

South Cambridgeshire Hall  
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Cambourne  
Cambridge  
CB23 6EA

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[www.scambs.gov.uk](http://www.scambs.gov.uk)



Tuesday 28 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 March 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 - 64

## 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

# P120- Footpath 12, Sawston and 9, Babraham

## Appendix B of Report

Cambridgeshire County Council



THIS MAP FORMS PART OF THE SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL (PUBLIC FOOTPATH NO. 12, SAWSTON) PUBLIC PATH STOPPING UP ORDER 2022

Unaffected Public Footpath	Proposed Permissive Bridleway	Public Bridleway to be created (F-G-I-J-K-L-M)	Public Footpath to be stopped up (A-B-C)
Unaffected Restricted Byway	Public Footpath to be created (K-C & G-H)	Public Footpath to be upgraded to a Public Bridleway (D-I & J)	Parish boundary

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## Appendix C of Report

Cambridgeshire County Council



THIS MAP FORMS PART OF THE SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL (PUBLIC FOOTPATH NO. 12, SAWSTON) PUBLIC PATH STOPPING UP ORDER 2022

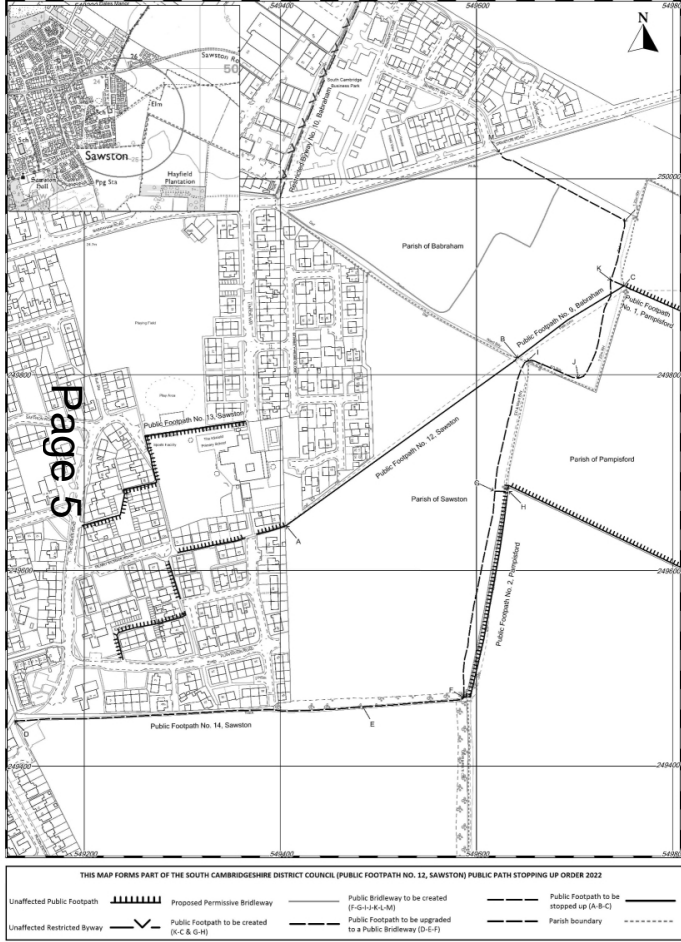
Unaffected Public Footpath	Proposed Permissive Bridleway	Public Bridleway to be created (F-G-I-J-K-L-M)	Public Footpath to be stopped up (A-B-C)
Unaffected Restricted Byway	Public Footpath to be created (K-C & G-H)	Public Footpath to be upgraded to a Public Bridleway (D-E-F)	Parish boundary

© Crown copyright and database rights 2022 OS 100035955 Scale: 1:2500 @ A3

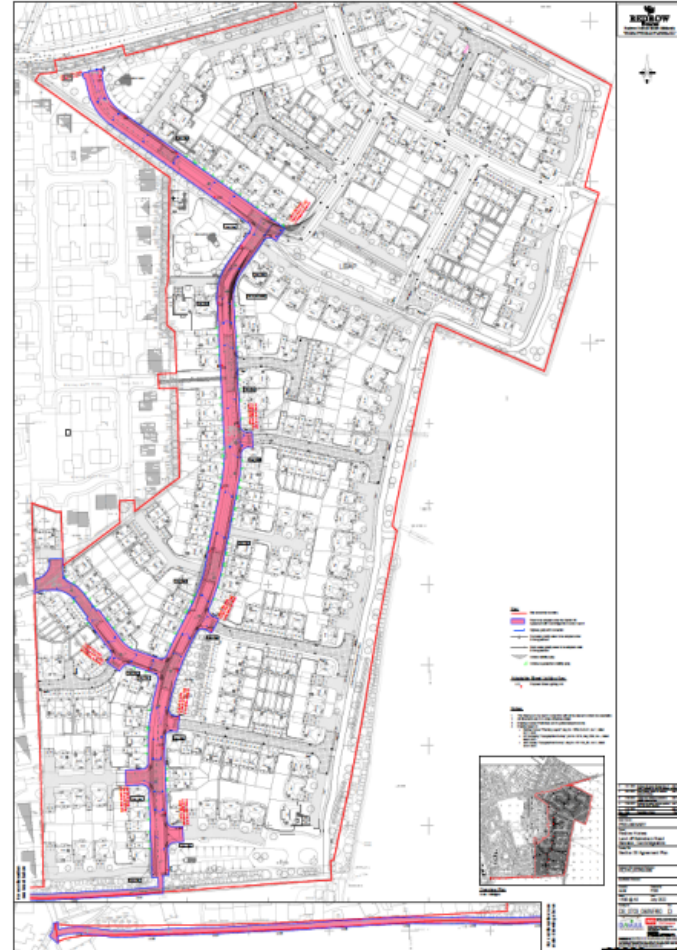


# Appendix B of Report

Cambridgeshire County Council



# Appendix I of Report

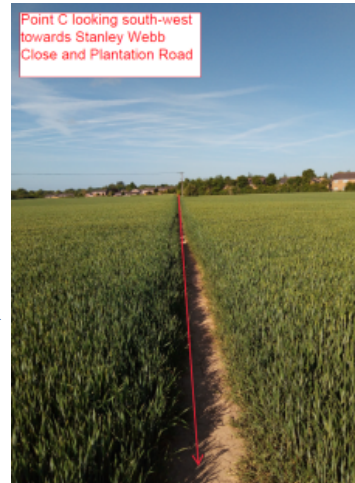
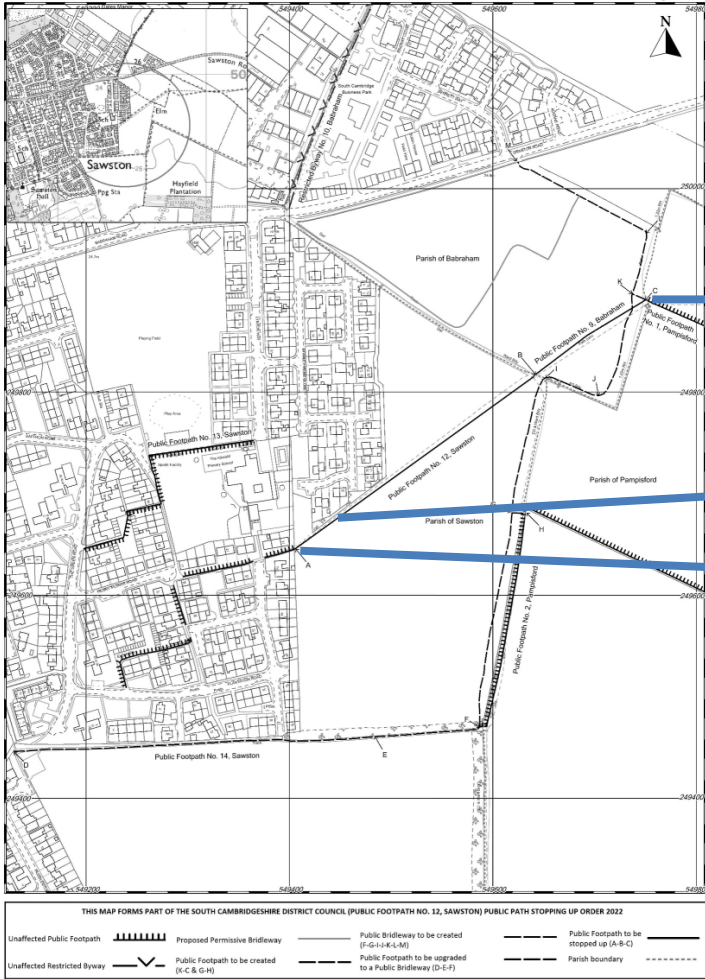


