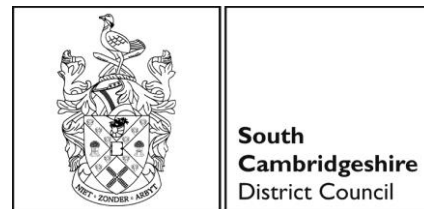


South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

t: 01954 713000  
f: 01954 713149  
[www.scambs.gov.uk](http://www.scambs.gov.uk)



Tuesday 31 January 2023

To: Chair – Councillor Peter Fane  
Vice-Chair – Councillor Geoff Harvey  
All Members of the Planning Committee - Councillors Henry Batchelor,  
Ariel Cahn, Dr. Martin Cahn, Bill Handley, 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, Dr Lisa Redrup and Helene Leeming

Dear Councillor

You are invited to attend the next meeting of **Planning Committee**, which will be held in the **Council Chamber - South Cambs Hall** on **Wednesday, 8 February 2023** 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.**

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## Supplementary Agenda

Plans Pack

Pages  
3 - 28

## 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.

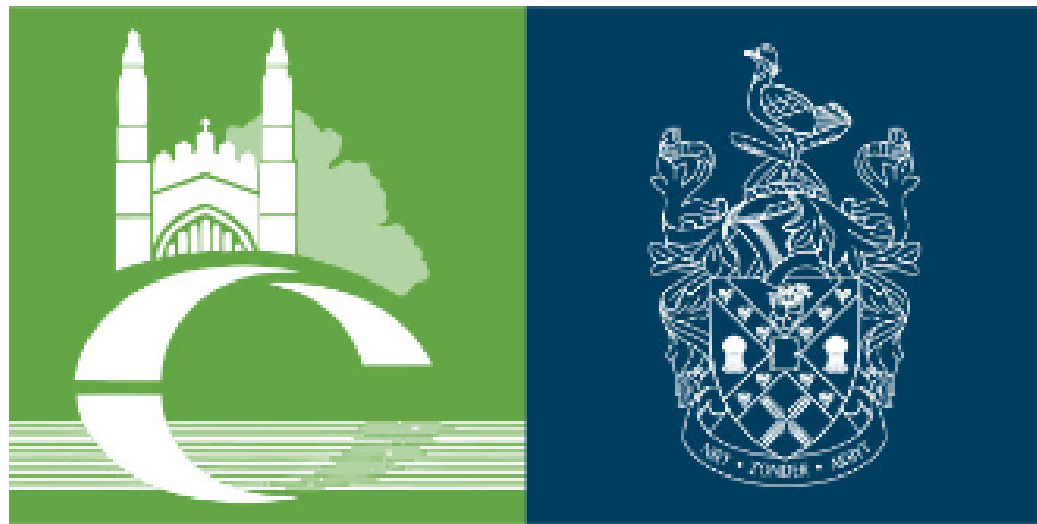
"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) ..... in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in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

# Planning Committee



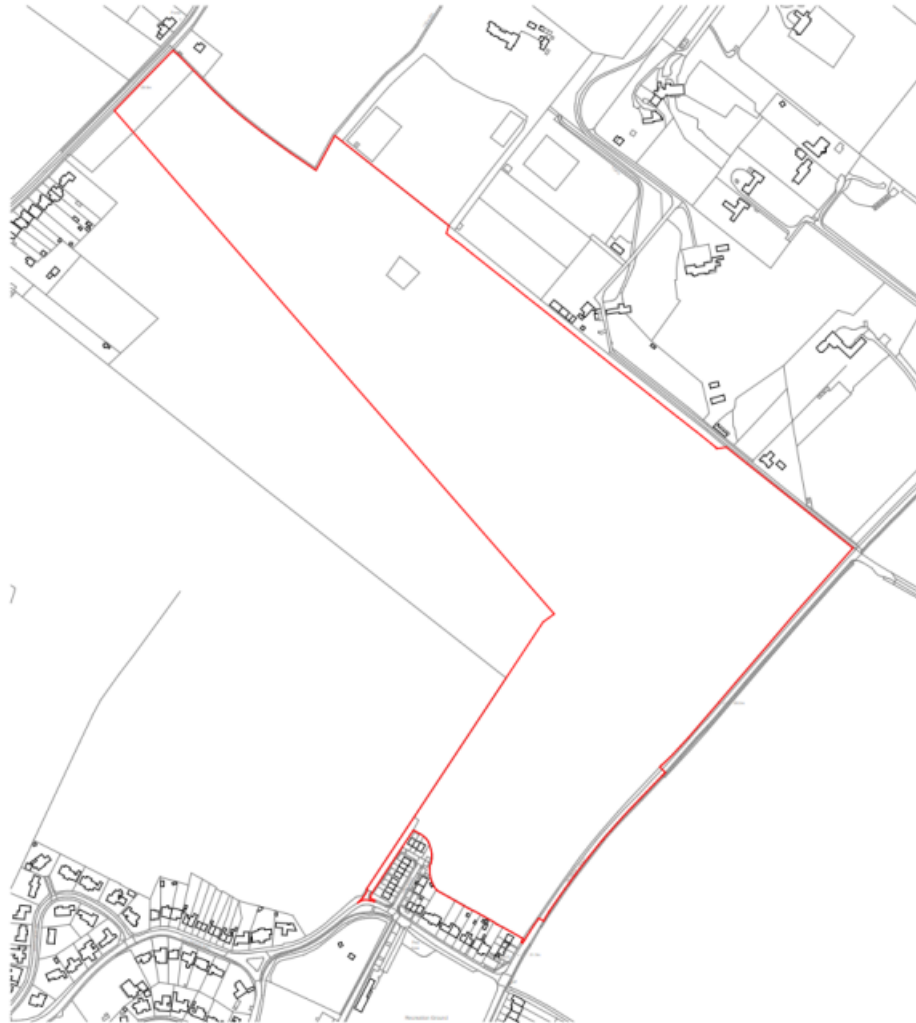
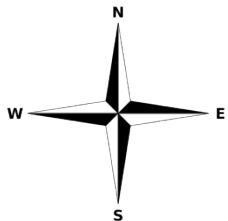
**GREATER CAMBRIDGE**  
SHARED PLANNING

