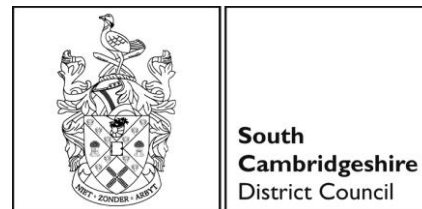


South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 01954 713000
f: 01954 713149
www.scambs.gov.uk



Thursday 02 February 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.

Supplementary Agenda

- | | |
|----|---|
| 5. | 22/04303/REM - Land Between Haverhill Road And Hinton Way, Stapleford
Reserved matters application for additional access points, layout, scale, landscape and appearance following outline planning |
|----|---|

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permission 20/02929/OUT (Outline planning for the development of land for a retirement care village in Use Class C2 comprising housing with care, communal health, wellbeing and leisure facilities, public open space, landscaping, car parking, access and associated development and public access countryside park with all matters reserved except for access)

Exclusion of Press and Public

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

Agenda Item 5



**South
Cambridgeshire
District Council**

Report to: South Cambridgeshire District Council Planning Committee 8 February 2023

Lead Officer: Joint Director of Planning and Economic Development

22/04303/REM – Land Between Haverhill Road And Hinton Way, Stapleford, Cambridge

Proposal: Reserved matters application for additional access points, layout, scale, landscape and appearance following outline planning permission 20/02929/OUT (Outline planning for the development of land for a retirement care village in Use Class C2 comprising housing with care, communal health, wellbeing and leisure facilities, public open space, landscaping, car parking, access and associated development and public access countryside park with all matters reserved except for access)

Applicant: Rangeford Villages Ltd

Key material considerations:

1. Design (layout, scale, landscape and appearance)
2. Highways/ Access
3. Car Parking
4. Cambridge South East Transport (CSET)

Reason Reported to Committee: Major application, Reserved matters application to original departure application, Wider public interest.

Presenting officer: Michael Hammond

Update/ Amendments Report

It is requested that the following paragraphs are amended as follows:

[~~Strikethrough~~ = deletion]

[Underline = insertion]

“1.8 The applicants have indicated that they expect to commence the development as soon as possible. In recognition of the potential for an alternative alignment to the CSET corridor to result in abortive landscaping works in a part of the countryside park – officers are also recommending that the S106 agreement accompanying the outline planning permission is modified to provide for the phased delivery of the country park works and its assured completion. The deed of variation to the S106 agreement would effectively seek to split the delivery of the countryside park into two phases. The first phase (comprising approximately 14ha) would still need to be ~~delivered~~ transferred to the maintenance body prior to the first occupation of the retirement care village, as per the original Section 106 Agreement wording. The second, southernmost phase of approximately 5ha would need to commence ~~by~~ no sooner than 1 April 2026 unless a Transport for Works Act Order for the CSET scheme has been made. In the event of an ongoing legal challenge or a Judicial Review to any Transport for Works Act Order, if submitted, then this deadline would be extended to no sooner than 1 April 2027. The precise wording of this proposed Deed of Variation will need to be finalised amongst all parties and it is therefore requested that the Planning Committee grants delegated authority to officers to negotiate and agree this.”

“1.9 The proposed development has been amended during the application process to address consultee comments. As a result of the amendments, officers consider that the proposal creates a well-balanced, less car dominated, more attractive and better functioning development which would be responsive to the surrounding character and layout. The proposal would continue to deliver biodiversity enhancement, and incorporate renewable energy ~~and include provision of affordable housing.~~”

“10.17 The Deed of Variation to the Section 106 Agreement for the site would phase the delivery of the countryside park into two phases. The northernmost phase of approximately 14ha would be the first phase and would need to be ~~delivered~~ transferred to the maintenance body prior to the first occupation of the retirement care village, as per the original Section 106 Agreement wording. Given GCP’s proposed programme timetable for CSET, it is proposed that the southern-most

phase of approximately 5ha would need to commence ~~by~~ no sooner than 1 April 2026 unless a Transport for Works Act Order for the CSET scheme has been made. In the event of an ongoing legal challenge or a Judicial Review to any Transport for Works Act Order, if submitted, then this deadline would be extended to no sooner than 1 April 2027. The final wording of this proposed Deed of Variation will need to be agreed amongst all parties and it is therefore requested that the Planning Committee grants delegated authority to officers to negotiate and agree this.”

Reason for the change to the Deed of Variation wording (Paragraphs 1.8 & 10.17)

The original Section 106 agreement only required the transfer of the countryside park to a maintenance body prior to occupation of development and not for the countryside park to be commenced prior to occupation of development as incorrectly stated in these paragraphs of the committee report. This is in relation to Phase One of the proposed Deed of Variation to the Section 106 agreement.

In addition, in relation to Phase Two of the proposed Deed of Variation, the deadline for commencement of this element incorrectly stated “by” rather than “no sooner than” as now amended. The “no sooner than” is the appropriate wording as the reason for this is in recognition of the estimated time involved in relation to the potential for an alternative alignment to the CSET corridor and the potential resulting abortive landscaping works in this part of the countryside park.

Reason for the change to Paragraph 1.9

Paragraph 1.9 incorrectly referred to affordable housing which is not part of the proposal and not a matter for consideration under this application.

Overall, the recommendation remains the same as outlined in Paragraph 10.132 of the Committee Report.

Report Author:

Michael Hammond – Principal Planner

Telephone: 07562308140