# Appendix G

Cambridgeshire County Council



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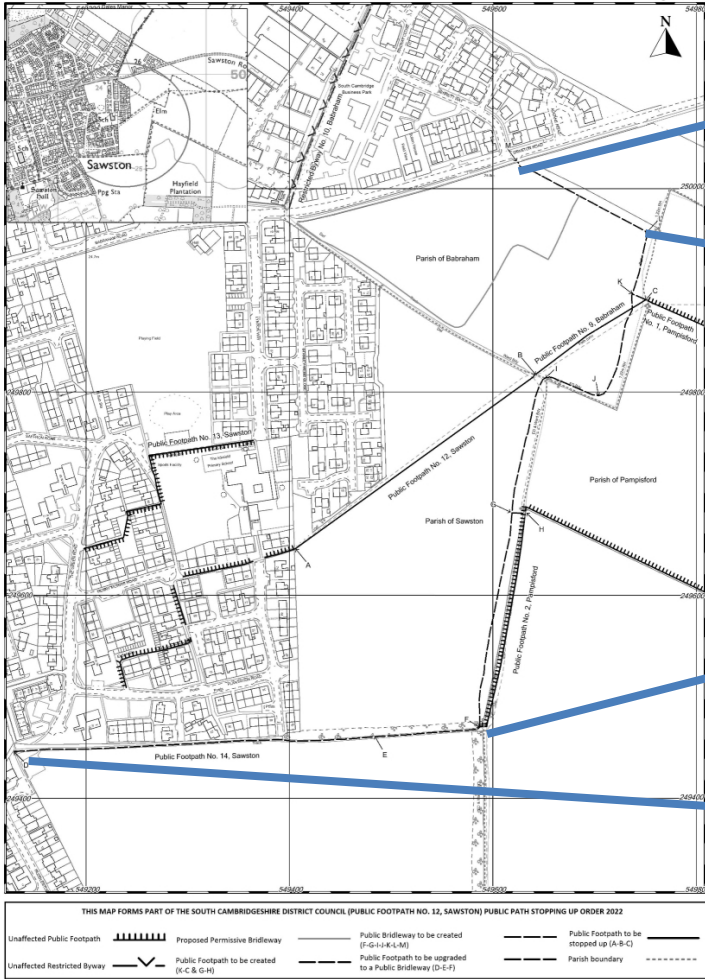


# Appendix H

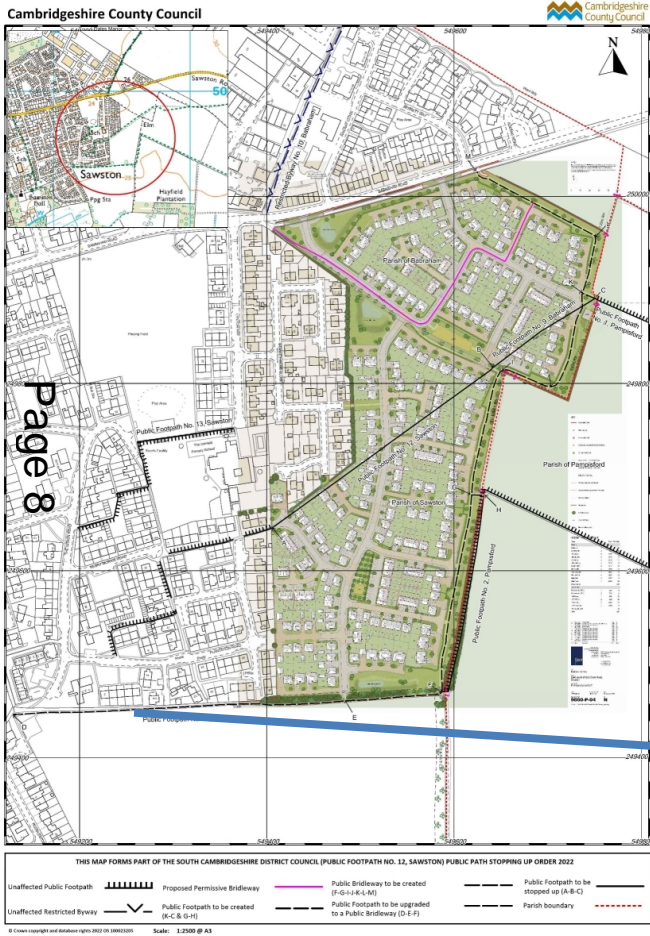
Cambridgeshire County Council



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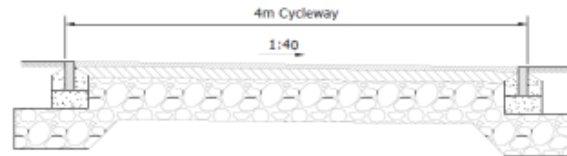


# Appendix J

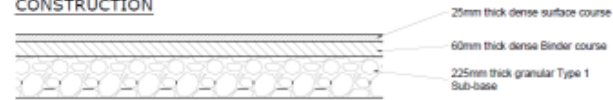


## Points D to E only

### Section Through Footway



### TYPICAL FLEXIBLE FOOTWAY/CYCLEWAY CONSTRUCTION



#### Footway Construction

**Surface Course:** 25mm Compacted thickness of AC 10 dense surface. The course aggregate shall be either crushed rock or gravel. To be compacted and levelled to ensure a smooth surface.

**Binder Course:** 60mm thickness of asphalt concrete. To be compacted and levelled to ensure smooth surface

**Sub-Base:** 225mm Type 1 aggregate (stone and dust mix). To be compacted and levelled to ensure a smooth surface.

Formation will be in accordance with CCC specification and to be treated with an approved herbicide before construction commences.  
PCC edging to be in accordance to Appendix 4.0, Housing Estate Road Construction Specification.

PROJECT	SAWSTON
CLIENT	LAND OF SEBASTIAN PEAR
DESIGNER	TALBOT UNDAW
CONTRACTOR	PROGRESS CONSTRUCTION ONCE 1
DATE	18/08/2022
SCALE	A3
PROJECT NO.	122000
DATE	18/08/2022

**REDROW HOMES**  
 REDROW HOMES SALES MILLBURN  
 1000 MILLBURN ROAD, MILLBURN, LEICESTERSHIRE, LE16 7JG  
 TEL: 01530 419999

# Appendix K

Cambridgeshire County Council



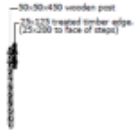
Page 9

THIS MAP FORMS PART OF THE SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL (PUBLIC FOOTPATH NO. 12, SAWSTON) PUBLIC PATH STOPPING UP ORDER 2022

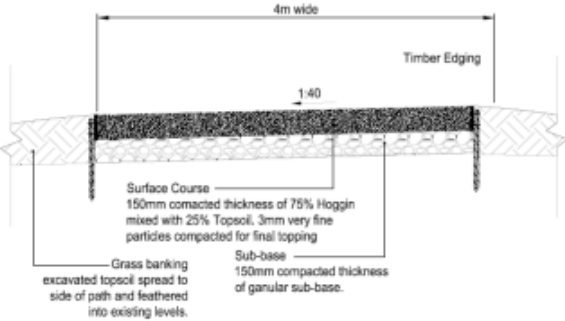
Unaffected Public Footpath (A-B-C)    Proposed Permissive Bridleway (D-G-I-K-L-M)    Public Footpath to be stopped up (A-B-C)    Public Footpath to be stopped up (A-B-C)  
 Unaffected Restricted Byway (K-C & G-H)    Public Footpath to be created (K-C & G-H)    Public Footpath to be upgraded to a Public Bridleway (D-E-F)    Parish boundary

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## Section through Timber Edging



## Section through Hoggin Pulic Right of Way/Bridleway



1	DATE	REVISION	BY
2	2022/02/01	PROPOSED	MTZ @ AJ
3	2022/02/01	REVISED	MTZ @ AJ
4	2022/02/01	REVISED	MTZ @ AJ
<b>Sawston</b> Land Off (Borough Place) Type: Residential Project No: PH000001 - Contribution Order 2 Project Name: <b>12SE-DROW-04</b> Issue: C    Date: 01/02/2022    Scale: A3 Author: M.D.    Date: 01/02/2022 Designer:    Date:			