# MAJOR APPLICATIONS

# *22/04303/REM - Land Between Haverhill Road And Hinton Way Stapleford*

## Site Location Plan

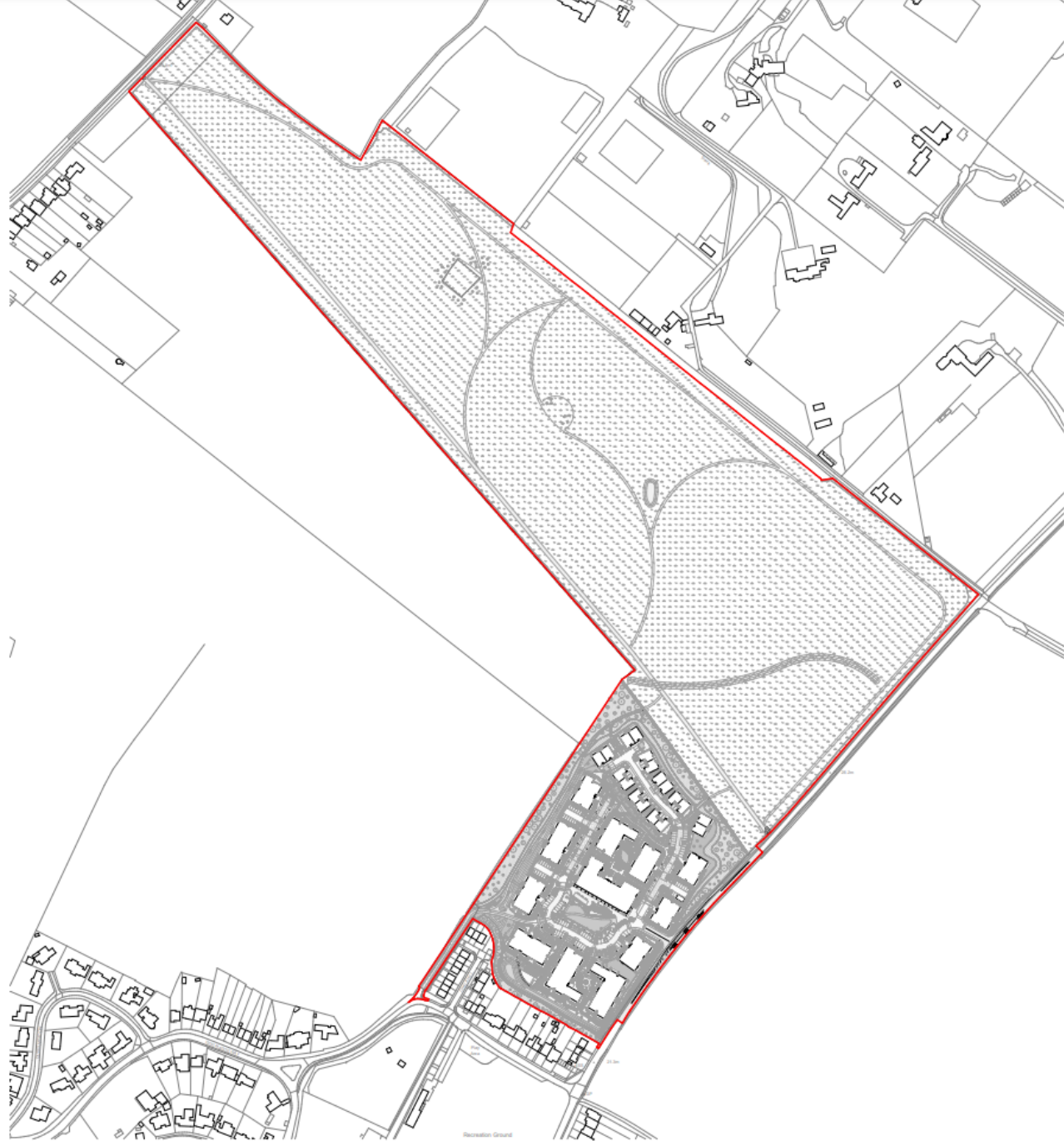
Page 5



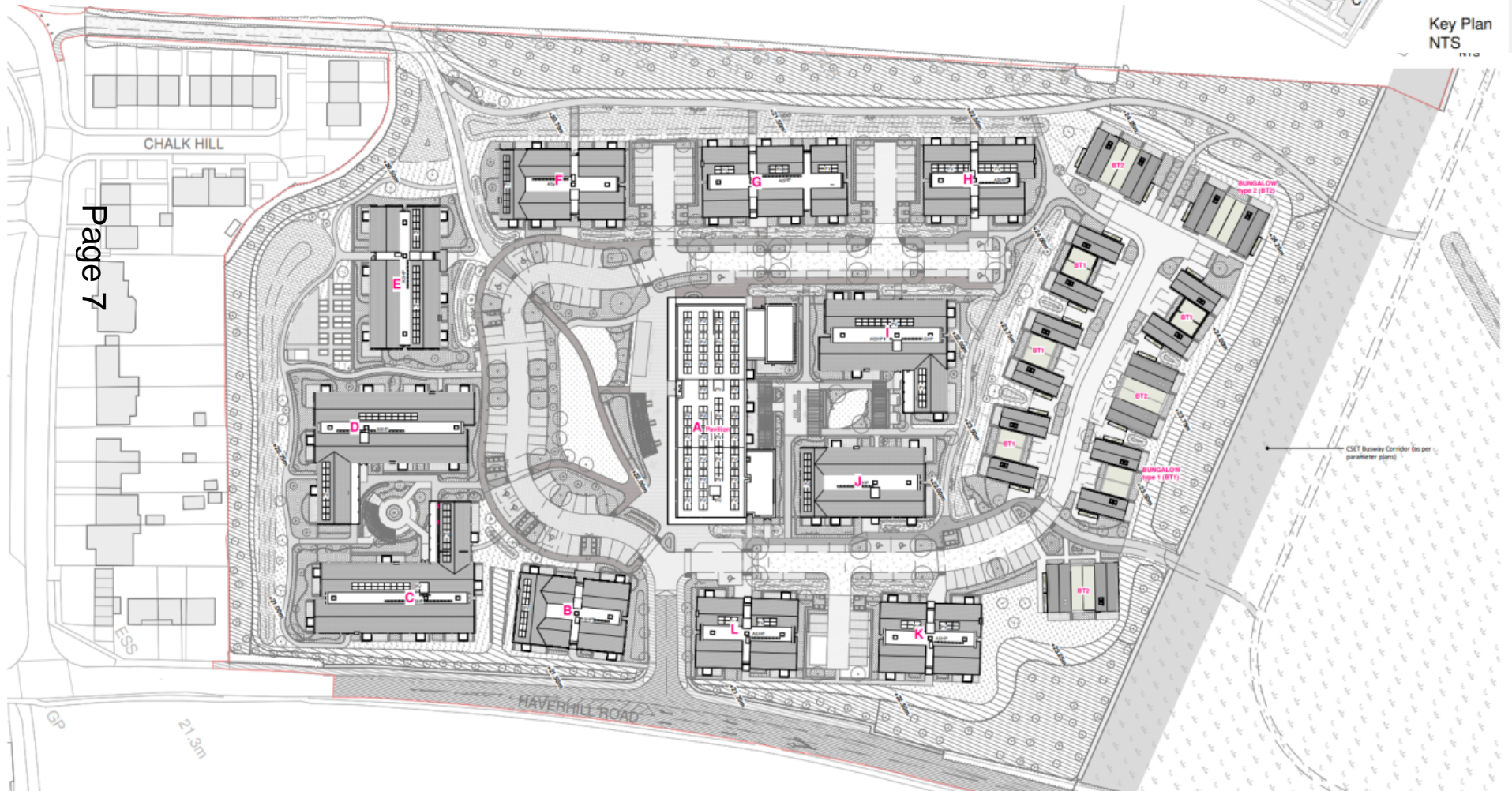
Site Location Plan - Existing  
1:2500

# Proposed Site Layout

Page 6



# Retirement Village Site Layout



# Retirement Village Landscape Masterplan



