev B)  
P207 Refuse Strategy Layout (Rev B)  
P208 Car Parking Layout (Rev C)  
P210 A2OL – Semi-detached type C (Rev B)  
P211 A20L – Terrace – Type C (Rev B)  
P212 A30I – Semi-detached – Type A (Rev B)  
P213 A30L – Semi-detached – Type B (Rev B)  
P214 Aslin – Semi-detached – Type A (Rev B)  
P215 Becket and Eveleigh – Semi-detached – Type A (Rev B)  
P216 Becket and Eveleigh x2 – Terrace – Type A (Rev B)  
P217 Cartwright – Semi-detached – Type C (Rev B)  
P218 Elmslie – Semi-detached – Type C (Rev B)  
P219 Eveleigh – Terrace – Type B (Rev B)  
P220 Kempthorne – Detailed – Type A (Rev B)  
P221 Mylne – Detached – Type B (Rev B)  
P222 Mylne – Detached – Type B (Rev B)  
P223 Mylne – Detached – Type B (Rev B)  
P224 Pembroke – Detached – Type B (Rev B)  
P225 Pembroke – Detached – Type B (Rev B)  
P226 Flat Block A – Type A – Sheet 1 (Rev B)  
P226 Flat Block A – Type A – Sheet 2 (Rev B)  
P227 Flat Block A – Type A – Sheet 2 (Rev B)  
P228 Flat Block B – Type A  
P229 Ancillary Building  
LIN21931-10H Landscape Masterplan (Rev H)  
Soft Landscape Proposals (Rev H)  
LIN21931 - 12C Planter Details (Rev C)

Play Area Option 1

Play Area Option 2

LIN21931-20A LEAP Proposal (Rev A)

LIN21931SpecA - Soft Landscape Specification (Rev A)

LIN21931ManB - Soft Landscape Management and Maintenance Plan (Rev B)

LIN21931-11 (Rev H) Sheet 1 – Landscape Plan

LIN21931-11 (Rev H) Sheet 2 – Landscape Plan

LIN21931-11 (Rev H) Sheet 3 – Landscape Plan

LIN21931-11 (Rev H) Sheet 4 – Landscape Plan

LIN21931-11 (Rev H) Sheet 4 – Landscape Plan

LIN21931-11 (Rev H) Sheet 5 – Landscape Plan

LIN21931-11 (Rev H) Sheet 6 – Landscape Plan

LIN21931-11 (Rev H) Sheet 7 – Landscape Plan

LIN21931-11 (Rev H) Sheet 8 – Landscape Plan

C1735-CE24B Balancing Pond and Details

C7135-SK1H Drainage Strategy Plan

C7135-SK3D Ditch Strategy

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

b) No development above foundation level shall take place until details of external materials of construction for the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. (Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the adopted Local Plan 2018).

c) Prior to the use of the pumping station, details of the temporary haul road to access the facility shall be submitted to and approved in writing by the Local Planning Authority along with a timetable for its use. (Reasons - In the absence of details submitted with the reserved matters application).

d) 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 on all dwellings, provision of four

reptile hibernacula, hedgehog permeability throughout the whole site, provision of wildflower grassland, strengthening of current boundaries, and a strong north/ south corridor through the centre of the site.

- 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 from 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).

e) The edge of drainage ditch along the southern boundary down to the attenuation pond, shall be positioned no less than 1.2m from the central point of the existing hedgerow. (Reasons - To ensure there is no damage to the hedgerow/trees roots and to ensure continued growth).

f) All accesses including driveways shall be constructed so that their fall and levels are such that no private water from the site drains across or onto the adopted public highway (the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided). (Reason - In the interests of highway safety to comply with Policy HQ/1 of the adopted Local Plan 2018.)

g) All accesses including driveways shall be constructed using a bound material to prevent debris spreading onto the adopted public highway. (Reason - In the interests of highway safety to comply with Policy HQ/1 of the adopted Local Plan 2018.)

h) No development shall be occupied until details of the cycle stores have been provided in accordance with plan XXX. (Reason – To provide adequate cycle parking in accordance with Policy TI/3 of the adopted Local Plan 2018).

i) No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established). (Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard).

**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/4619/18/RM

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