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**South
Cambridgeshire
District Council**

7 February 2020

To: Chairman – Councillor John Batchelor
Vice-Chairman – Councillor Pippa Heylings
All Members of the Planning Committee - Councillors Anna Bradnam,
Dr. Martin Cahn, Sue Ellington, Peter Fane, Brian Milnes, Judith Rippeth,
Deborah Roberts, Heather Williams and Nick Wright
Quorum: 3

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

Dear Councillor

This supplement contains update reports and other documents relating to the meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 12 FEBRUARY 2020 at 10.30 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

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.

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	200 dwellings	
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	Two floodlighting poles on northern perimeter of forecourt (retrospective)	

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, 24 October 2019 at 10.00 a.m.

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

Councillors: Henry Batchelor (substitute) Anna Bradnam
Dr. Martin Cahn Peter Fane
Brian Milnes Heather Williams
Nick Wright

Officers in attendance for all or part of the meeting:

Julie Fletcher (Head of Housing Strategy), Stephen Kelly (Joint Director of Planning and Economic Development), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer) and Toby Williams (Principal Planner)

Councillor Peter McDonald was in attendance, by invitation.

1. APOLOGIES

Councillors Judith Rippeth, Deborah Roberts and Peter Topping sent Apologies for Absence. Councillor Henry Batchelor substituted for Councillor Rippeth.

2. DECLARATIONS OF INTEREST

Councillor Nick Wright declared a non-pecuniary interest in Minute 4 (S/4329/18/OL - Hinxton (Wellcome Genome Campus Hinxton Saffron Walden, Cambridgeshire, CB10 1RQ)). As Planning Portfolio Holder under the previous Administration, Councillor Wright had been involved with the early stages of the process culminating in the current planning application.

3. RECORDED VOTING

Upon the proposal of Councillor Brian Milnes, seconded by Councillor Dr. Martin Cahn, 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. S/4329/18/OL - HINXTON (WELLCOME GENOME CAMPUS HINXTON SAFFRON WALDEN, CAMBRIDGESHIRE, CB10 1RQ)

The case officer gave a detailed overview of the application. Following a brief discussion during which officers addressed several points of clarification raised by Members, the Joint Director of Planning and Economic Development reminded Members that they must confine their deliberations to the current application. The Council had followed the regulations governing cumulative impact assessment set out in the Environmental Impact Assessments Regulations.

The Chairman reminded Members to have regard to the briefings to which they had all been invited.

The following public speakers addressed the meeting:

- Dr. Emma Senior (objector)
- Professor Sir Mike Stratton (for the applicant)
- Councillor Graham Fagg (Hinxton Parish Council)
- Councillor Edward Harris (Duxford Parish Council)
- Councillors Dr. David Bard and Jayne Merrick (Sawston Parish Council - shared)
- Councillor Terry Sadler (Ickleton Parish Council)
- Councillor Peter McDonald (local Member)

Members recognised the significant opportunity created by this application but were mindful of the fact that it would also lead to a fundamental change to the character of the local area. Members also recognised that the Wellcome Trust was a world leader in this field and that, should planning permission not be granted for this site, then it was likely that the business would have no alternative but to relocate overseas.

The Member debate focussed on the following points:

- Flooding, drainage and water
- Concern that the homes forming part of the application should remain associated with the research facility and its employees in perpetuity (possibly as rented accommodation), and should not be sold on the open market
- The need to consider the application in the context of new targets for carbon emissions
- The importance of balancing any perceived harm caused by the planning application with the importance to the U.K. as a whole of the research being carried out by the Wellcome Trust
- Traffic and transport in the immediate area
- Bio-diversity
- An aspiration that the development be exemplar
- Landscape and heritage issues
- The loss of agricultural land
- Electricity supply
- The possibility of incorporating so-called green balconies

In response to the concern about the housing element, the Director of Planning and Economic Development said that the housing was not intended to meet district-wide need but instead the housing element formed part of the economic basis for the wider application. On-site housing would "internalise" the need for private car usage. He added though that the houses needed to be capable of being mortgaged meaning that any restrictions had to be limited and reasonable. A degree of "staircasing out" was therefore inevitable.

Following further discussion, and by eight votes to one, the Planning Committee resolved to **approve** the Outline application subject to:

- a) Consultation with, and confirmation from, the Secretary of State that the application is not to be called in for his determination;
- b) The planning conditions set out in Appendix A to the report from the Joint Director of Planning and Economic Development and as set out on the Update report:
 - (i) Condition 9 being amended
 - (ii) Condition 51 being deleted
 - (iii) Further consideration of conditions regarding sustainability and water and

the emerging Local Plan

and the final wording of any significant amendments to conditions being agreed by officers in consultation with the Chairman and Vice-Chairman prior to the issuing of the Decision Notice;

- c) The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 to include the Heads of Terms as set out in the report, and any other Heads of Terms or the detail including phasing and triggers, that are still under negotiation. The final wording of any significant amendments to the Heads of Terms listed in the report to be agreed in consultation with the Chairman and Vice-Chairman; and
- d) Delegated authority being given to officers to set out as part of the decision notice and in accordance with the Town and Country Planning (EIA) Regulations 2017, reg. 29 'information to accompany decisions' a reasoned conclusion of the significant effects of the development on the environment and to carry out appropriate notification under reg. 30 accordingly.

(Councillors Henry Batchelor, John Batchelor, Bradnam, Cahn, Fane, Heylings, Milnes and Wright voted to approve the application. Councillor Heather Williams voted to refuse)

The Meeting ended at 1.55 p.m.

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 15 January 2020 at 11.00 a.m.

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

Councillors: Dr. Martin Cahn Dr. Claire Daunton (substitute)
 Sue Ellington Peter Fane
 Brian Milnes Judith Rippeth
 Deborah Roberts Heather Williams
 Nick Wright

Officers in attendance for all or part of the meeting:

Christopher Carter (Delivery Manager - Strategic Sites), Stephen Reid (Senior Planning Lawyer), Aaron Sands (Senior Planning Officer) and Ian Senior (Democratic Services Officer)

1. APOLOGIES

Councillor Anna Bradnam sent Apologies for Absence. Councillor Dr. Claire Daunton was present as substitute.

Peter Topping had resigned as a member of South Cambridgeshire District Council. The Chairman paid tribute to the contribution that Mr. Topping had made while a Councillor – not just as a local Member and member of the Planning Committee but also to South Cambridgeshire District Council as a whole.

