

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 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.**

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### Supplementary Agenda

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| <b>7.</b> | <b>22/04018/OUT - Fenny Lane Farm, Fenny Lane, Meldreth</b><br>Outline Application with all matters reserved other than access for the erection of nine self-build dwellings |
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**3 - 6**

## **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.

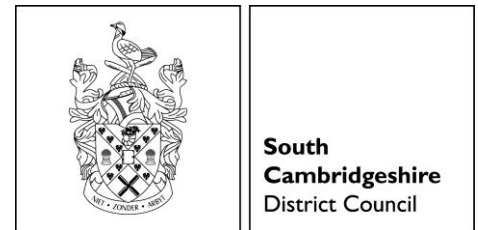
"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) ..... in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in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

**Report to:**

South Cambridgeshire District  
Council Planning Committee

1 February 2023

**Lead Officer:**

Joint Director of Planning and Economic Development

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## 22/04018/OUT – Fenny Lane Farm, Fenny Lane, Meldreth

Proposal: Outline Application with all matters reserved other than access for the erection of nine self-build dwellings

Applicant: Mrs Philippa and Joanne Hart

Key material considerations: Self Build Need

Date of Member site visit: None

Is it a Departure Application?: Yes (advertised 12 October 2022)

Decision due by: 9 February 2023

Application brought to Committee because: Called-in by Meldreth Parish Council

Presenting officer: Katie Christodoulides

### 1.Update Report

Update to the table in paragraph 8.15 under paragraph title Self-Build Need of the Planning Committee Report. Updated table below.

8.15 The table below shows the number of people added to the register for each base period and the number of planning permissions granted within 3 years from the end of each base period. This shows that there was a shortfall in the number of permissions granted compared to the number of people added to the register at the last base period and the preceding base period. The table figures have been updated to remove reference to the figures in brackets being a cumulative total across a year-on-year period, as this is not correct. Each base year is treated individually and therefore, any deficits in delivery of permissions granted are not carried forward. Similarly, the number of people on the register is not applied as a cumulative year-on-year total. For example, in relation to base period 5, the Council should be aiming to deliver 157 plots to meet the

identified demand by the end of October 2023. There is no requirement to make up previous shortfalls however, if more than 157 plots were granted during this period, they could contribute to the demand identified for base period 6.

Updated table:

Assessment Period	Number of people added to register (within base period)	Permissions Granted (3 years following base period)
Base Period 1: 01/04/16 to 30/10/16	69	69
Base Period 2: 31/10/16 to 30/10/17	89	89
Base Period 3: 31/10/17 to 30/10/18	135	14
Base Period 4: 31/10/18 to 30/10/19	204	64
Base Period 5: 31/10/19 to 30/10/20	157	Tbc in Nov 2023
Base Period 6: 31/10/20 to 30/10/21	189	Tbc in Nov 2024
Base Period 7: 31/10/21 to 30/10/22	130	Tbc in Nov 2025

## 2. Update to Third Party Representations

- 2.1 A further representation has been received objecting to the proposal, challenging the validity of the applicant's proposals in regard to flood risk and the conclusions of the Lead Local Flood Authorities comments.
- 2.2 The objections raised are summarised below:
- Groundwater levels in the area are high.
  - The water table must be being high as water is not draining quickly.
  - The maintenance of the attenuation system is required to stop increased flood risk.
  - The applicant has not undertaken the necessary investigations to evidence the design will work.
  - The proposals do not allow access to maintain the stream, culvert and clear it of debris. This would increase risk and a blockage increasing the risk of flooding to the nearby neighbour which is in flood zone 3.
  - Infiltration rates have not been undertaken and there is insufficient information provided with the application.

- No investigation or information provided as to the ability of the current foul drainage system can take the increase waste.

Objections remain and summarised:

- Principle of development contrary to the Local Plan.
- Design is not acceptable.
- Proposals will have adverse landscape impact.
- Proposal will result in the loss of allotments.
- Concerns about flood risk impacts of the development.
- Concerns regarding access to the site.
- Adverse impact on the amenity of neighbouring properties during construction and once developed.

2.3 The above representations are a summary of the comments that have been received. Full details can be inspected online via the Council's website.

### **3. Update to the Consultations**

3.1 Following the third party representation, the Lead Local Flood Authority has reviewed the correspondence and provided the following comments.

3.2 In regard to the infiltration testing and ground water monitoring, the investigations can be conditioned for the detailed design stage. Within the previous comments, ground investigations including infiltration tests were requested to be carried out by condition. This condition can be amended to make clear the need for ground water monitoring. This is considered to be sufficient to ensure that the drainage system within the site is not only feasible but practicable based on the conditions of the site.

3.3 There is an element of uncertainty with regards the boundary fence of plot 6 and concerns for access for maintenance. As this is an outline application, the detailed design of the site (layout) is subject to change and this is to be confirmed at reserved matters stage. In addition the applicant has committed to the inclusion of a suitable maintenance access strip adjacent to the water course, and so this alleviated concerns in regards to access for maintenance.

3.4 The informatives at the bottom of the Lead Local Flood Authorities comments are for information. The points in regards to riparian ownership and infiltration testing are in order to make it clear to the applicant, the parameters that they must work within when submitting information in regards to these subjects. They are not intended as objection points.

Report Author:

Katie Christodoulides – Principal Planner

Telephone: 07704 018469

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