# Appendix V

Cambridgeshire County Council



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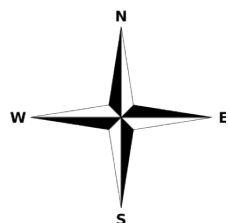


# MAJOR APPLICATIONS

# 22/03363/FUL - Dale Manor Business Park

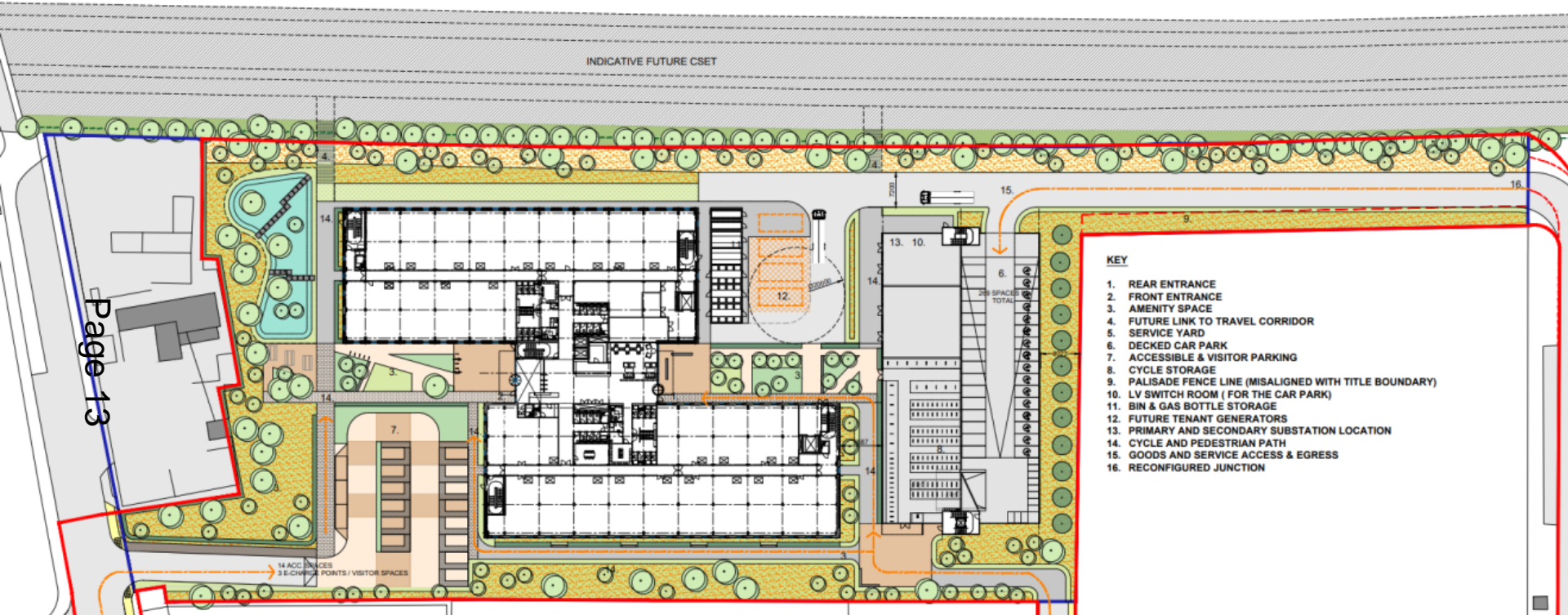
## Site Location Plan

Page 12

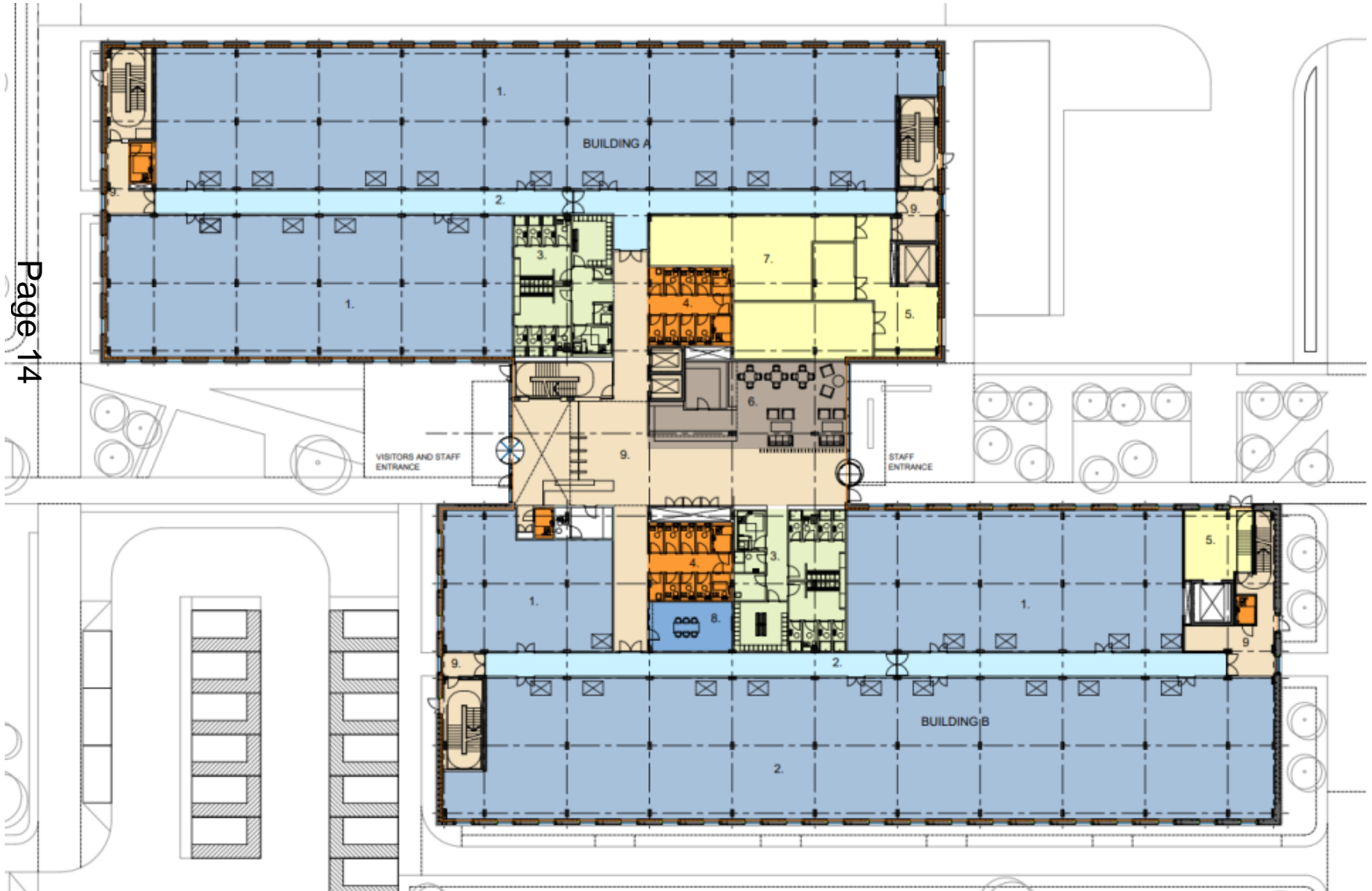




