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21 October 2019

To: Chairman – Councillor John Batchelor
Vice-Chairman – Councillor Pippa Heylings
All Members of the Planning Committee - Councillors Anna Bradnam,
Dr. Martin Cahn, Peter Fane, Brian Milnes, Henry Batchelor (substitute for
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, Henry Batchelor, Dr. Claire Daunton,
Eileen Wilson, Dr. Tumi Hawkins and Dr. Douglas de Lacey

Dear Councillor

This document contains an update for the Extraordinary meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER - SOUTH CAMBRIDGESHIRE HALL** at South Cambridgeshire Hall on **THURSDAY, 24 OCTOBER 2019** 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

Liz Watts

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

4. S/4329/18/OL - Hinxton (Wellcome Genome Campus Hinxton Saffron Walden, Cambridgeshire, CB10 1RQ)

**PAGES
1 - 4**

Outline planning permission with all matters reserved for a phased, mixed use development comprised of up to 150,000 square metres of Gross External Area (GEA) of flexible employment uses including research and development, office and workspace and associated uses falling within Use Classes B1 (office, laboratories, light industry), B2 (general industrial) and B8 (Storage) uses; up to 1,500 residential dwellings (Use Class C3); supporting community uses

and social infrastructure including a nursery (Use Classes D1); conference facility (Use Class D1) and associated hotel (Use Class C1); retail uses including shops (Use Class A1), restaurants and cafes (Use Class A3) and bars (Use Class A4); leisure uses (Use Class D2); landscape and public realm, including areas for sustainable urban drainage and biodiversity enhancements; energy centre and utilities; site access (vehicular, cyclist and pedestrian), car and cycle parking and highways improvements; early landscape and enabling works; and associated works. (This application is subject to an Environmental Impact Assessment)

Appendices A to P are contained in a supplementary agenda. Appendix Q is available on the Council's website: type (or copy and paste) the following short link into a web browser and press Enter

<https://bit.ly/2oLv5Op>

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 UPDATE SHEET

Reports to: Planning Committee 24 October 2019
Author/s: Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire

Application Number: S/4329/18/OL

Date Received: 7 Dec 2018

Parishes/Wards: Hinxton

Proposal: Outline planning permission with all matters reserved for a phased, mixed use development comprised of up to 150,000 square metres of Gross External Area (GEA) of flexible employment uses including research and development, office and workspace and associated uses falling within Use Classes B1 (office, laboratories, light industry), B2 (general industrial) and B8 (Storage) uses; up to 1,500 residential dwellings (Use Class C3); supporting community uses and social infrastructure including a nursery (Use Classes D1); conference facility (Use Class D1) and associated hotel (Use Class C1); retail uses including shops (Use Class A1), restaurants and cafes (Use Class A3) and bars (Use Class A4); leisure uses (Use Class D2); landscape and public realm, including areas for sustainable urban drainage and biodiversity enhancements; energy centre and utilities; site access (vehicular, cyclist and pedestrian), car and cycle parking and highways improvements; early landscape and enabling works; and associated works. (This application is subject to an Environmental Impact Assessment)

Site Address: Wellcome Genome Campus Hinxton Saffron Walden, Cambridgeshire, CB10 1RQ

Applicant(s): Wellcome Trust

Recommendation: Approve subject to provisions as set out in the formal recommendation (page 137)

Application Type: Outline (all matters reserved)

Committee Site Visit: 8 Oct 2019

Departure Application: Yes

Presenting Officer: Toby Williams, Principal Planning Officer

Application brought to Committee because: The application raises significant issues of public interest and is a departure from the South Cambridgeshire Local

Plan 2018.

Decision Due Date: 24 Oct 2019

Updates following publication of the Committee Report

To Note

Highways England wrote to the Council on 18 October 2019 raising no objection (their previous holding objection having been removed). Highways England seek mitigation at the southbound off-slip of M11/Junction 10 and amendments to the white lining on the southbound off-slip road approach to the grade separated junction of the A1307 with the A11. Conditions seeking this mitigation are recommended. Presently and for completeness, officers recommend that this mitigation, alongside all other off-site highways mitigation, is secured through the S106. The mitigation proposed by Highways England is already set out as part of the S106 HoT's.

