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Friday 10 June 2022

To: Chair – Councillor Henry Batchelor
Vice-Chair – Councillor Peter Fane
All Members of the Planning Committee - Councillors Ariel Cahn,
Dr. Martin Cahn, Bill Handley, Geoff Harvey, Dr. Tumi Hawkins,
William Jackson-Wood, Peter Sandford, Heather Williams and
Dr. Richard Williams

Quorum: 3

Substitutes Councillors Graham Cone, Sue Ellington, Mark Howell, Bunty Waters,
if needed: Dr. Shrobona Bhattacharya, Anna Bradnam, Brian Milnes,
Richard Stobart, Paul Bearpark and Helene Leeming

Dear Councillor

You are invited to attend the next meeting of **Planning Committee**, which will be held in the **Council Chamber, First Floor** on **Thursday, 16 June 2022** at **10.00 a.m.**. **A weblink to enable members of the press and public to listen to the proceedings will be published on the relevant page of the Council's website , normally, at least 24 hours before the meeting.**

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.

Supplementary Agenda

9. **22/00292/FUL - 8 Hayfield Avenue, Sawston**
Demolition and replacement of existing dwelling

Pages
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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.

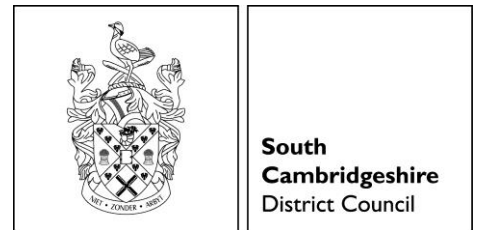
"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) 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 9



Report to: South Cambridgeshire District Council Planning Committee 16 June 2022

Lead Officer: Joint Director of Planning and Economic Development

22/00292/FUL– 8 Hayfield Avenue Sawston CB22 3JZ

Proposal: Demolish and replacement of existing dwelling.

Applicant: South Cambs District Council

Key material considerations:

1. Character and appearance of the area
2. Residential amenity
3. Highway
4. Parking provision

Date of Member site visit: None

Departure Application: No

Decision due by: 20 June 2022 (extension of time agreed)

Application brought to Committee because: Land within ownership of the Council

Presenting officer: Sumaya Nakamya

Update Report

The removal of the following condition is required:

Condition 3 (Details of Surface water and Foul water drainage)

3. Prior to commencement of the development, detail plans demonstrating suitable surface water and foul water drainage provision can be achieved on site, the plans submitted should include:
 - a. The existing drainage arrangements of the site including discharge location and rate where appropriate;
 - b. The proposed discharge location in accordance with the drainage hierarchy and reasonable evidence this can be achieved; and
 - c. A site plan identifying indicative locations for sustainable drainage features.
 - d. Evidence to support b) which must include infiltration/percolation testing or written confirmation from the appropriate water authority/third party that a discharge to its drainage system is acceptable.
 - e. Details of foul discharge location or treatment plant and discharge location.

Works shall be carried out in accordance with the approved details.

Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

Reason for the removal of condition 3

The applicant confirmed that soakaways will be provide at the rear garden of the site. The applicant made inquiries to the necessity of the condition. Officers consider therefore that given the proposal is like-for-like replacement dwelling and drainage is also covered under Building Regulations, it is reasonable not to include this condition.

Members are therefore asked to approve the additional amendments, as requested by Officers.

Report Author:

Sumaya Nakamya – Senior Planner

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