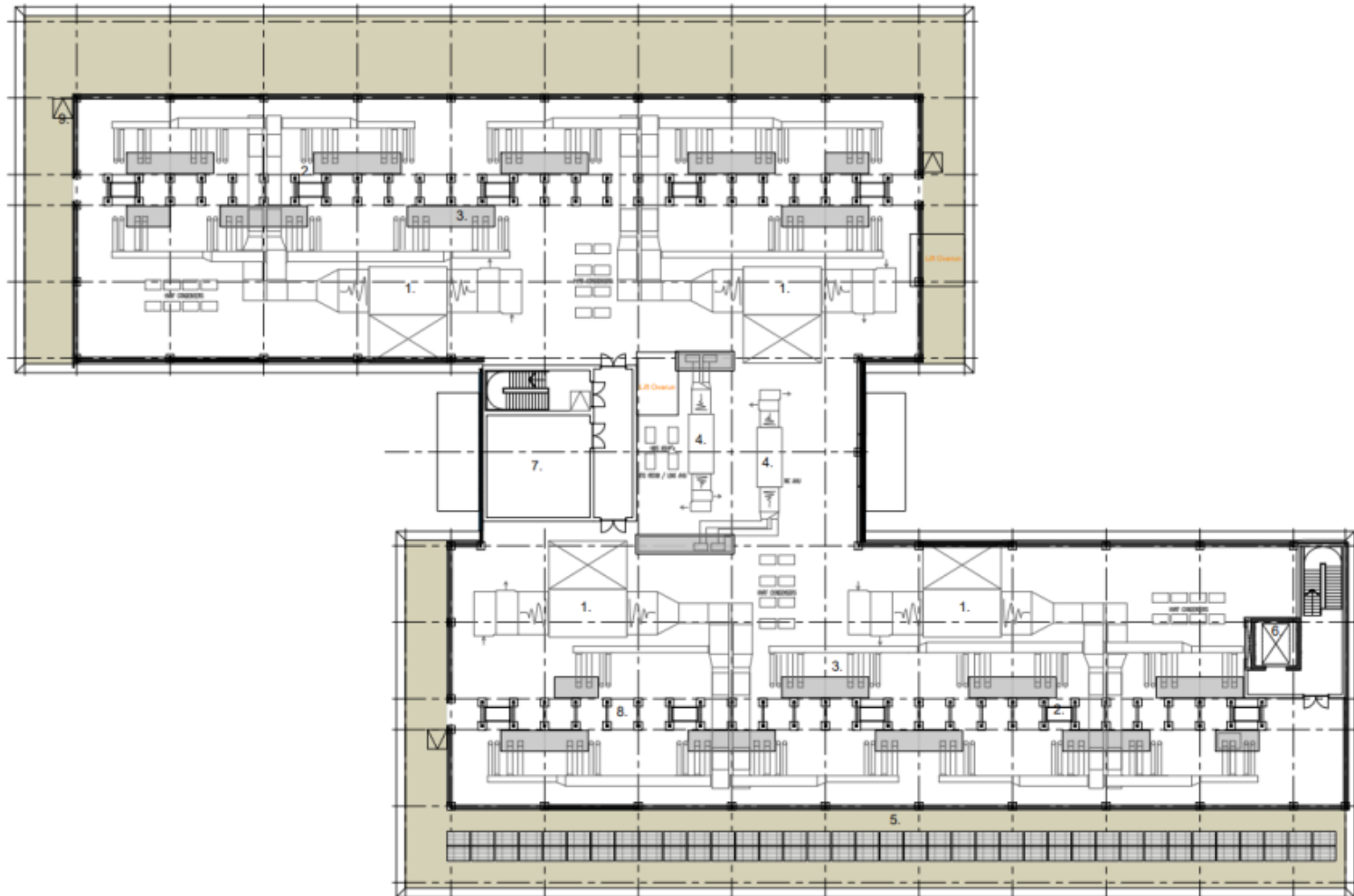
# Site Plan



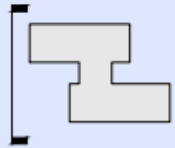
# Ground Floor



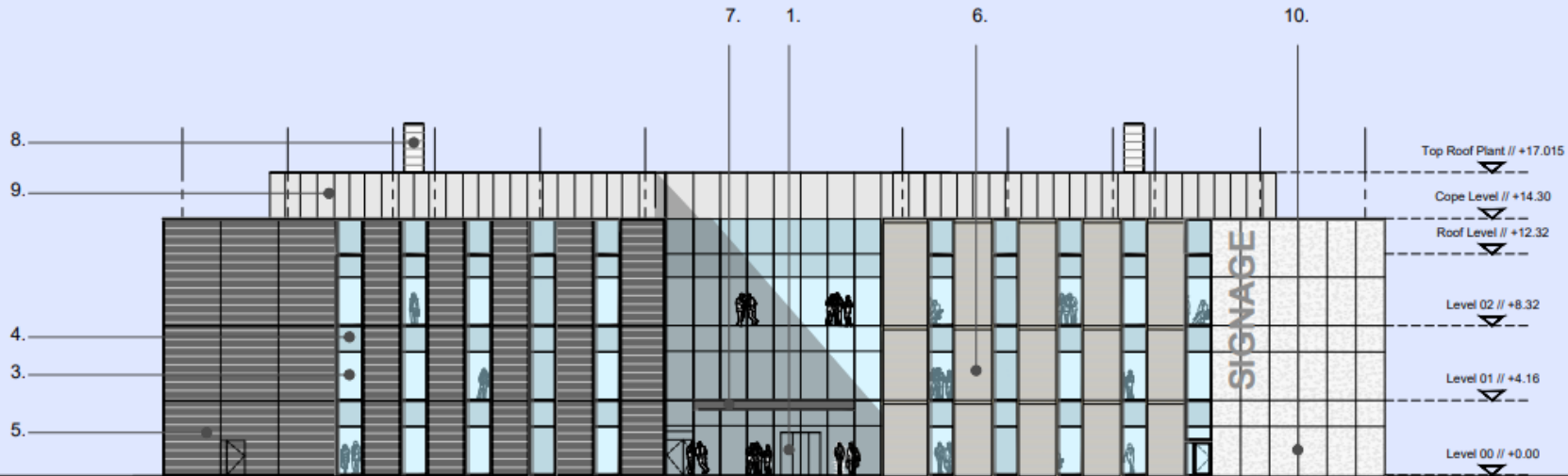
# Roof and Plant Plan



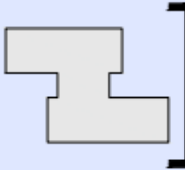
# North-west elevation



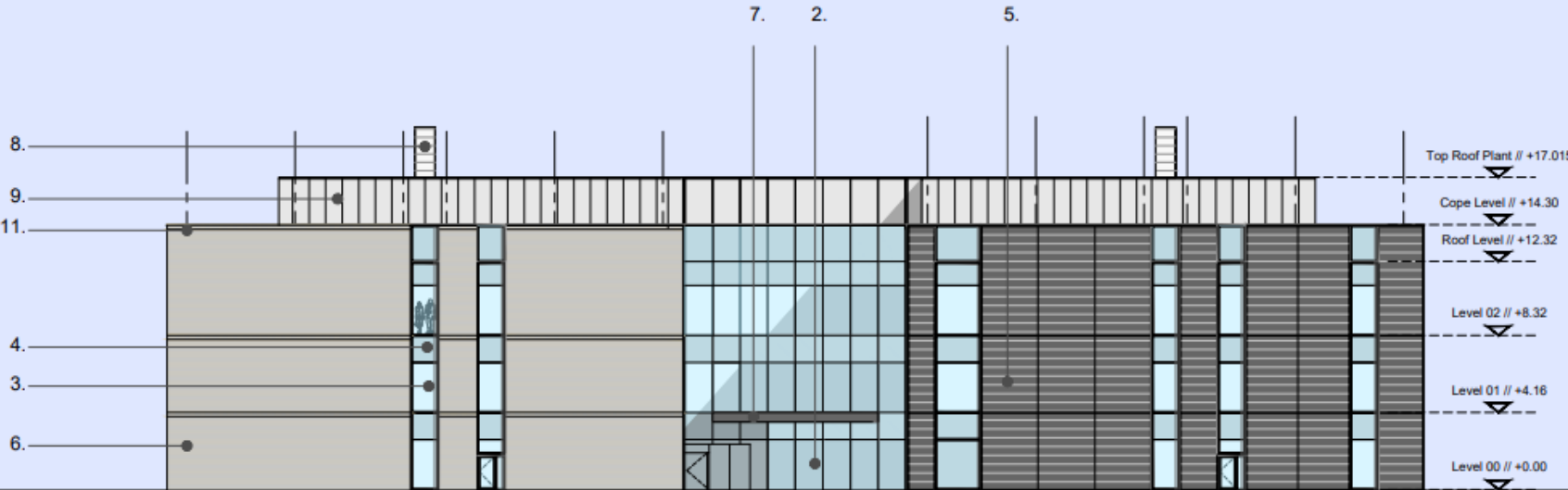
Page 16



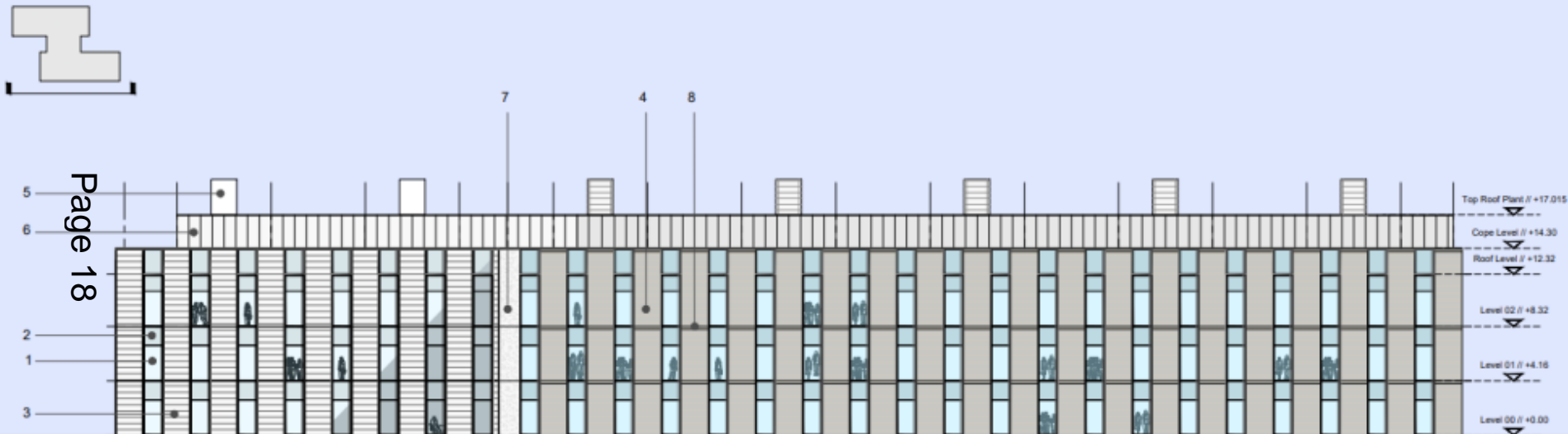