# Countryside Park Layout



# Countryside Park Proposed Phasing (Green = Phase 2)



# Proposed Bungalow Elevations



1 - BUNGALOW TYPE 1 - FRONT  
1 : 100



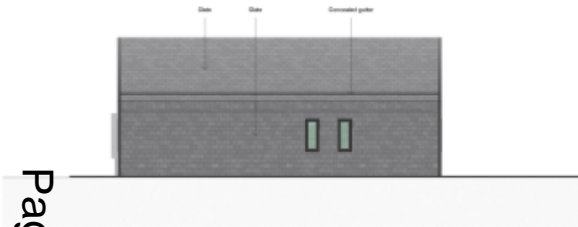
2 - BUNGALOW TYPE 1 - BACK  
1 : 100



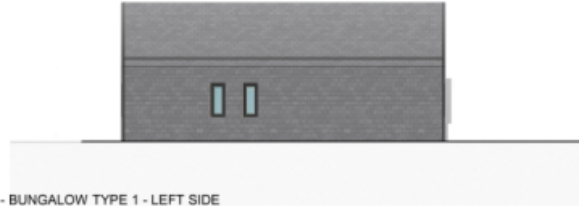
Key Plan  
NTS



Bungalow Type 1 Elevations  
NTS



3 - BUNGALOW TYPE 1 - RIGHT SIDE  