Councillor Sue Ellington had been appointed as an ordinary member of the Planning Committee.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. RECORDED VOTING

Upon the proposal of Councillor Judith Rippeth, 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

By affirmation (with Councillors Heather Williams and Nick Wright abstaining as they had not been present at the last meeting), the Committee authorised the Chairman to sign the minutes of the meeting held on 11 December 2019.

5. S/4298/18/FL - WILLINGHAM (REAR OF 74, RAMPTON ROAD, WILLINGHAM, CAMBRIDGE, CB24 5JQ)

Members previously visited the site on 10 December 2019 and noted that they had

deferred determining the application on 11 December 2019 pending the resolution of highway issues.

The case officer read out a further representation received from a member of the public since publication of the agenda.

Philip Kratz (Consultant solicitor representing a group of neighbours opposed to the application) and Emma Morrice (applicant) addressed the meeting.

During the ensuing Committee debate, Members focussed on the following aspects of the application:

- Neighbour amenity
- The present and future ownership both of the proposed property and of 74 Rampton Road
- Considerations surrounding Backlund development
- Noise risk by virtue of the proposed nursery being a 'forest school'
- The duty to protect the interests of nearby residents

The Committee regretted that it had not received any comments from either of the two local Members.

Councillor Nick Wright reminded the Committee that South Cambridgeshire District Council's Environmental Health Officer had objected to the proposal on the basis of harm caused by noise. He urged caution in disregarding the professional advice from a consultee.

Councillor Pippa Heylings noted the principle of development was accepted and there was an identified need. She clarified the recommendation of officers was on the basis of the harm to amenity, and not adverse impacts to human health, which had a higher threshold. The consideration of impacts to amenity was a subjective matter. Members comments noting examples of the type of relationship proposed that, in their experience, was not unacceptable in terms of impacts to amenity. A number of members commented that they felt the benefits of the proposal outweighed the harm to amenity.

In response to a query, the case officer advised members that a condition regarding common ownership or occupation between the nursery and 74 Rampton Road was sufficient to mitigate the impacts, but noted that it was open to members to consider a Legal Agreement under Section 106 of the Town and Country Planning Act 1990. The Planning Delivery Manager (Strategic Sites) reminded members that the Council had other powers of enforcement and intervention that may be utilised if it became necessary.

The Senior Planning Lawyer advised the Committee that notwithstanding the advice from the case officer as to a condition regarding common ownership or occupation between the nursery and 74 Rampton Road he felt the Committee should be mindful that it would be open to the applicant to appeal against the imposition of such a condition. The legal officer then highlighted that the case officer had also suggested members could consider a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 which might provide some greater certainty but the legal officer went on to explain that, the applicant (or a subsequent owner) would be able to make an application to strike out or amend the Legal Agreement after five years if he wanted to argue that the restriction should then be deemed to be unnecessary.

Councillor Brian Milnes proposed that a Section 106 Legal Agreement requiring a link

between occupation or ownership of 74 Rampton Road and the proposed nursery. Councillor Deborah Roberts commented that this was unnecessary as the site would regulate itself and the proposition was duly seconded but was lost by eight votes to three.

By seven votes to four, the Committee resolved to **approve** the application contrary to the recommendation in the report from the Joint Director of Planning and Economic Development. Members agreed the reason for resolving to approve was that they were satisfied on what they had heard that the benefits of the proposal outweighed the perceived harm caused by noise. The resolution to approve would be delegated subject to Planning Conditions, the final wording of which would be agreed by planning officers in consultation with the Chairman and Vice-Chairman of the Planning Committee.

(Councillors John Batchelor, Cahn, Fane, Heylings, Milnes, Rippeth and Roberts voted to approve the application. Councillors Daunton, Ellington, Heather Williams and Wright voted to refuse.)

6. ENFORCEMENT REPORT

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

Councillor Nick Wright proposed that officers take immediate steps, in consultation with the Lead Cabinet Member for Planning and subject to Counsel's Advice, to seek an Injunction in the High Court to regularise the situation at Smithy Fen, Cottenham. This proposal was duly seconded and carried by eight votes to three.

7. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee received and noted a report on appeals against planning decisions and enforcement action.

The Meeting ended at 12.35 p.m.

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Agenda Item 5

Fews
Lane
Consortium
Ltd

Daniel Fulton
DIRECTOR
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E: dgf@fewslane.co.uk

The Elms
Fews Lane
Longstanton
Cambridge
CB24 3DP

6 January 2020

Dear Councillor Daunton, Councillor Van de Weyer, and Councillor Howell,

Re: Changes to planning delegation scheme in Council's constitution

I very much appreciated the Civic Affairs Committee taking into account my representations at its meeting on 3 December, and I was pleased that the task and finish group will be looking at the proposed revisions further before bringing them back to the full committee.

There is one issue that I would like to address further, and that is the proposed change to the planning delegation arrangements.

In response to my representations on this issue, Mr McKenna said that the only change proposed was that instead of the chair or vice-chair of planning making delegation decisions in consultation with officers, officers would be making delegation decisions in consultation with the chair and vice-chair of planning.

This response failed to address the substance to my objection to the proposed change, namely, the shift of the actual decision-making power from a democratically elected local councillor to a single, unaccountable officer employed under a joint arrangement with another local authority. The phrase "in consultation with" is sufficiently vague as to be legally inoperative and nearly meaningless in practical terms. Regardless of who the decision maker does or does not consult, the decision is that of the decision maker, and the proposal is to change who makes delegation decisions for planning applications.

Parliament has seen fit to vest the authority to determine planning applications in the hands of democratically elected local authorities, and it has done so with good reason. The public can generally trust that when their locally elected councillors consider planning decisions, the weight that councillors afford to various material considerations will broadly reflect the public interest concerns of the local residents of their wards. Should elected councillors repeatedly make planning decisions that are at odds with the views and priorities of the residents of their wards, they can be, and frequently are, voted out of office.

In the case of most controversial planning applications, decisions could often go either way depending on how the various material considerations are weighed by the decision maker. In such circumstances, two perfectly reasonable planning officers can reach completely different decisions based on how they personally weigh the various material considerations. The outcome of controversial planning decisions should not be dependent on which officer happens to have been assigned a particular decision.

In the British democratic tradition, no governmental decision, whether political, administrative, or judicial, should be made on an arbitrary basis, and all decision makers must be accountable for their decisions. For planning decisions made by local authorities, the accountability for those decisions comes solely through the democratic process. While planning appeals do exist, planning decisions can only be appealed by an applicant if an application is refused. No one else has any right to appeal any planning decision on any basis except if the decision has been taken in such a grossly unlawful manner that it can be challenged through judicial review (which itself is only open to those who can afford to spend thousands of pounds on legal costs).