# South-east elevation



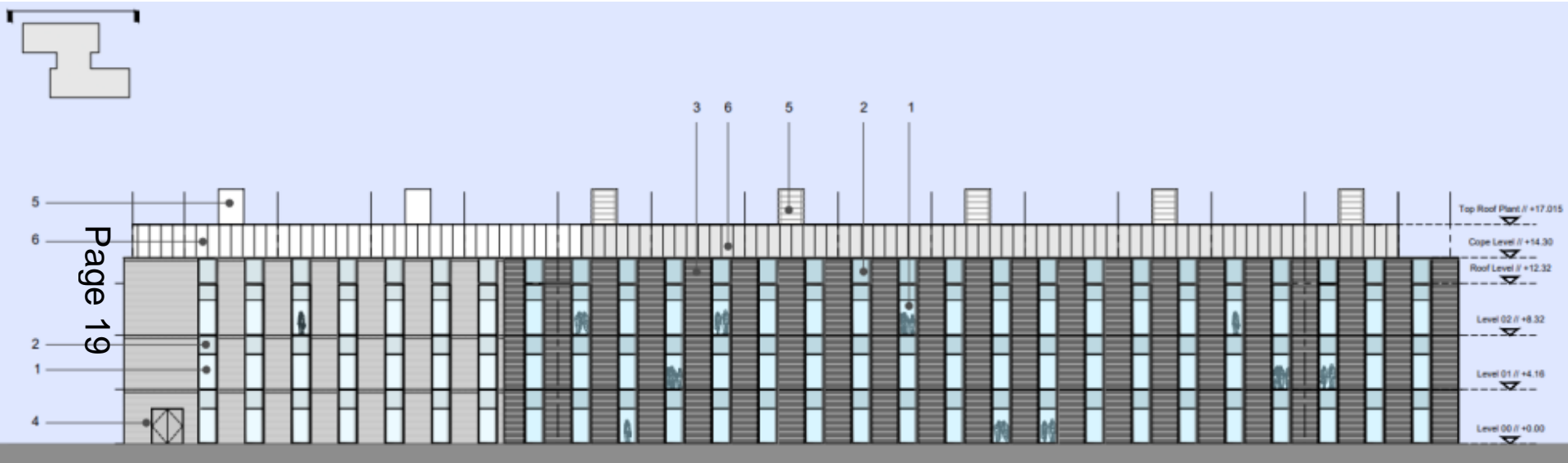
Page 17



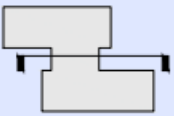
# South-west elevation



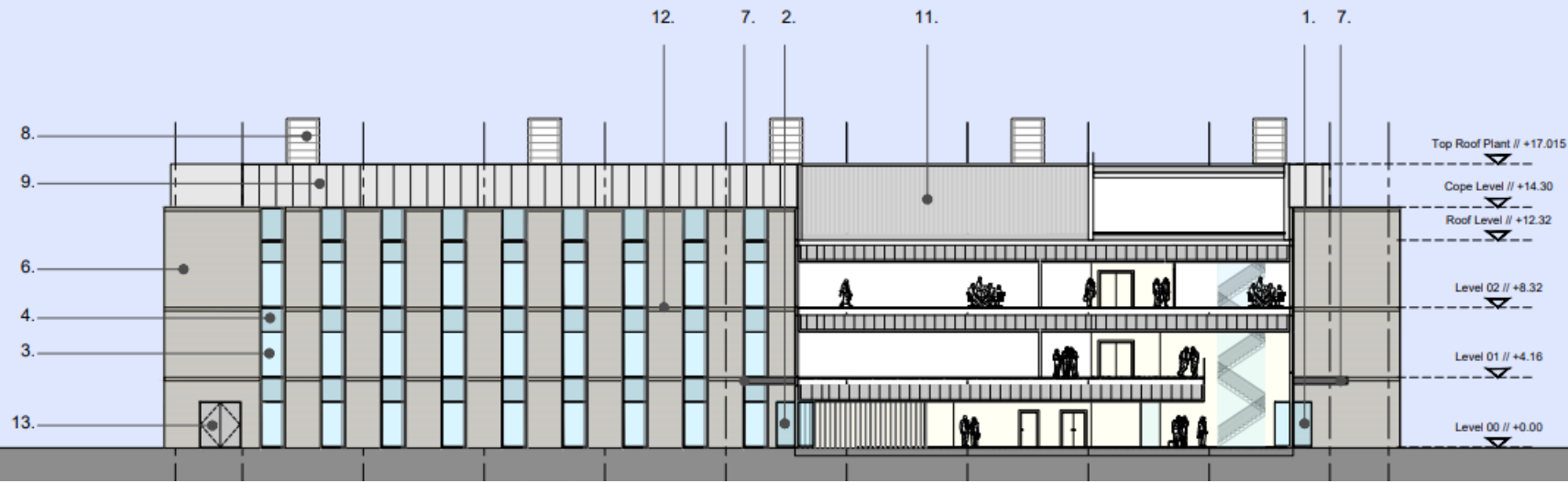
# North-east elevation



# Sections

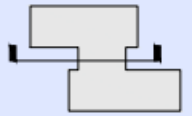
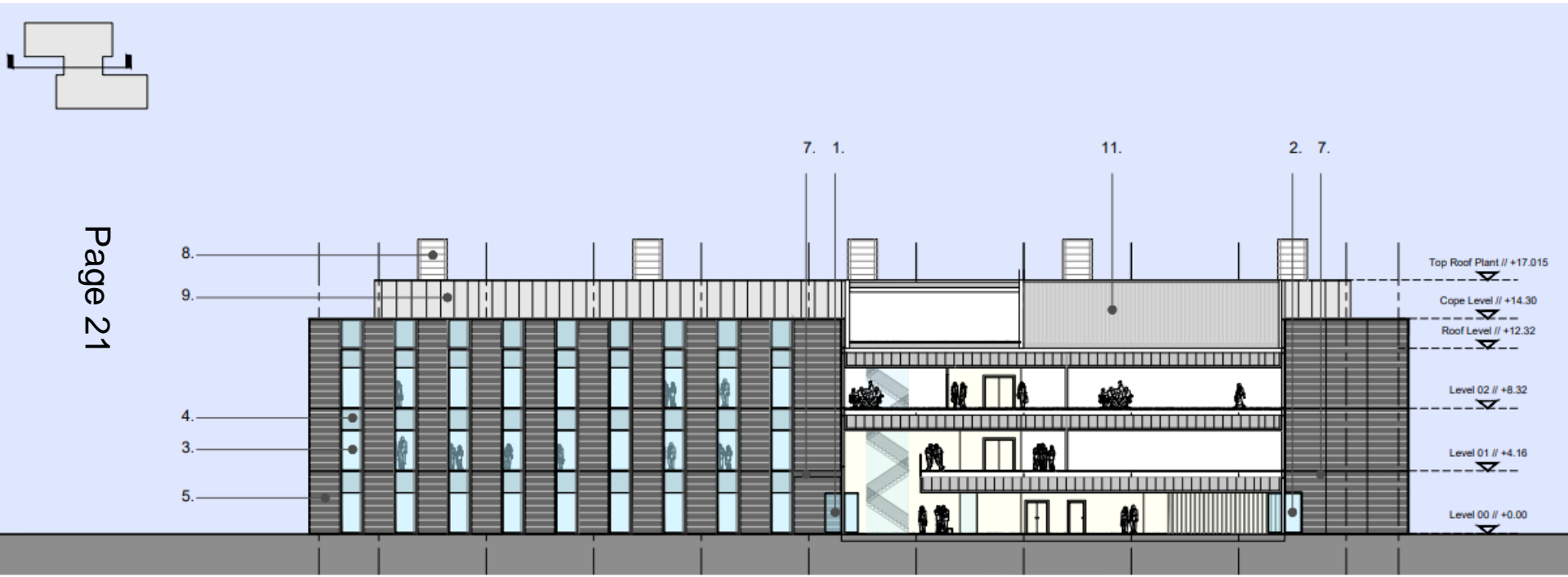