1 : 100



4 - BUNGALOW TYPE 1 - LEFT SIDE  
1 : 100



Key Plan  
NTS



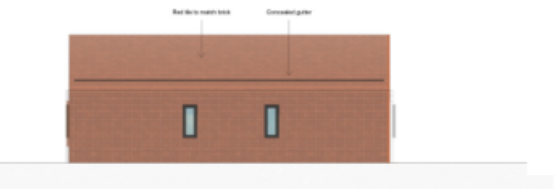
Bungalow Type 2 Elevations  
NTS



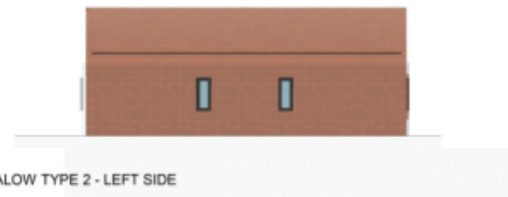
1 - BUNGALOW TYPE 2 - FRONT  
1 : 100



2 - BUNGALOW TYPE 2 - BACK  
1 : 100



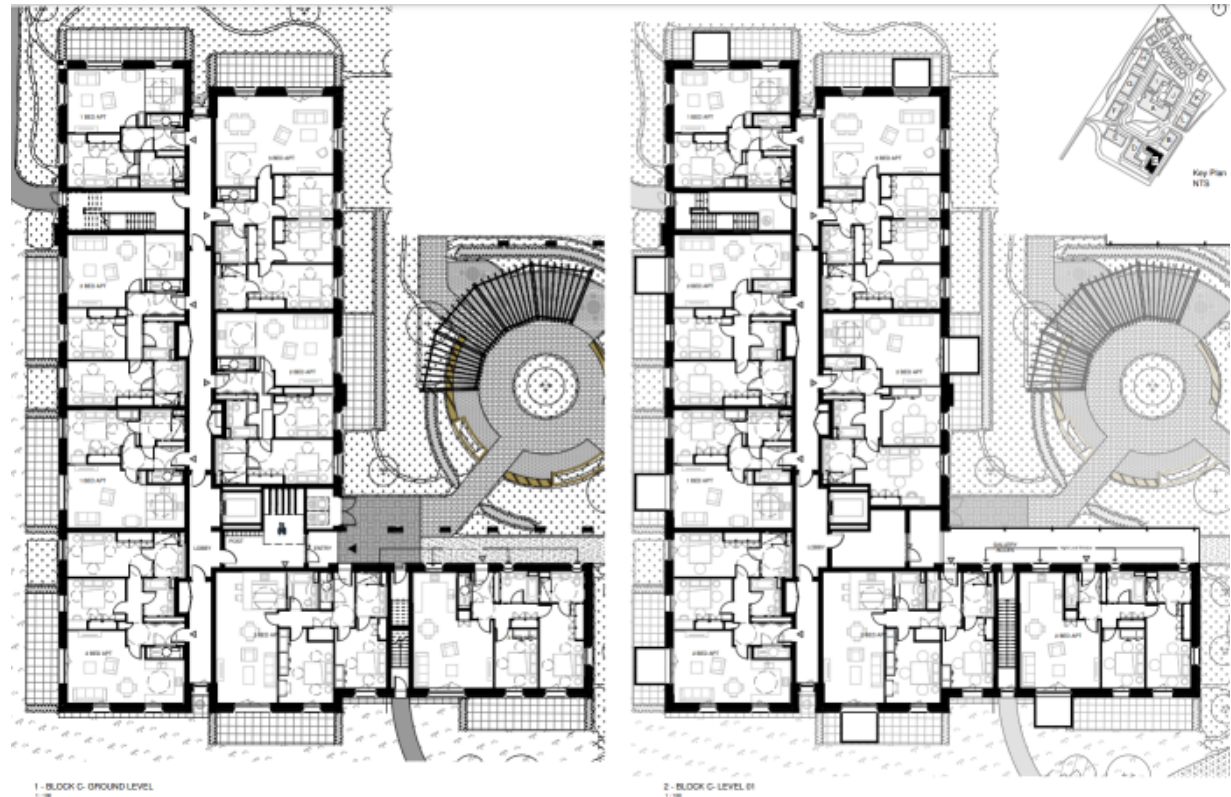
3 - BUNGALOW TYPE 2 - RIGHT SIDE  
1 : 100