If local councillors make planning decisions that are contrary to the general political sentiment of the community, it is reasonable for residents to vote them out of office. However, it would not be reasonable to expect local residents to vote elected councillors out of office because they disagreed with the problematic decisions of one or more planning officers making decisions under delegation arrangements. Furthermore, local authority officers enjoy considerable security of tenure, and even voting the entire local authority out of office would likely leave the majority of planning officers still in place.

The solution to avoid this problem is to have a system where concerned local residents can have controversial planning applications considered by their democratically elected councillors in the form of the planning committee. Many local planning authorities allow parish councils and local members to call-in planning applications, and I see no reason why such an arrangement is not suitable for South Cambridgeshire.

I recognise that it takes more time and resources for the planning committee to determine an application. To ensure that the call-in system is not abused, I would have no problem if the Council wants to require that a parish council calling-in an application must send a representative to address the meeting. However, I feel very strongly that an effective call-in procedure must be available to local residents through their local members and parish councils.

I realise that the issue of the delegation of planning decisions may seem like a small issue in the scheme of the overall constitution, but planning decisions have tremendous impacts on local communities, and those impacts will continue far into the future, impacting generations of future residents of this district.

For your reference, I have again attached a notional delegation scheme that I have prepared based on an adaptation of the planning delegation scheme in use at Milton Keynes Council, and I would be happy to provide feedback on any other alternate proposals that are put forward.

Thank you very much for your time in considering these comments.

Kind regards,

Daniel Fulton

Responsibility for Council Functions (Table 5)

Delegation of Powers and Functions in relation to Planning Applications

South Cambridgeshire District Council operates a scheme of delegation which sets out the range of decisions that officers may make on behalf of the Council. Decisions on the majority of planning proposals and associated applications are delegated to officers without the need for them to be decided by members at Planning Committee.

Delegated decisions are carefully considered by the case officer; who outlines their recommendations and reasons behind the recommendations in a balanced report, which is checked by a designated officer before a decision is agreed and issued.

By operating a scheme of delegation, decisions are made in good time, in line with statutory target dates, and the Planning Committee can concentrate on the most contentious and significant proposals.

All planning applications shall be determined by an officer under delegated powers subject to the limitations stated in Part A below.

Part A

Limitation on Delegated Authority

1. No delegated decision shall be made by an officer where the development, in the opinion of the officer, is likely to be of a controversial nature, taking into account such factors as the scale and nature of the proposed development, the history and sensitivity of the site and the likely level of public interest.
2. No delegated decision shall be made by an officer where, in the opinion of the officer, a decision on the application should be made by the Planning Committee because of special planning policy considerations, the complexity of the application or the application's significance and / or strategic importance to an area beyond the specific site.
3. No delegated decision shall be made by an officer which is materially in conflict with any of the Council's approved planning policies.
4. No delegated decision shall be made by an officer until the formal consultation period has expired.
5. No delegated decision shall be made by an officer if a written request or e-mail is received within 28 days of the date of notification, or in the case of any subsequent significant amendment to a current proposal within 14 days of the date of notification of the amendment, giving notice of an objection from:
 - a. A local member in respect of an application within their ward.

- b. A local member where an application in an adjacent ward will have an impact on their ward.
- c. A parish council in respect of an application within their parish.
- d. A parish council in respect of an application in an adjacent parish will have an impact on their parish.
- e. In the case of all planning applications except major applications, 5 or more members of the public from different households.
- f. In the case of a major application, 20 or more members of the public from different households.

In all cases an objection must form a material planning consideration and an explicit request must be made that the application be referred to the Planning Committee for determination.

Where a request to refer an application to the Planning Committee has been received from a parish council, an undertaking must be given that a member of the parish council or the parish clerk will attend the Planning Committee meeting.

Failure to attend a Planning Committee meeting following an undertaking to do so on two occasions within any 12-month period will result in the parish council being barred from requesting an application be referred to the Planning Committee for a 3 month period from the date of the second incidence.

A party having requested that an application be referred to the Planning Committee on an objection based on the procedures outlined above may withdraw the request for a referral to the Planning Committee if the proposal is amended to their satisfaction or conditions agreed to address the issue as long as notice of the withdrawal is received prior to the publication of the agenda for the relevant meeting.

- 7. No delegated decision shall be made by an officer where the application relates to land owned by an elected member or officer of the Council.
- 8. No delegated decision shall be made by an officer where the application is made by or on behalf of an elected member or an officer of the Council, or a close friend, relative or partner of either of such persons.
- 9. No delegated decision shall be made by an officer where a planning application for any 'Major' or 'Minor' development that relates to the Council's own land and one or more representations have been received against the proposal.
- 10. No delegated decision shall be made by an officer where, in the opinion of officers, the application should be determined by the Planning Committee because of special planning policy considerations, the complexity of the application or the application's significance and / or strategic importance to an area beyond the specific site.

Email from Little Abington Parish Council

Sent: 03 February 2020 10:59

Subject: RE: Items referred to Planning Committee

Dear Cllr Smith,

Thank you for your letter.

Little Abington Parish Council discussed this issue at its meeting on Monday, 27 January.

The Parish Council was concerned about the potential impact of the proposed change in protocol. It would like to be reassured that SCDC will consult with parish councils before making a change. As you may know there was some consultation before the current protocol was implemented.

The main reasons for LAPC's concerns are:

- the importance of openness and transparency in decision-making
- ensuring the views of the public are adequately represented by democratically elected representatives i.e parish councillors and local authority councillors
- concerns about decision making by officers who, although trained and qualified in planning matters and therefore well placed to advise local councillors, do not have an electoral mandate.

There was also some concern that objections to planning applications are removed from the current SCDC planning information system after a decision is made. This makes it difficult to track background information that was considered in the decision-making process i.e lack of transparency. This point was raised by another parish council at the meeting held last Friday to demonstrate the new planning system.

We understand that Cambridge City Council does not have parish councils. Perhaps this is the reason for the difference in decision-making processes.

We trust that you and the Planning Committee will consider these points and consult before implementing any changes in protocol.

Cc Local Cllrs Henry and John Batchelor

Kind regards

Kind Regards

Clerk, Little Abington Parish Council
Treasurer, Abington Recreation Ground Committee

Email from Willingham Parish Council

Date: 28 January 2020 at 09:17:46 GMT

Subject: Items referred to planning committee

Dear Bridget

Further to your letter dated 8th January 2020. The Council have asked me to write to you regarding the current and proposed system for planning approvals.