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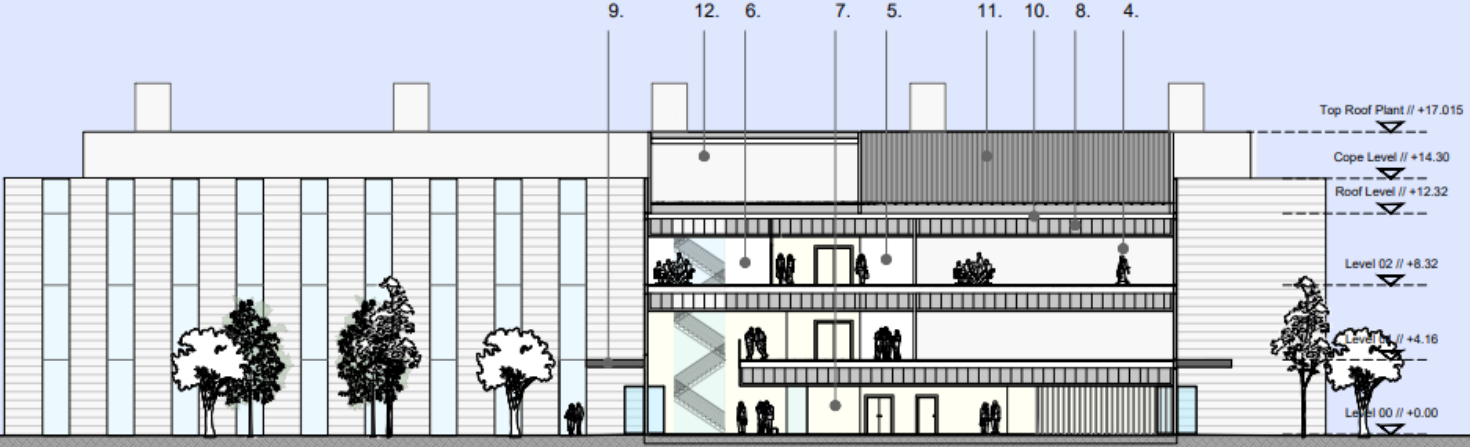
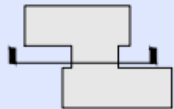




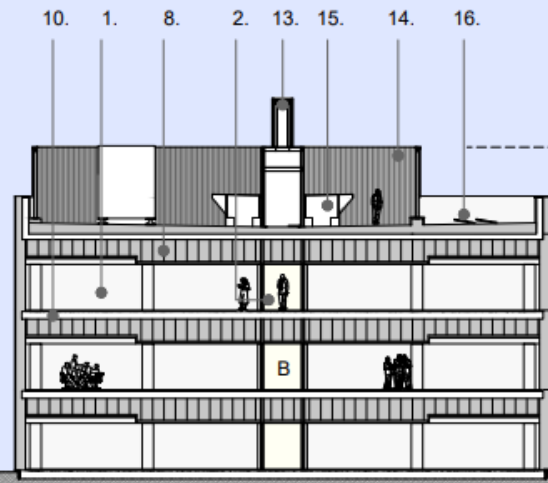
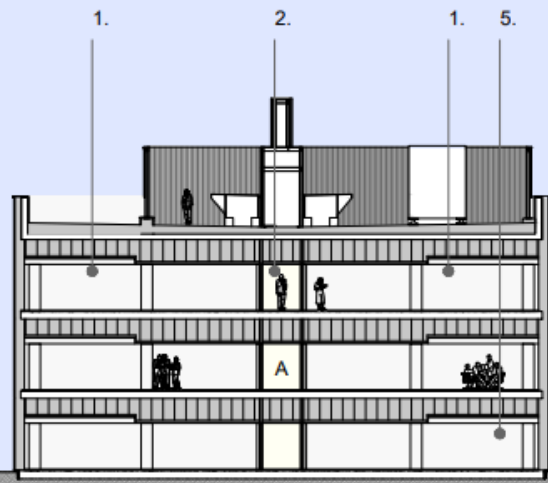
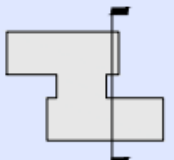
# Sections



# Sections

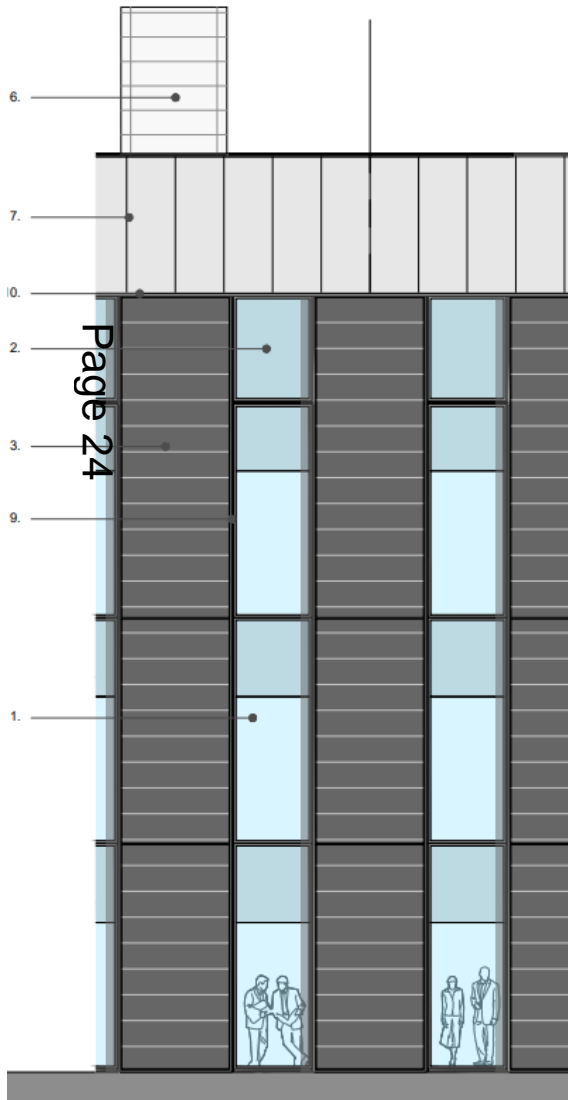


# Sections

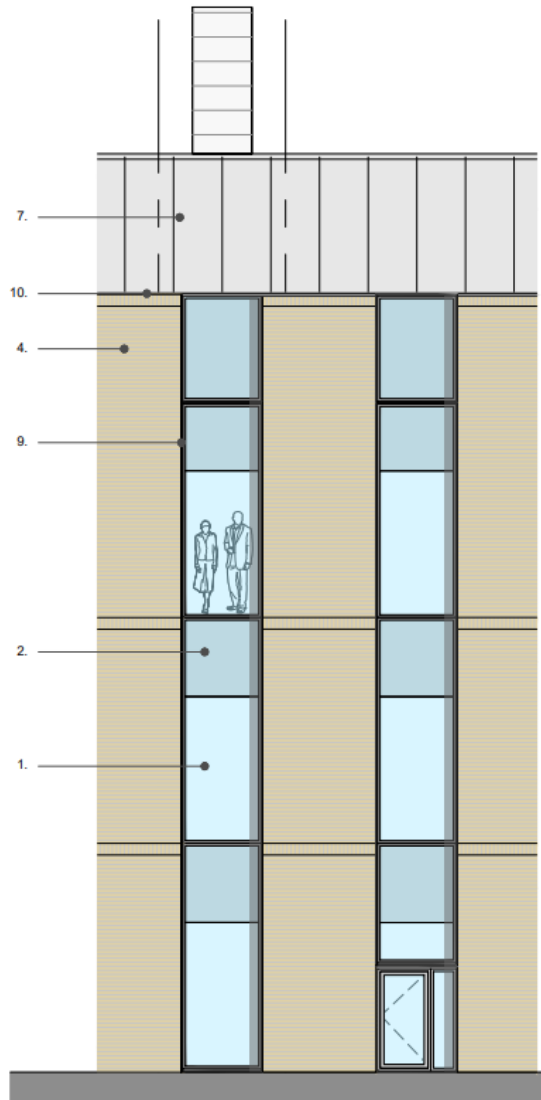


- Top Roof Plant // +17.015
- Cope Level // +14.30
- Roof Level // +12.32
- Level 02 // +8.32
- Level 01 // +4.16
- Level 00 // +0.00