4 - BUNGALOW TYPE 2 - LEFT SIDE  
1 : 100

# Proposed Block C Example

Page 12



# Proposed Pavilion Building (Block A)

Page 13



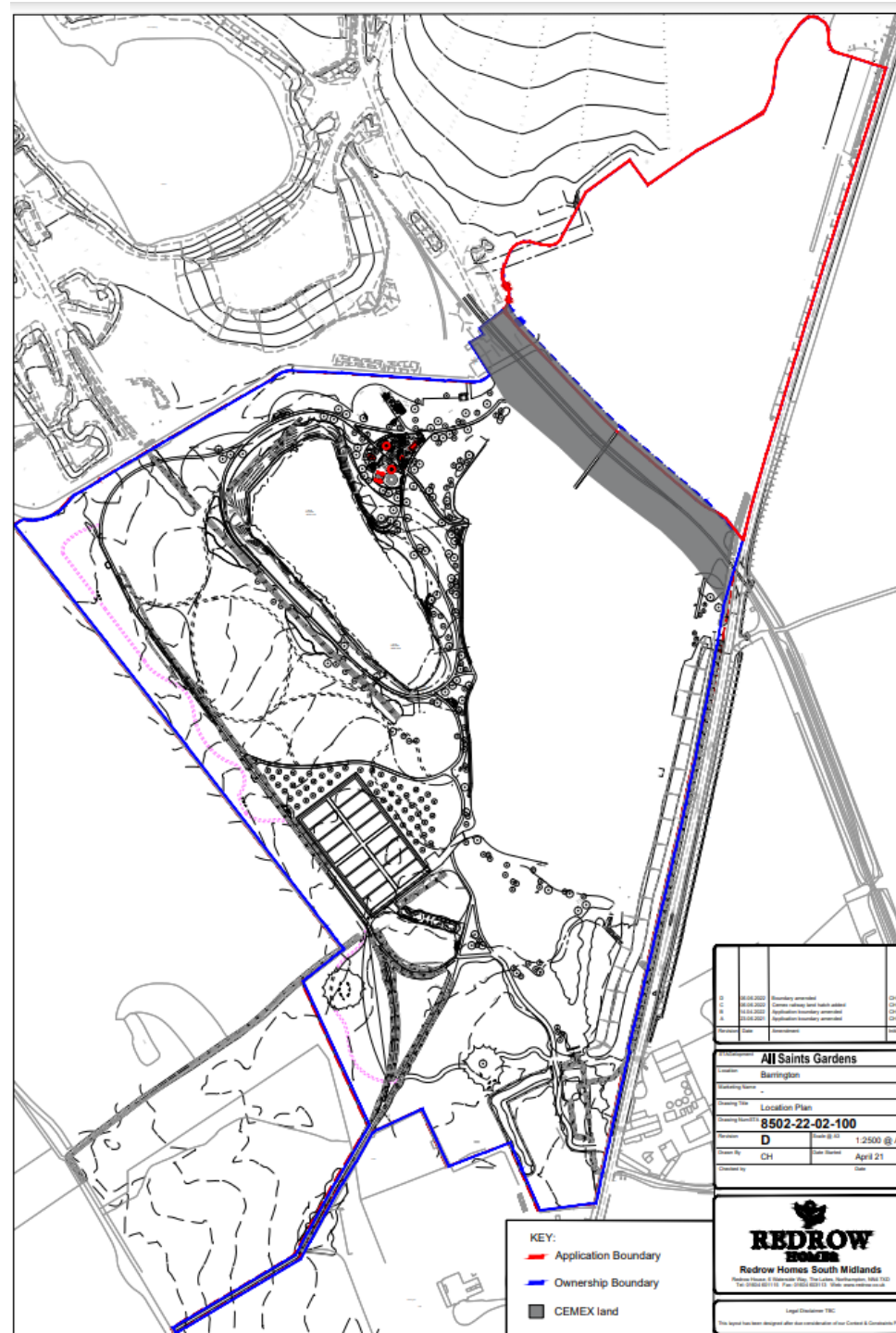
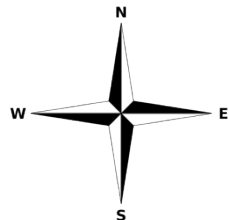
2 - PAVILION - SOUTH  
1:100