Consultation Summary table (page 31) Wildlife Trust. This response is referred to as a 'holding objection'. To confirm, the Wildlife Trust is not able to issue a formal holding objection. The Wildlife Trust was reconsulted on the amendments to the biodiversity calculations in April 2019 but has not responded. The calculations have in any case been assessed by the Council's Ecology Officer and are considered acceptable subject to appropriate conditions.

First Sale cascade (page 51 diagram): The diagram indicates that if First Sale properties are subsequently only let that they would recirculate back to the top of the First Sale cascade. The applicants have indicated that the draft Sales and Lettings Policy indicates that after being let, properties would re-circulate to the top of the Re-Sale cascade. This is a matter for detailed drafting and further negotiation.

Amendments to Text

- Para 12.62 'A1307' should read 'A1301'.
- Para 13.38 delete the following text from third bullet point 'or a pedestrian subway'.
- Para 15.30 replace 'less' with 'more' to read 'of no more than 0.46 spaces per'.
- Para 15.31 after 'is shown to be an issue' insert 'arising from the development'.
- Para 15.33 second bullet point insert the word 'mainly' before '3.5m'.
- Para 15.33 penultimate bullet point, replace 'development' with 'permission'.
- Para 15.37 delete 'A financial contribution to establish'.
- Para 15.43 third bullet point, insert word 'bus' after 'off-peak'.
- Re Sale cascade (page 52 diagram) insert the words 'by Wellcome Trust or a Campus Firm' at the end of text.
- Para 15.53 replace '2018' with '2019'.
- Para 15.40 re-phrased to read 'Rat running from the expanded Campus would be monitored together with off-site parking and in the event of issues arising, there would be a specific fund secured to enable the implementation of mitigation measures.'
- Para 16.20 remove 'A phasing condition' and replace with 'Proposed conditions seek'

Amendments to Proposed Conditions

Proposed amendment to condition 9 (Gateway Policy) to read:

9: The research and translation employment floorspace hereby permitted shall only be used or occupied by businesses, organisations or institutions which can show a Demonstrable Link to the uses or activities taking place at the Site or Existing Campus

and whose activities on the Site are primarily related to genomics or bioinformatics. Uses or activities shall include any or all of the following areas: the production, interpretation or analysis of genetic or bioinformatics data; the investigation and dissemination of ideas, theories and concepts; the sharing of staff, equipment or data; collaborative working and research; education; enterprise or innovation; the design and development of processes; and the design and development of instruments or products (excluding primary manufacture and primary distribution of manufactured goods). The employment floorspace shall not be used or occupied for any other purpose, including any other purpose in Classes B1, B2 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To ensure that the use and occupation of the employment floorspace is adequately controlled to meet the overall objectives behind the planning application and to ensure such uses relate specifically to the needs of the expanded campus. Additionally, due to the exceptional circumstances under which the development has been granted planning permission contrary to the adopted spatial strategy and outside of the emerging local plan (SCLP 2018 policies S/2, S/3, S/6, S/7, S/13).

-Proposed deletion of condition 51 as this is unnecessary.

-Proposed additional condition relating to renewable energy to read as follows:

The submission of any application for the approval of reserved matters for a building, following the adoption of any new or revised local plan which sets revised carbon emissions targets than those currently adopted (or an alternative baseline for assessment), shall include measures to meet those revised carbon emissions targets, unless by reason of viability or otherwise, it is not possible for the revised targets to be met and alternative targets, or those set under the 2018 Local Plan, are agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions, promoting principles of sustainable construction, the efficient use of buildings and in view of the length of development consent being given (SCLP 2018, policy CC/1, CC/3 and CC/4).

Pre-Committee Amendments to Recommendation

- Revised condition 9 'Gateway Policy'
- Deletion of condition 51
- New condition relating to carbon emissions

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