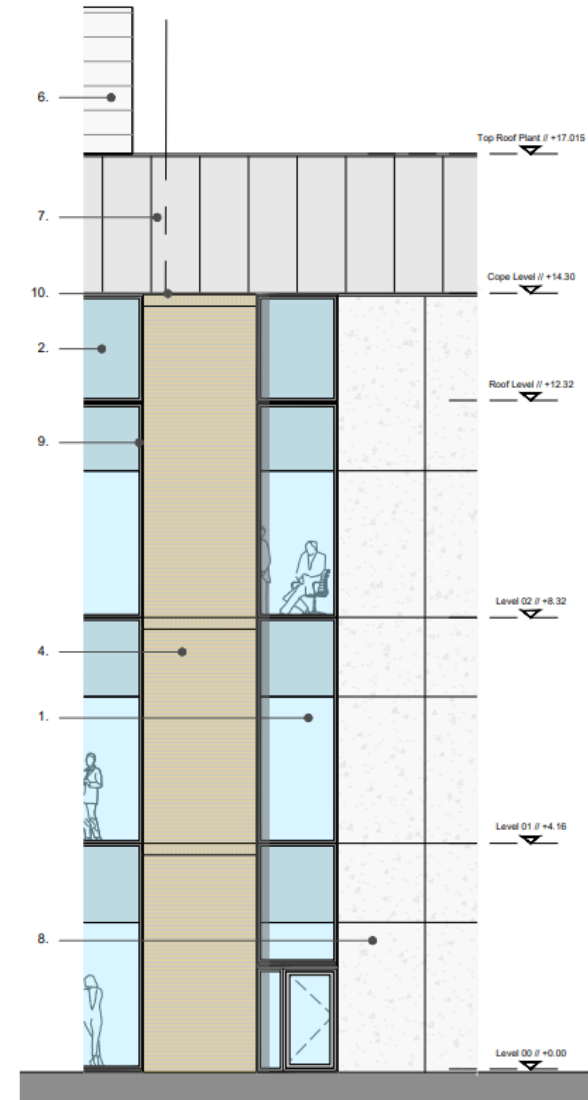
# Elevational details



12 Metal Cladding Typical Elevation  
1:50

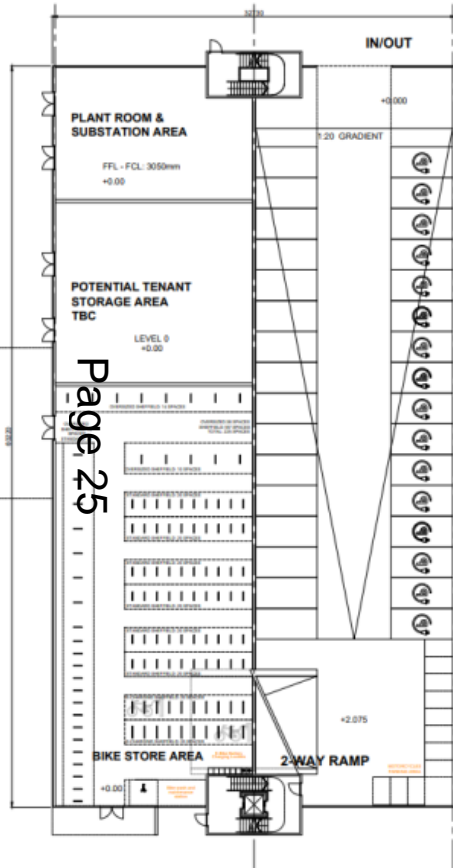


03 Facing Brick Typical Elevation  
1:50



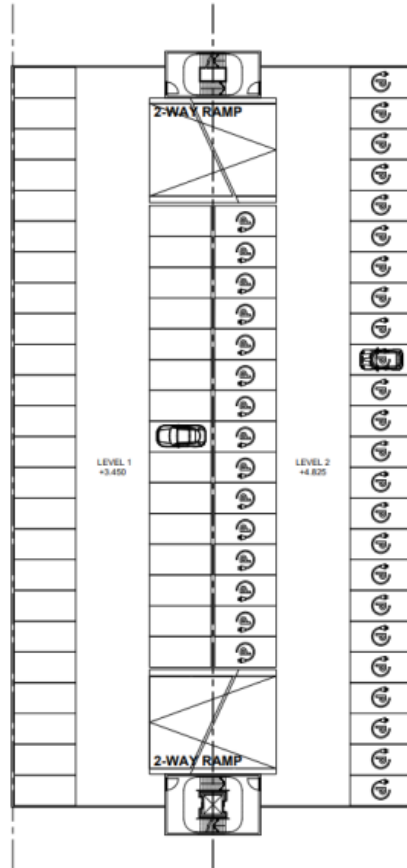
04 Concrete & Brick Typical elevation  
1:50

# Car Deck car parking

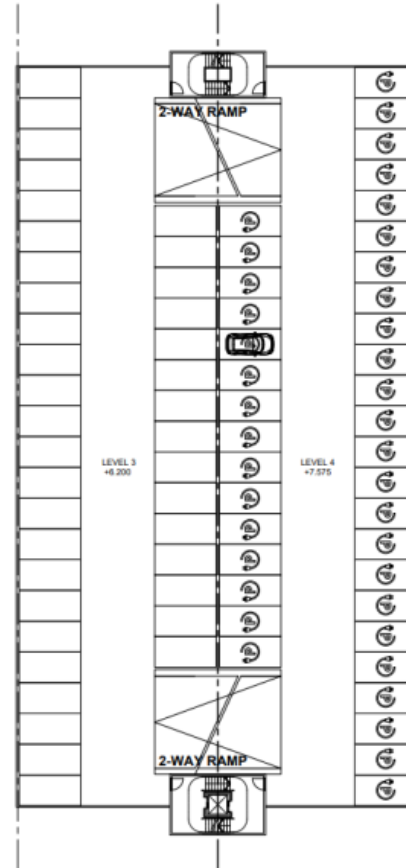


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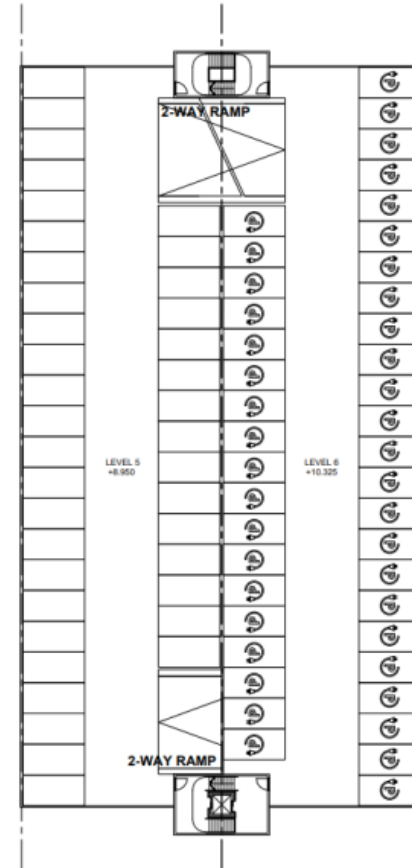
**01** Ground Floor Plan  
1:200