3 - PAVILION - EAST

4 - PAVILION - WEST

# 21/04087/FUL – Former Barrington Cement Works, Barrington Site Location Plan

Page 14



Northern Parcel Re-plan Schedule of Accommodation  
Revision Oct 2022

Gross Site Area	24.4 acres
Net developable Area	9.7 acres

Unit Type	Beds	Quantity
Private Units		
Sakowell	2	8
Letthamorth	2	4
Amberley	3	3
Stratford Q	3	3
Leamington Lifestyle	3	2
Canterbury 3	3	3
Oxford 10	3	10
Marlow MA(2)	4	5
Shaftesbury	4	3
Harrigate	4	2
Richmond	4	10
Herdley	4	6
Hampstead	4	11
Highgate 5	5	6
08		
Affordable Units		
2B-Maisonette MA(2)	3	7
2B-Maisonette	3	7
2B-Apartment	2	9
Terra	2	16
Terra MA(2)	3	7
Dart	3	4
05		
Grand Totals		
113		



# Proposed Site Plan

# Proposed Street Scenes

Page 16



# House Type Example: Letchworth



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

# House Type Example: Leamington Lifestyle

Page 18



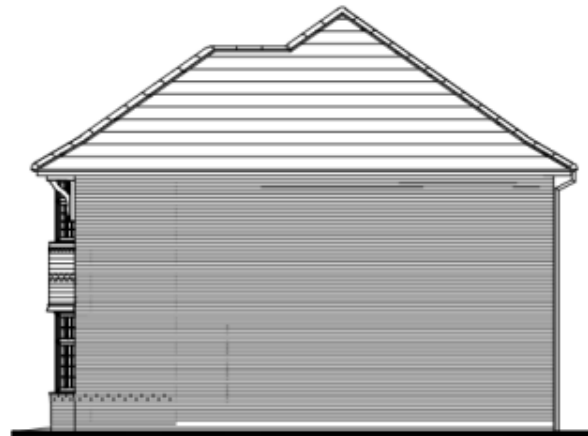
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

# Flat Block B Elevations



**FRONT ELEVATION**

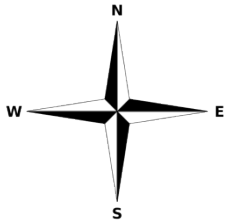


**SIDE ELEVATION**

# MINOR APPLICATIONS

# 22/04018/OUT/*Fenny Lane Farm,* *Fenny Lane, Meldreth* Site Location Plan

Page 21



## Page 22



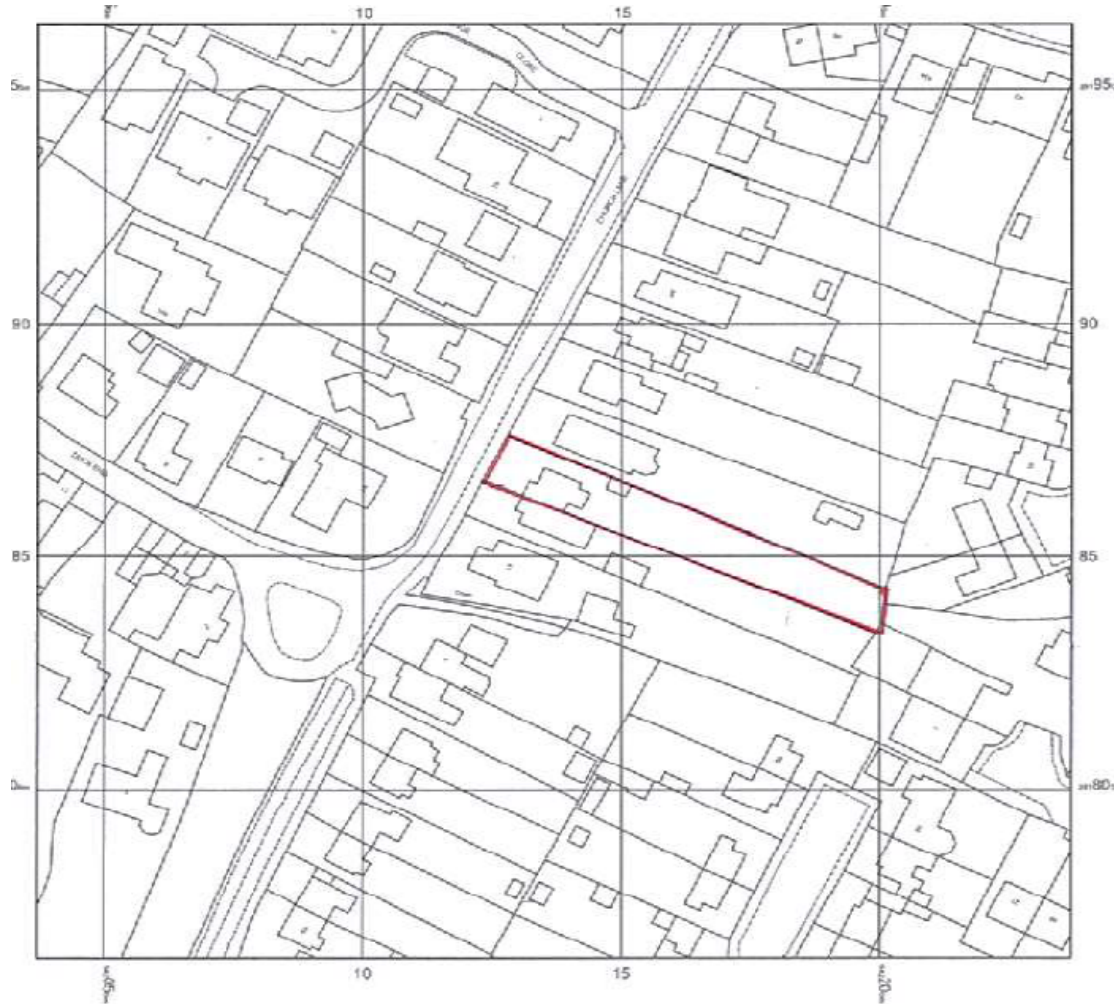
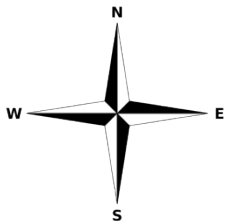
# 22/04018/OUT/Fenny Lane Farm, Fenny Lane, Meldreth Illustrative Plot Boundaries



