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Monday 12 September 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 **Wednesday, 14 September 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

	Pages
7. 20/04906/OUT- Agricultural Building and Land to the Rear of 38 Histon Road, Cottenham	1 - 2
Outline planning application for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the	

Greenbelt with all matters reserved except for access from Histon 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 7



Planning Committee Date Report to	14 th September 2022 South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference Site	20/04906/OUT Agricultural Building And Land To The Rear Of 38 Histon Road, Cottenham, CB24 8UD
Ward / Parish Proposal	Cottenham/ Cottenham Outline planning application for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt with all matters reserved except for access from Histon Road.
Applicant Presenting Officer Reason Reported to Committee Member Site Visit Date Key Issues	Prime Crest Homes Ltd Steve Fraser-Lim Major application 1.Principle of affordable housing exception site 2.Design / character of the area 3.Drainage 4.Ecology
Recommendation	APPROVE subject to conditions / S106

1.0 Amendment Report

- 1.1 Paragraph 8.9- Additional sentence at the end of the paragraph: *“Regard has also been given to policy COH 2-1 of the Cottenham Neighbourhood plan which states that new development will be concentrated within the development framework. Development outside of the framework, can be supported, provided that they accord with national and local planning policy”.*
- 1.2 Paragraph 8.10- Additional wording to sentence as follows: *“The principle of the development is considered to be acceptable and in line with Policies S/6, S/7 and H/11 of the Local Plan, and policy COH 2-1 of the Cottenham Neighbourhood Plan”.*
- 1.3 Paragraph 8.15- Additional sentence at the end of paragraph: *“The Cottenham Neighbourhood Local Plan (Para 5.11) notes that there could thus be a need for around 91 “locally-affordable” homes in Cottenham over and above those already identified or permitted”.*
- 1.4 Paragraph 8.16- Clarification: the acronyms ‘F/H’ and ‘B’ within the table stand for ‘Flat / house’ and ‘Bungalow’.
- 1.5 Paragraph 8.51- Additional sentence at the end of paragraph: *“Cottenham Neighbourhood Plan polices COH/1-1 and COH/1-5 are also of relevance and require that new development retains and enriches the local village character”.*
- 1.6 Paragraph 8.69- Additional wording / deletion to first sentence: *“The entrance to the site has been identified as Grade 1 Agricultural Land. ~~the rest of the site is identified as urban land.~~*
- 1.7 Paragraph 8.102- Additional wording / deletion to sentence: *“This level of separation would ~~not~~ be ~~fully~~ in accordance with the above guidance and ~~but~~ would be sufficient to ensure no undue impacts in terms of daylight, sunlight, overlooking /privacy to adjoining properties, in accordance with policy HQ1”.*