The Council have raised concerns numerous times to the planning department regarding the process and have asked that I bring their concerns to your attention.

When the system first changed the Council expressed its unhappiness with officers being able to make delegated planning decisions. They feel very strongly that planning decisions should be debated and decided upon by elected members and not individual officers.

In addition, given that there is no right of appeal if an application is approved by SCDC, in circumstances where the Council object to an application that an officer is minded to approve then the application should definitely go to the elected members committee for consideration. At this point Councillors then have the opportunity to attend and explain their objections to the full committee before a decision is made.

Kind regards

Clerk

Willingham Parish Council

Email from Cottenham Parish Council

Date: 10 January 2020 at 13:07:23 GMT
Subject: Referrals to Planning Committee

Dear Bridget,

Thanks you for your “clarification” letter.

We were aware of concerns being increased about changes to the mechanism of referrals to Planning Committee and, while your timely letter appears to move towards a clearer position, the lack of transparency on the current position remains disturbing.

We understand the need for increased efficiency in use of Planning Committee time and the likelihood that almost all Householder applications can be delegated to Planning Officer team decision unless there are regulatory reasons that require referral.

However, some undeclared “mission creep” does seem to have happened following the merger of City/SCDC Planning services, change of political control or outsourcing of some planning activities.

We understood that the introduction a few years ago of a formal Parish Council “request to refer” on the planning response would be determined between the Chair (or Vice-Chair when Chair is unavailable) of the Planning Committee and the Director of Planning (not, as in your letter, a “planning manager”) and, in all cases, the Parish Council would be advised directly of a non-referral decision and its planning basis (which notification may not always be happening). These changes, deliberate or inadvertent, have weakened local input, reduced transparency and diluted the democratic input into the planning process.

Please consult Parish Councils on the proposed referral process before any further decision on its implementation.

Best wishes

Chair
Cottenham Parish Council

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Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

12 February 2020

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/2549/19/RM / Reserved Matters

Parish(es): Cottenham

Proposal: Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/2413/17/OL as varied by Section 73 application S/4116/18/VC for the erection of up to 200 residential dwellings (including 40% affordable housing), 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.

Site address: Land Off Rampton Road

Applicant(s): Redrow Homes

Recommendation: Approval

Key material considerations: Housing Density
Affordable Housing Provision
Housing Mix
Character and appearance of the area
Residential Space Standards
Trees & Landscape
Heritage Assets
Flood Risk
Highway Safety
Neighbour Amenity
Biodiversity

Committee Site Visit: Yes, 11 February 2020

Departure Application: No

Presenting Officer: Katie Christodoulides, Principal Planning Officer

Application brought to Committee because: Cottenham Parish Council requests the application be determined by Planning Committee

Date by which decision due: 14 February 2020 (extension of time agreed)

Update to Consultation Section

20. **Ecology Officer**- Satisfied that all issues regarding ecological enhancements have now been dealt with. Requires no further amendments and can recommend that the application moves towards determination without Ecology and Biodiversity being of further material concern.

24. **Landscape Officer**- Revised Comments: Drainage comments still apply

Drawings and reports reviewed within the application: Proposed pond sections 140-0001 S2-P02, Proposed drainage layout sheet 1 102-0001 S2-P09, Proposed adoptable drainage construction details sheet 3 140-0004 S2-P02, Surface finishes 1913/P/10.05 Rev G, Site layout 1913/P/10.02 Rev G Cycles Plan 1913/P/10.07 Rev B Boundary Treatment Plan 1913 / P / 10.03 Rev G Tree pit detail overview plan 6903.TPD.ASP6.0, Tree pit detail 2 of 3 6903.TPD.ASP6.1, Tree pit detail 3 of 4 6903.TPD.ASP6.2, Tree pit detail 4 of 4 6903.TPD.ASP6.3 Specification for landscape and horticultural works Planting plan 1 of 11 6903.PP.ASP4.1 Rev D, Planting plan 2 of 11 6903.PP.ASP4.2 Rev D, Planting plan 4 of 11 6903.PP.ASP4.4 Rev D, Planting plan 7 of 11 6903.PP.ASP4.7 Rev D, Planting plan 8 of 11 6903.PP.ASP4.8 Rev D

Access – No comment Layout – Approval

Boundary treatment – Comments have been addressed.

Drainage - Proposed adoptable drainage construction details sheet 3 140-0004 S2-P02 – Disappointing drainage details which are more akin to urban settlements.

Applicant to revisit and provided details which reflect the local rural landscape characteristics. Drawings Proposed drainage layout Sheet 1 & 2 and Surface finishes 1913/P/10.05 Rev F conflict with permeable surface treatment. Applicant to confirm.

LAP & LEAP – Comments have been addressed.

Scale – No comment

Appearance – No comment

Landscaping Hard surfacing – Approval

Soft landscaping – Approval

Planting plan 1 of 11 6903.PP.ASP4.1 Rev D - Comments have been addressed.

Planting plan 2 of 11 6903.PP.ASP4.2 Rev D - Comments have been addressed.

Landscape management plan - Comments have been addressed.

25. **Local Highways Authority**- The Local Highway Authority will not seek to adopt the proposed development until the required information has been submitted and approved by the Local Highway Authority the proposed basin's will need to be managed by Anglian Water Services, the Parish Council or another body with a successor. The Highway Authority will not accept the use of a Management Company to maintain apparatus that directly relates to the drainage of highway surface water.

Please request that the applicant contact: Trevor Nicoll Email address:

Trevor.Nicoll@scamps.gov.uk in respect to the information that will need to be incorporated within the submitted information with regards to the size of the refuse vehicle please provide a swept path analysis prior to determination of the application

Recommends conditions in regard to future management and maintenance of the proposed streets within the development, the access being that no falls and levels result in water draining onto the highway, the accesses being of a bound material, 2.0 x 2.0 visibility splays and a traffic management plan.

33. **Urban Design Officer-** Supportive of the scheme subject to minor changes being made. A greater separation should be provided between the building and boundary fence of Plots 165 and 186 to the northeast to lessen the perceived impact of overlooking between these two dwellings and the care home, in order to reduce the visual impact a large focal tree to the terminating vista will break up the three parking courts. Plots 72-80 should be moved two metres further to the southeast to create a more intimate play space which will slow down traffic as the road appears narrower and create a gently curved road that has less rigid appearance. The trees located to the south west of the LEAP should be repositioned in a more informal manner and details of how the proposal meet the minimum amenity standards as set out in the Council's District Design Guide is required.