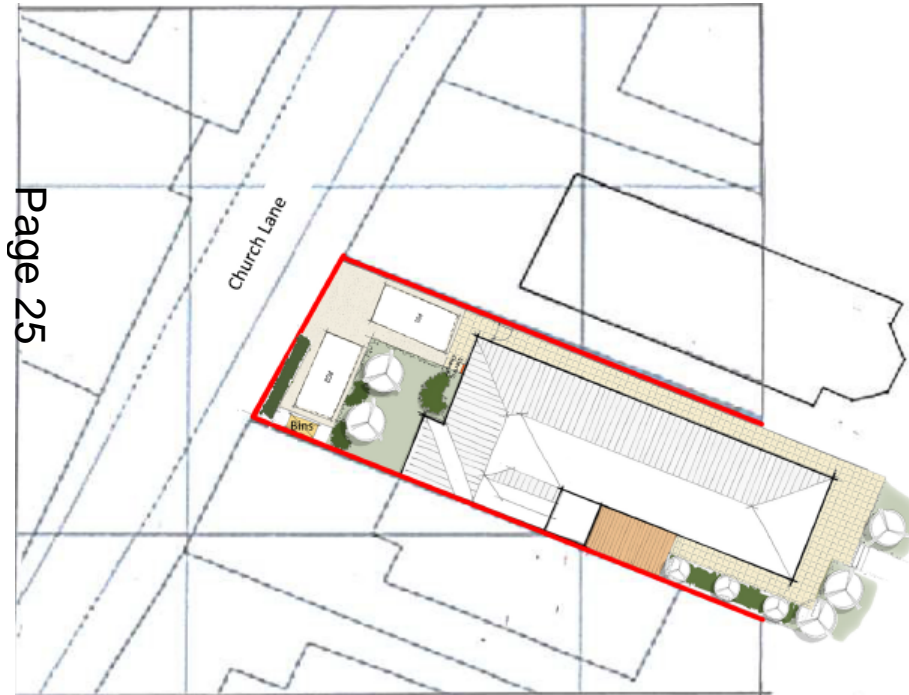
# 22/04826/HFUL 77 Church Lane Girton

## Site Location Plan

Page 24

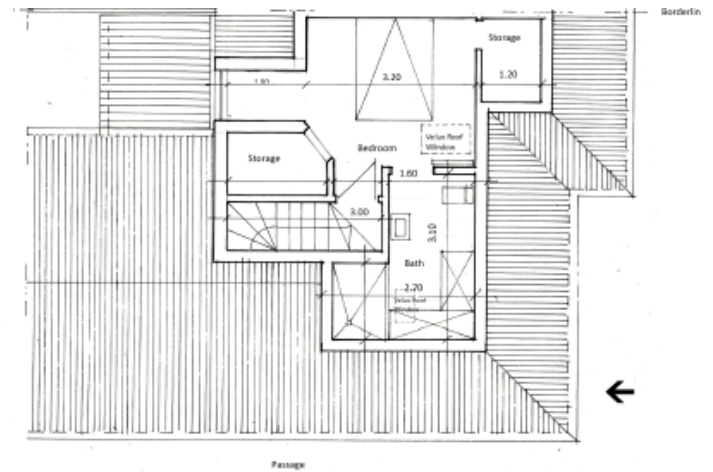
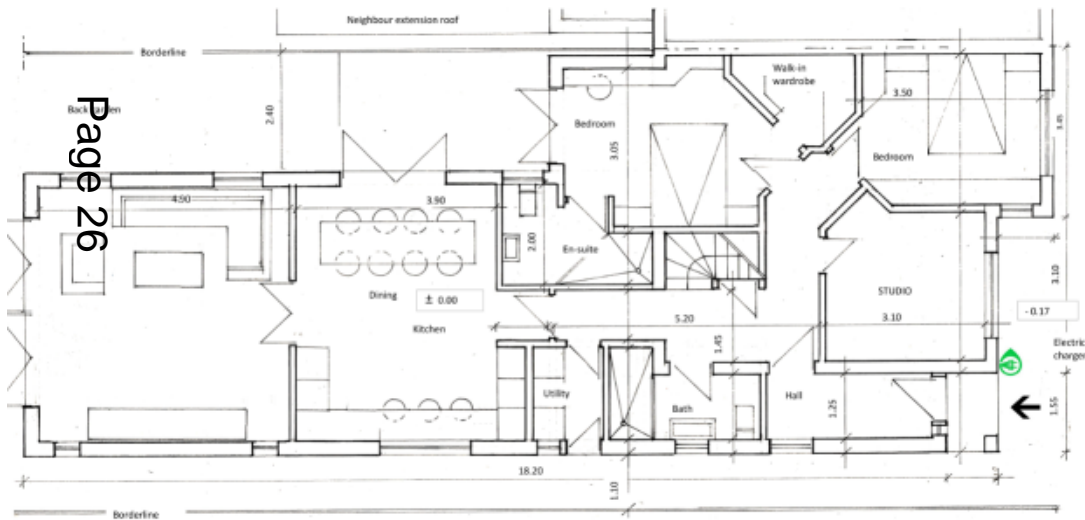


# 22/04826/HFUL 77 Church Lane Girton Block Plans



# 22/04826/HFUL 77 Church Lane Girton

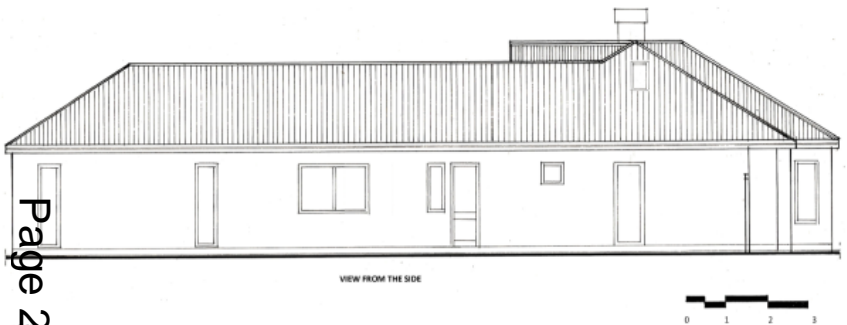
## Proposed Floor Plans



# 22/04826/HFUL 77 Church Lane Girton

## Proposed Elevations

Page 27

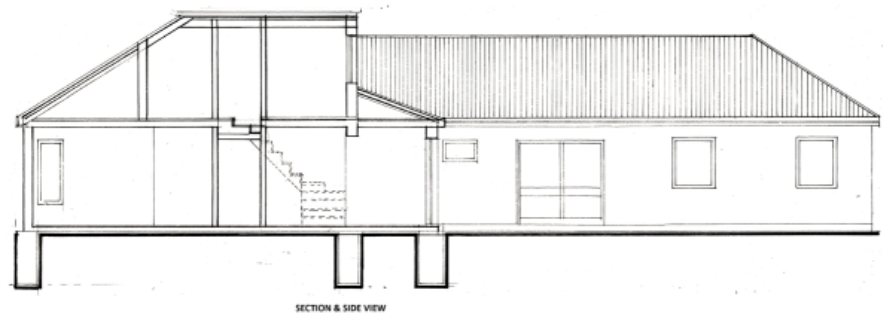


VIEW FROM THE SIDE



VIEW FROM THE FRONT

<b>ART &amp; ARCHITECTURE LTD.</b> <small>— registered trademark —</small>	
<small>Commercial &amp; Residential Interior Design</small>	
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<small>Tel.: 01223-380571 Mob.: 07862-886505</small>	<small>77, Church Lane</small>
<small>e-mail: <a href="mailto:artandarch@artandarch.co.uk">artandarch@artandarch.co.uk</a></small>	<small>Girton CB3 0JW</small>
<small><a href="http://www.artandarch.co.uk">www.artandarch.co.uk</a></small>	<small>FOR PROPOSED VIEWS</small>
<small>all websites: <a href="http://www.artandarch.co.uk">www.artandarch.co.uk</a></small>	<small>Dimensions in metres</small>
	<small>SCALE 1:50 Oct 22</small>



SECTION & SIDE VIEW



VIEW FROM THE BACK

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<small><a href="http://www.artandarch.co.uk">www.artandarch.co.uk</a></small>	<small>FOR PROPOSED VIEWS</small>
<small>all websites: <a href="http://www.artandarch.co.uk">www.artandarch.co.uk</a></small>	<small>Dimensions in metres</small>
	<small>SCALE 1:50 Oct 22</small>

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