

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 03450 450 500

f: 01954 713149

www.scambs.gov.uk



7 November 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, 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 supplement contains an update report for the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 13 NOVEMBER 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 SUPPLEMENT

5. **S/2501/19/RM - Linton (Land to the North and South of Bartlow Road)**

PAGES
1 - 4

Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/1963/15/OL for residential development for up to 55 dwellings with landscape buffer and new vehicular access from Bartlow Road

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 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Planning Committee	13 November 2019
AUTHOR/S:	Joint Director of Planning and Economic Development	

Application Number:	S/2501/19/RM	
Parish(es):	Linton	
Proposal:	Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/1963/15/OL for residential development for up to 55 dwellings with landscape buffer and new vehicular access from Bartlow Road	
Site address:	Land to the North and South of Bartlow Road	
Applicant(s):	Abbey Developments Ltd.	
Recommendation:	Approval	
Key material considerations:	Housing Density Affordable Housing Provision Housing Mix The Reserved Matters; Layout Scale Appearance Landscape	
Committee Site Visit:	Yes	
Departure Application:	No	
Presenting Officer:	Rebecca Ward, Principal Planner	
Application brought to Committee because:	The officer recommendation of approval conflicts with the recommendation of Linton Parish Council.	
Date by which decision due:	16 November 2019	

Update to Report

1. Update to paragraph 10 - Landscape Officer

The following comments were made on the first submission of the plans. No comments have been received on the amendments to the landscape scheme:

- There is new information on the extent of retaining walls needed within plots, not shown on previous drawings, and the effect that this will have on visible boundary fences and walls, often 2.8 - 4.0 m tall. Changes to the layout and

additional planting of large trees are needed to reduce the 'terraced' impacts

- The revised drainage system places areas of underground storage crates and soakaways under areas of woodland planting and play equipment. There are issues with drainage serving several properties and an adopted street going to crates and soakaways in private gardens.
- The new northern POS need to be amended
- The planting in the southern area now responds to an 'access to future development' across the site. Also, the general planting scheme has been in existence for so long that the existing tree stock requires re-assessment - existing tree cover near the river will not allow for additional planting.

2. **Update to paragraph 15 - Affordable Housing Officer**

We are pleased that the concerns highlighted in our response dated 8th August 2018 regarding Mix and size of dwellings and clustering of the affordable housing, have been addressed. The proposed affordable housing mix is in accordance with housing need and has been agreed with the developer. The distribution and layout of the affordable housing has been amended to ensure that there is better integration of the tenures through smaller clusters of the affordable housing and that it is not all situated in one location on the site.

3. **Other points of clarification**

- Paragraph 100 of the report refers to plot 40, it should in fact refer to plot 49.
- Paragraph 101 should refer to plots 10-13 not plots 10-12.
- Paragraph 111 to be deleted. Plot 35 does not have a garage in this application.

4. **Planning Assessment**

Trees/Landscape

An amended scheme to consider the existing planting stock is not considered necessary given that the previous one was carried out during the outline stage (approx. 2-3 years ago). In addition, the landscape scheme on the reserved matters application has considered existing trees/hedgerows on the site and adjustments have been made to this Reserved Matters where necessary (as below).

To address the comments of the Councils Landscape Officer the applicant made the following amendments to the scheme:

- The open space to the south has less scrub planting in the centre, allowing for more meadow space;
- Ornamental plants to the south of this open space have been removed;
- Hedgerow planting is now proposed to the frontage of plots 32 & 33;
- Woodland planting is now a minimum of 3m wide;
- Benches and bins are in more suitable locations and have either trees or planting behind;
- South of plot 34 is now fully planted;
- Addition of 7 semi-mature trees in the requested locations;

- The 'link to adjacent development' is now shown to be planted with wildflowers;
- South of plot 27 now contains a decorative shrub mix;
- Additional tree planting by the pumping station, taking into consideration the easement and underground drainage constraints
- Tree planting south of plots 14-16 is less formal and the hedge has been omitted;
- Reduced the tree and scrub planting along the riverside, the trees and wildflower are also shown to be at a 6m offset from the river;
- Removal of singular shrubs or Cornus and Sambuca species.
- Drainage and landscape consultants have reviewed the location of trees and soakaway crates and made the necessary adjustments to ensure that there is no overlap between these features.

Officers consider the amendments have overcome the concerns of the Landscape Officer. The landscape scheme is considered to be of high quality that integrates the development in with the surroundings supporting biodiversity, recreation and sustainable drainage features and would therefore comply with policy HQ/1 of the Local Plan.

3. Recommendation – Amendment (paragraph 11)

Approval

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/2501/19/RM and S/1963/15/OL

Report Author:	Rebecca Ward	Principal Planning Officer
	Telephone Number:	01954 713236

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