Following amended plans, supports the application and agrees with the conditions.

Update to Character and Appearance of the Area Section

53. Cottenham Village Design Statement, Section 4 Landscape and Wildlife states that new developments on the village edge should be given high priority to landscape design and management of light pollution, to protect and enhance the external view of the village.

Section 5 Settlement, states that new developments need to be integrated with the village and form part of a linked overall pattern through a network of routes between homes, schools and shops, protect existing views, create vistas into and within the newly developed area.

Section 6 Open Space states that new developments and community initiatives can add to the provision of open spaces in different way. This can be through creation of linear transitional spaces, allow for informal recreation and meeting spaces, provide well-planned and furnished playgrounds, create and plant incidental open spaces and landscape and plant car parking areas.

Section 7 Buildings, Building Guidelines B/6 states that new developments should acknowledge their Cottenham context and avoid pattern-book designs. Developments can maintain and strengthen the visual cohesion of the village and help to renew the specific architectural traditions of Cottenham. This can be done through respect to local characteristics, local building forms and proportions, use of good quality materials, reference to locally distinctive details.

The proposed design of the development is considered to fulfil the design principles in the Cottenham Village Design Statement by contributing positively to the quality of the landscape and enjoyment of the environment, retaining the landscape character and to benefit the wildlife within the village, create vistas into and within the newly developed areas, extend the community woods and create community orchards and acknowledging Cottenham context, referencing local building forms and proportion.

Update to Trees/Landscaping

72. The Tree and Landscape Officer is satisfied that the landscaping matters have been resolved and therefore a condition is not recommended. The Landscape Officer in their comments raised concern regarding the urban design and character of the proposed drainage details. A condition shall therefore be recommended to require details to landscaping to reduce the visual impact of the pond headwall details.

Update to Flood Risk Section

77. The proposed main drainage will be adopted by Anglian Water under a Section 104 Agreement, until this is adopted, Redrow will be responsible for maintenance. Future maintenance of the attenuation pond and swales will be carried out by a management company with Redrow responsible until handover.

Update to Biodiversity Section

93. The Ecology Officer is satisfied that all issues regarding ecological enhancements have been dealt with and therefore a condition is not recommended.

Update to Recommendation Section

110. Officers recommend that the Committee approves the application, with the planning conditions and informatics set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission:

Conditions

- (a) The development hereby permitted shall be carried out in accordance with the following approved plans: 1913 / P / 10.01, 1913 / P / 10.02 Rev G, 1913 / P / 10.03 Rev G, 1913 / P / 10.04 Rev G, 1913 / P / 10.05 Rev G, 1913 / P / 10.06 Rev D, 1913 / P / 10.07 Rev B, 1913/P/20.01, 1913/P/20.02, 1913/P/20.11, 1913/P/20.12, 1913/P/20.21, 1913/P/20.22, 1913/P/20.31, 1913/P/20.32, 1913/P/20.41, 1913/P/20.42, 1913/P/20.51, 1913/P/20.52, 1913/P/20.61, 1913/P/20.62, 1913/P/20.63, 1913/P/20.71, 1913/P/20.72, 1913/P/20.81, 1913/P/20.82, 1913/P/20.83, 1913/P/20.91, 1913/P/20.92, 1913/P/20.101, 1913/P/20.102, 1913/P/20.103, 1913/P/20.111, 1913/P/20.112, 1913/P/20.113, 1913/P/30.01, 1913/P/30.02, 1913/P/30.03, 1913/P/40.01, 1913/P/40.02, 1913/P/40.03, 1913/P/40.04, 1913/P/50.01, 1913/P/50.02, 1913/P/50.03, 1913/P/20.04, 6903.PP.ASP4.0 Rev D, 6903.PP.ASP4.1 Rev D, 6903.PP.ASP4.2 Rev D, 6903.PP.ASP4.3 Rev D, 6903.PP.ASP4.4 Rev D, 6903.PP. ASP4.5 Rev D, 6903.PP. ASP 4.6 Rev D, 6903.PP. ASP 4.7 Rev D, 6903.PP. ASP 4.8 Rev D, 6903.PP. ASP 4.9 Rev D, 6903.PP.ASP4.10 Rev D, 6903.PP.ASP4.11 Rev D, 6903.TPD.ASP6.0, 6903.TPD.ASP6.1, 6903.TPD.ASP6.2, 6903.TPD.ASP6.3, 190335-RGL-ZZ-XX-DR-D-101-0001, 90335-RGL-ZZ-XX-DR-D-101-0002, 190335-RGL-ZZ-XX-DR-D-120-0001, 190335-RGL-ZZ-XX-DR-D-120-0002, 190335-RGL-ZZ-XX-DR-D-120-0012, 190335-RGL-ZZ-XX-DR-D-140-0001, 6903.PSD.ASP5.0, 6903.PSD.ASP5.1, 190335-RGL-ZZ-XX-DR-D-101-0011, 190335-RGL-ZZ-XX-DR-D-101-0012, 190335-RGL-ZZ-XX-DR-D-101-0013, 190335-RGL-ZZ-XX-DR-D-101-0014, 190335-RGL-ZZ-XX-DR-D-101-0015, 190335-RGL-ZZ-XX-DR-D-101-0016, 190335-RGL-ZZ-XX-DR-D-101-0017 & 190335-RGL-ZZ-XX-DR-D-101-0018.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).

- (b) All accesses including driveways shall be constructed using a bound material and so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.
(Reason: For the safe and effective operation of the public highway in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan.)

- (c) No dwelling shall be occupied until a scheme for the provision of a shared footway/cycleway from the community orchard within the site to connect to the boundary of the adjacent development to the south east as shown on site layout plan 1913/P/10.02 Rev F has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of any part of the development.
 (Reason – To ensure permeability between the developments in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).
- (d) No development above slab level shall take place until details of the pumping station and sub station have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of the development.
 (Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the adopted Local Plan 2018.)
- (e) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Schedule 2, Part 1, Classes A, B, C, D, E and F and Part 2, Class A of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
 (Reason – To safeguard the character and appearance of the area in accordance with Policy HQ/1 of the adopted Local Plan 2018.)
- (f) No development above slab level shall take place until details of the materials for the trim trail 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.)
- (g) Prior to occupation of any development, details of soft landscaping to the proposed adoptable drainage construction details comprising the pond headwall and brook outfall shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of any part of the development.
 (Reason – To safeguard the character and appearance of the area in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

Informatics

- (a) **Anglian Water Assets Affected**
 Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

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/2413/17/OL

Report Author:

Katie Christodoulides
Telephone Number:

Principal Planning Officer
01954 713314

Agenda Item 8

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

12 February 2020

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/2679/19/RM / Reserved Matters

Parish(es): Cottenham

Proposal: Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/2413/17/OL as varied by Section 73 application S/4116/18/VC for the erection of up to 200 residential dwellings (including 40% affordable housing), 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.

Site address: Land Off Rampton Road

Applicant(s): Redrow Homes

Recommendation: Approval

Key material considerations: Housing Density
Affordable Housing Provision
Housing Mix
Character and appearance of the area
Residential Space Standards
Trees & Landscape
Heritage Assets
Flood Risk
Highway Safety
Neighbour Amenity
Biodiversity

Committee Site Visit: Yes, 11 February 2020

Departure Application: No

Presenting Officer: Katie Christodoulides, Principal Planning Officer

Application brought to Committee because: Cottenham Parish Council requests the application be determined by Planning Committee

Date by which decision due: 14 February 2020 (extension of time agreed)

Update to Consultation Section

20. **Ecology Officer**- Satisfied that all issues regarding ecological enhancements have now been dealt with. Requires no further amendments and can recommend that the application moves towards determination without Ecology and Biodiversity being of further material concern.

24. **Landscape Officer**- Revised Comments: Drainage comments still apply

Drawings and reports reviewed within the application: Proposed pond sections 140-0001 S2-P02, Proposed drainage layout sheet 1 102-0001 S2-P09, Proposed adoptable drainage construction details sheet 3 140-0004 S2-P02, Surface finishes 1913/P/10.05 Rev G, Site layout 1913/P/10.02 Rev G Cycles Plan 1913/P/10.07 Rev B Boundary Treatment Plan 1913 / P / 10.03 Rev G Tree pit detail overview plan 6903.TPD.ASP6.0, Tree pit detail 2 of 3 6903.TPD.ASP6.1, Tree pit detail 3 of 4 6903.TPD.ASP6.2, Tree pit detail 4 of 4 6903.TPD.ASP6.3 Specification for landscape and horticultural works Planting plan 1 of 11 6903.PP.ASP4.1 Rev D, Planting plan 2 of 11 6903.PP.ASP4.2 Rev D, Planting plan 4 of 11 6903.PP.ASP4.4 Rev D, Planting plan 7 of 11 6903.PP.ASP4.7 Rev D, Planting plan 8 of 11 6903.PP.ASP4.8 Rev D

Access – No comment Layout – Approval

Boundary treatment – Comments have been addressed.

Drainage - Proposed adoptable drainage construction details sheet 3 140-0004 S2-P02 – Disappointing drainage details which are more akin to urban settlements.

Applicant to revisit and provided details which reflect the local rural landscape characteristics. Drawings Proposed drainage layout Sheet 1 & 2 and Surface finishes 1913/P/10.05 Rev F conflict with permeable surface treatment. Applicant to confirm.

LAP & LEAP – Comments have been addressed.

Scale – No comment

Appearance – No comment

Landscaping Hard surfacing – Approval

Soft landscaping – Approval

Planting plan 1 of 11 6903.PP.ASP4.1 Rev D - Comments have been addressed.

Planting plan 2 of 11 6903.PP.ASP4.2 Rev D - Comments have been addressed.

Landscape management plan - Comments have been addressed.

25. **Local Highways Authority**- The Local Highway Authority will not seek to adopt the proposed development until the required information has been submitted and approved by the Local Highway Authority the proposed basin's will need to be managed by Anglian Water Services, the Parish Council or another body with a successor. The Highway Authority will not accept the use of a Management Company to maintain apparatus that directly relates to the drainage of highway surface water.

Please request that the applicant contact: Trevor Nicoll Email address:

Trevor.Nicoll@scambs.gov.uk in respect to the information that will need to be incorporated within the submitted information with regards to the size of the refuse vehicle please provide a swept path analysis prior to determination of the application

Recommends conditions in regard to future management and maintenance of the proposed streets within the development, the access being that no falls and levels result in water draining onto the highway, the accesses being of a bound material, 2.0 x 2.0 visibility splays and a traffic management plan.

33. **Urban Design Officer-** Supportive of the scheme subject to minor changes being made. A greater separation should be provided between the building and boundary fence of Plots 165 and 186 to the northeast to lessen the perceived impact of overlooking between these two dwellings and the care home, in order to reduce the visual impact a large focal tree to the terminating vista will break up the three parking courts. Plots 72-80 should be moved two metres further to the southeast to create a more intimate play space which will slow down traffic as the road appears narrower and create a gently curved road that has less rigid appearance. The trees located to the south west of the LEAP should be repositioned in a more informal manner and details of how the proposal need the minimum amenity standards as set out in the Council's District Design Guide is required.

Following amended plans, supports the application and agrees with the conditions.

Update to Character and Appearance of the Area Section

53. Cottenham Village Design Statement, Section 4 Landscape and Wildlife states that new developments on the village edge should be given high priority to landscape design and management of light pollution, to protect and enhance the external view of the village.

Section 5 Settlement, states that new developments need to be integrated with the village and form part of a linked overall pattern through a network of routes between homes, schools and shops, protect existing views, create vistas into and within the newly developed area.

Section 6 Open Space states that new developments and community initiatives can add to the provision of open spaces in different way. This can be through creation of linear transitional spaces, allow for informal recreation and meeting spaces, provide well-planned and furnished playgrounds, create and plant incidental open spaces and landscape and plant car parking areas.

Section 7 Buildings, Building Guidelines B/6 states that new developments should acknowledge their Cottenham context and avoid pattern-book designs. Developments can maintain and strengthen the visual cohesion of the village and help to renew the specific architectural traditions of Cottenham. This can be done through respect to local characteristics, local building forms and proportions, use of good quality materials, reference to locally distinctive details.

The proposed design of the development is considered to fulfil the design principles in the Cottenham Village Design Statement by contributing positively to the quality of the landscape and enjoyment of the environment, retaining the landscape character and to benefit the wildlife within the village, create vistas into and within the newly developed areas, extend the community woods and create community orchards and acknowledging Cottenham context, referencing local building forms and proportion.

Update to Trees/Landscaping

72. The Tree and Landscape Officer is satisfied that the landscaping matters have been resolved and therefore a condition is not recommended. The Landscape Officer in their comments raised concern regarding the urban design and character of the proposed drainage details. A condition shall therefore be recommended to require details to landscaping to reduce the visual impact of the pond headwall details.

Update to Flood Risk Section

77. The proposed main drainage will be adopted by Anglian Water under a Section 104 Agreement, until this is adopted, Redrow will be responsible for maintenance. Future maintenance of the attenuation pond and swales will be carried out by a management company with Redrow responsible until handover.

Update to Biodiversity Section

93. The Ecology Officer is satisfied that all issues regarding ecological enhancements have been dealt with and therefore a condition is not recommended.

Update to Recommendation Section

110. Officers recommend that the Committee approves the application, with the planning conditions and informatics set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission:

Conditions

- (a) The development hereby permitted shall be carried out in accordance with the following approved plans: 1913 / P / 10.01, 1913 / P / 10.02 Rev G, 1913 / P / 10.03 Rev G, 1913 / P / 10.04 Rev G, 1913 / P / 10.05 Rev G, 1913 / P / 10.06 Rev D, 1913 / P / 10.07 Rev B, 1913/P/20.01, 1913/P/20.02, 1913/P/20.11, 1913/P/20.12, 1913/P/20.21, 1913/P/20.22, 1913/P/20.31, 1913/P/20.32, 1913/P/20.41, 1913/P/20.42, 1913/P/20.51, 1913/P/20.52, 1913/P/20.61, 1913/P/20.62, 1913/P/20.63, 1913/P/20.71, 1913/P/20.72, 1913/P/20.81, 1913/P/20.82, 1913/P/20.83, 1913/P/20.91, 1913/P/20.92, 1913/P/20.101, 1913/P/20.102, 1913/P/20.103, 1913/P/20.111, 1913/P/20.112, 1913/P/20.113, 1913/P/30.01, 1913/P/30.02, 1913/P/30.03, 1913/P/40.01, 1913/P/40.02, 1913/P/40.03, 1913/P/40.04, 1913/P/50.01, 1913/P/50.02, 1913/P/50.03, 1913/P/20.04, 6903.PP.ASP4.0 Rev D, 6903.PP.ASP4.1 Rev D, 6903.PP.ASP4.2 Rev D, 6903.PP.ASP4.3 Rev D, 6903.PP.ASP4.4 Rev D, 6903.PP. ASP4.5 Rev D, 6903.PP. ASP 4.6 Rev D, 6903.PP. ASP 4.7 Rev D, 6903.PP. ASP 4.8 Rev D, 6903.PP. ASP 4.9 Rev D, 6903.PP.ASP4.10 Rev D, 6903.PP.ASP4.11 Rev D, 6903.TPD.ASP6.0, 6903.TPD.ASP6.1, 6903.TPD.ASP6.2, 6903.TPD.ASP6.3, 190335-RGL-ZZ-XX-DR-D-101-0001, 90335-RGL-ZZ-XX-DR-D-101-0002, 190335-RGL-ZZ-XX-DR-D-120-0001, 190335-RGL-ZZ-XX-DR-D-120-0002, 190335-RGL-ZZ-XX-DR-D-120-0012, 190335-RGL-ZZ-XX-DR-D-140-0001, 6903.PSD.ASP5.0, 6903.PSD.ASP5.1, 190335-RGL-ZZ-XX-DR-D-101-0011, 190335-RGL-ZZ-XX-DR-D-101-0012, 190335-RGL-ZZ-XX-DR-D-101-0013, 190335-RGL-ZZ-XX-DR-D-101-0014, 190335-RGL-ZZ-XX-DR-D-101-0015, 190335-RGL-ZZ-XX-DR-D-101-0016, 190335-RGL-ZZ-XX-DR-D-101-0017 & 190335-RGL-ZZ-XX-DR-D-101-0018.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).

- (b) All accesses including driveways shall be constructed using a bound material and so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.
(Reason: For the safe and effective operation of the public highway in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan.)

- (c) No dwelling shall be occupied until a scheme for the provision of a shared footway/cycleway from the community orchard within the site to connect to the boundary of the adjacent development to the south east as shown on site layout plan 1913/P/10.02 Rev F has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of any part of the development.
 (Reason – To ensure permeability between the developments in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).
- (d) No development above slab level shall take place until details of the pumping station and sub station have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of the development.
 (Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the adopted Local Plan 2018.)
- (e) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Schedule 2, Part 1, Classes A, B, C, D, E and F and Part 2, Class A of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
 (Reason – To safeguard the character and appearance of the area in accordance with Policy HQ/1 of the adopted Local Plan 2018.)
- (f) No development above slab level shall take place until details of the materials for the trim trail 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.)
- (g) Prior to occupation of any development, details of soft landscaping to the proposed adoptable drainage construction details comprising the pond headwall and brook outfall shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of any part of the development.
 (Reason – To safeguard the character and appearance of the area in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

Informatics

- (a) **Anglian Water Assets Affected**
 Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

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/2413/17/OL

Report Author:

Katie Christodoulides
Telephone Number:

Principal Planning Officer
01954 713314

Agenda Item 10

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

12th February 2020

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/2513/19/FL

Parish(es): Swavesey Parish

Proposal: Proposed New Dwelling

Site address: White Willows, Hale Road, Swavesey, Cambridge, CB24 4QP

Applicant(s): Mr & Mrs R & B Ratcliffe

Recommendation: Refusal

Key material considerations: Principle of Development
Ecology and Biodiversity

Committee Site Visit: No

Departure Application: No

Presenting Officer: Aaron Sands, Senior Planning Officer

Application brought to Committee because: Following referral to Planning Committee by the Parish Council

Date by which decision due: 14 October, 2019

Update to Appended Map

1. The map appended to the original report has incorrectly identified a site adjacent the site proposed as part of the planning application. The attached appendix is intended to replace that map on page 173 of the agenda. Officers confirm this does not impact the consultations which have been carried out, and which was done correctly, and the site location plan submitted as part of the original application remains correct.

Recommendation

Officers recommend that the Committee **Refuses** planning permission for the following reasons;

Reasons

1. Policies S/7 and S/9 together seek to focus development within the most sustainable areas of the district as defined by the Development Frameworks in order to prevent incremental unsustainable forms of growth and gradual encroachment into and urbanisation of the countryside, contrary to the strategy

for managing housing growth across the district. The proposal is made on the basis of the fallback position afforded by Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) Order 2015 that would enable the conversion of an agricultural building to a dwelling. However, by virtue of its materially increased scale and footprint, and the more domestic appearance in comparison to the agricultural building on site, it would represent an increased adverse impact on the openness and character of the countryside, and insufficient information has been provided to demonstrate the proposal could benefit from the rights afforded by Class Q. The proposal is therefore contrary to policies S/2, S/6, S/7 and S/9 of the South Cambridgeshire Local Plan 2018.

2. The application has not been accompanied by any form of ecology survey or report. There is a wealth of identifiable resources in the area, including open land, established dense vegetation, large waterbodies and the agricultural barn on site that would appear appropriate and capable of supporting protected species. The lack of assessment means it is not possible to determine what effect the proposal would have on ecology and biodiversity, and what mitigation and enhancement measures are required to make the proposal acceptable. As such, it is not possible to conclude anything other than that the proposal would result in harm to protected species, contrary to policy NH/4 of the South Cambridgeshire Local Plan and the provisions of the National Planning Policy Framework 2019, notably paragraph 170.

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](#)
- [Planning File Ref: S/2513/19/FL](#)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Report Author:

Aaron Sands
Telephone Number:

Senior Planning Officer
01954 713237

Planning Dept - South Cambridgeshire DC



FOR INTERNAL USE ONLY

Scale - 1:2851

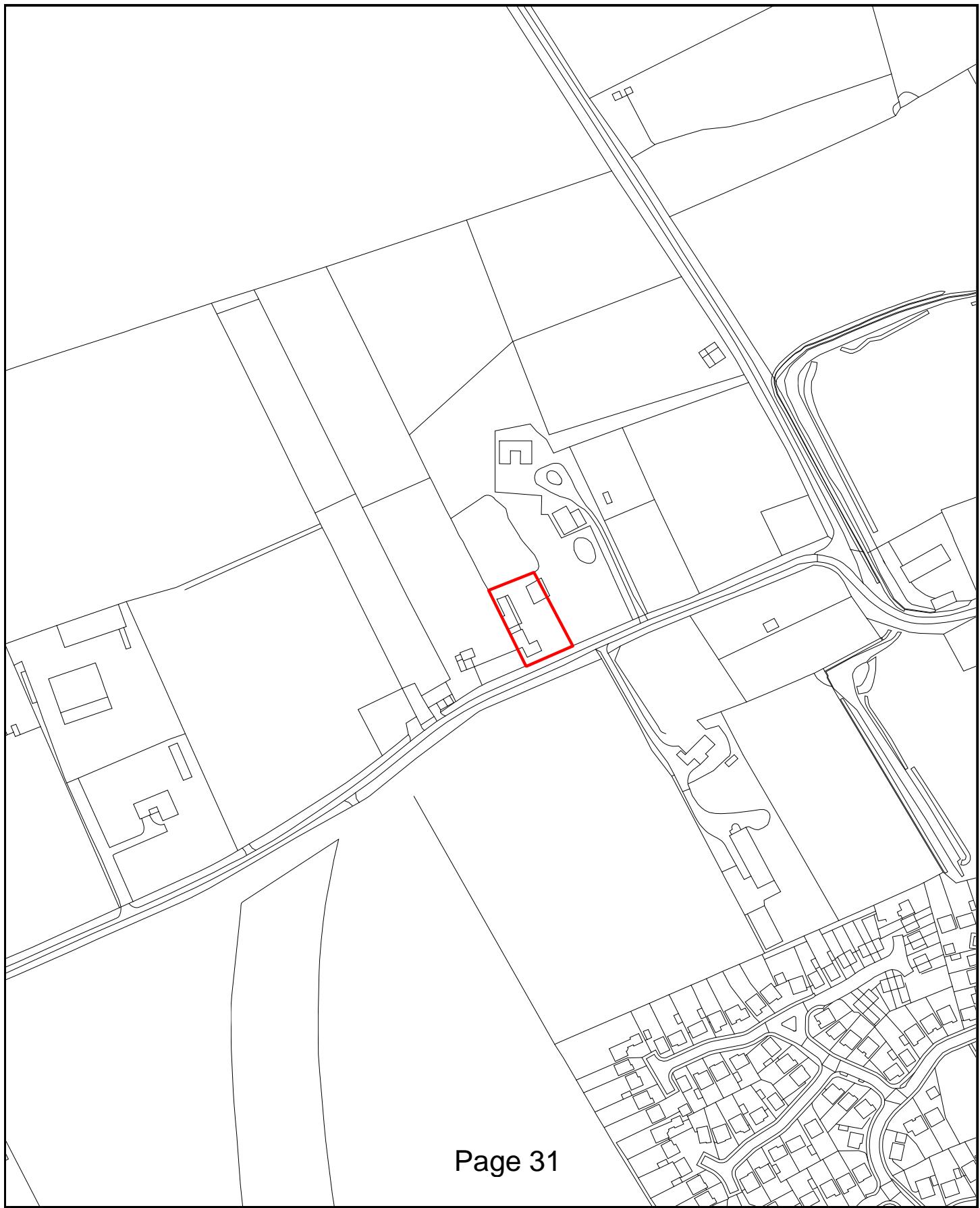
Time of plot: 13:58

Date of plot: 06/02/2020



**South
Cambridgeshire
District Council**

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Agenda Item 12

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

12 February 2020

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/3798/19/FL

Parish(es): Thriplow

Proposal: Two floodlighting poles on northern perimeter of forecourt (retrospective)

Site address: Duxford Service Station, Car Showroom And Garage, Newmarket Road, Thriplow, Cambridge, Cambridgeshire, CB22 4QQ

Applicant(s): EMG Motor Group

Recommendation: Approval

Key material considerations: Character
Heritage Impact
Residential Amenity
Highway Safety

Committee Site Visit: Yes

Departure Application: No

Presenting Officer: Julie Ayre, Area Development Manager

Application brought to Committee because: The officer recommendation of approval conflicts with the recommendation of Thriplow Parish Council

Date by which decision due: 19 February 2020 (extension of time agreed)

Update to Recommended Planning Conditions (condition b)

1. Condition (b) updated to remove incorrect reference to 'signs' and to refer to 'floodlighting'. Condition (b) to read as follows:
 2. b) No part of the source of the illumination of floodlighting shall be directly visible to users of the adjacent public highway.
(Reason – To ensure the safe and effective operation of the highway in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 108 and 110 of the National Planning Policy Framework 2019.)

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/3798/19/FL

Report Author: Michael Sexton Principal Planner
Telephone Number: 07704 018467