**02** Levels 01 & 02 Plan  
1:200



**03** Levels 03 & 04 Plan  
1:200



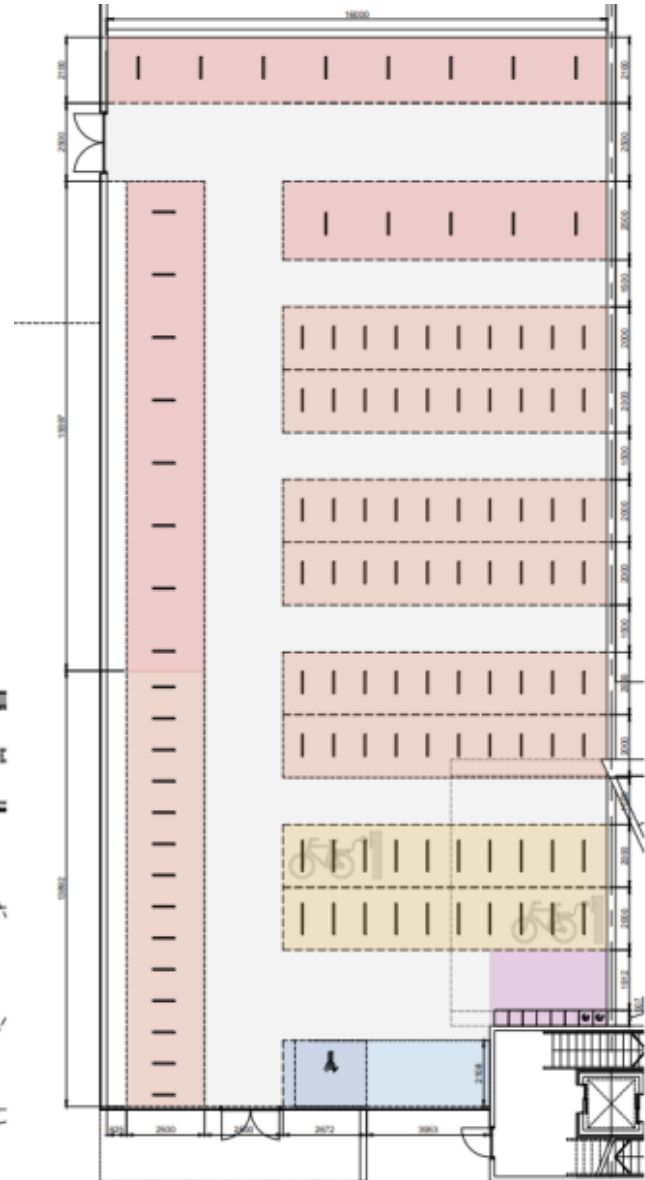
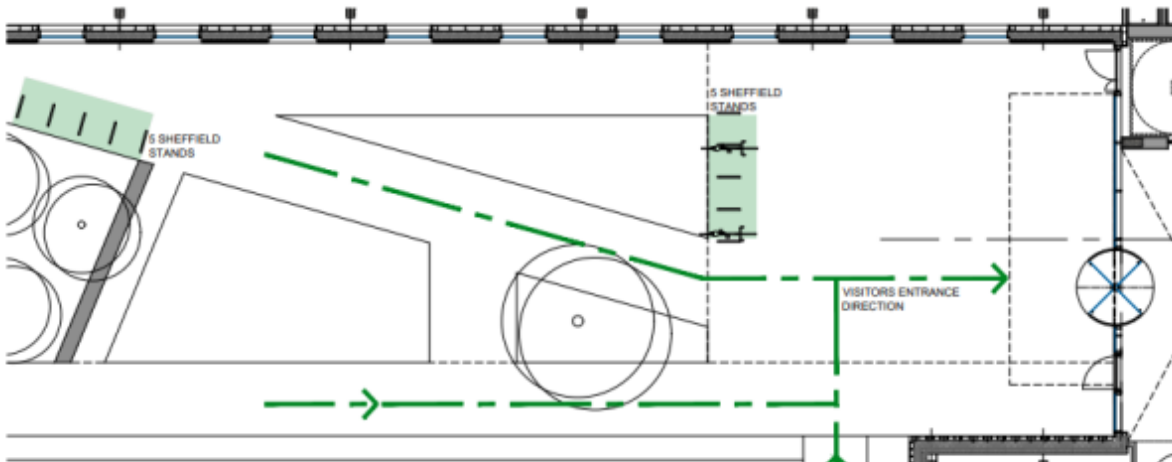
**04** Level 05 & 06 Plan  
1:200

# Car Deck Cycle Parking

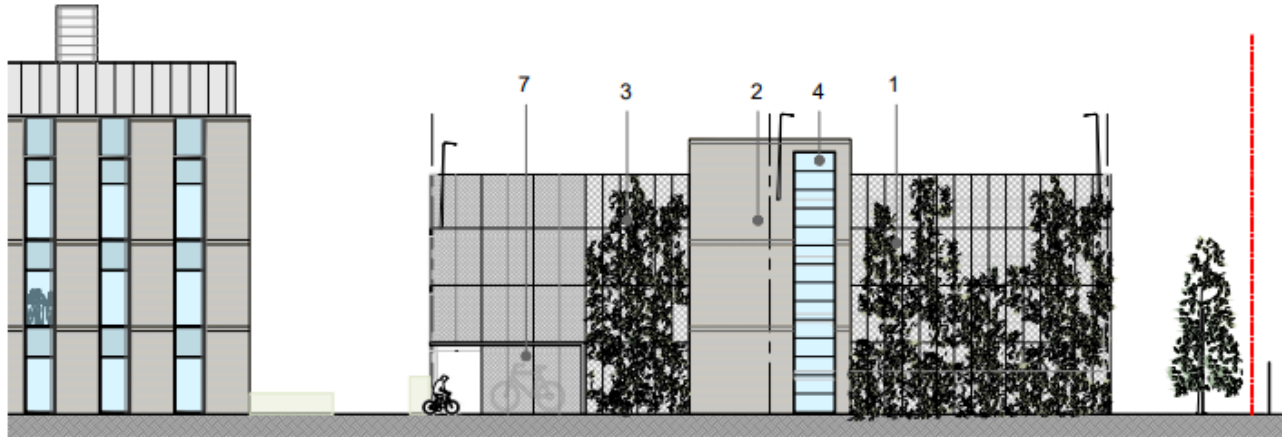
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## KEY

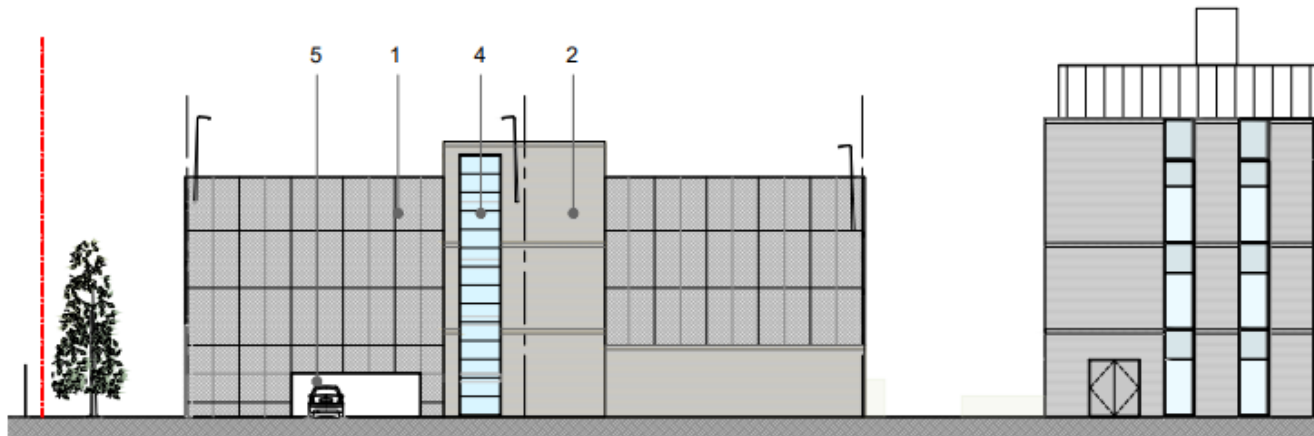
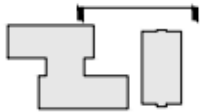
- Sheffield Stands.....147 Spaces
- Oversized Bike Parking.....38 Spaces
- E-Bike Charging station.....40 Spaces
- E-Bike Battery Charging Lockers.....16 Lockers
- Maintenance Station
- Wash Station
- Visitors parking .....20 Spaces



# Car Deck Elevations



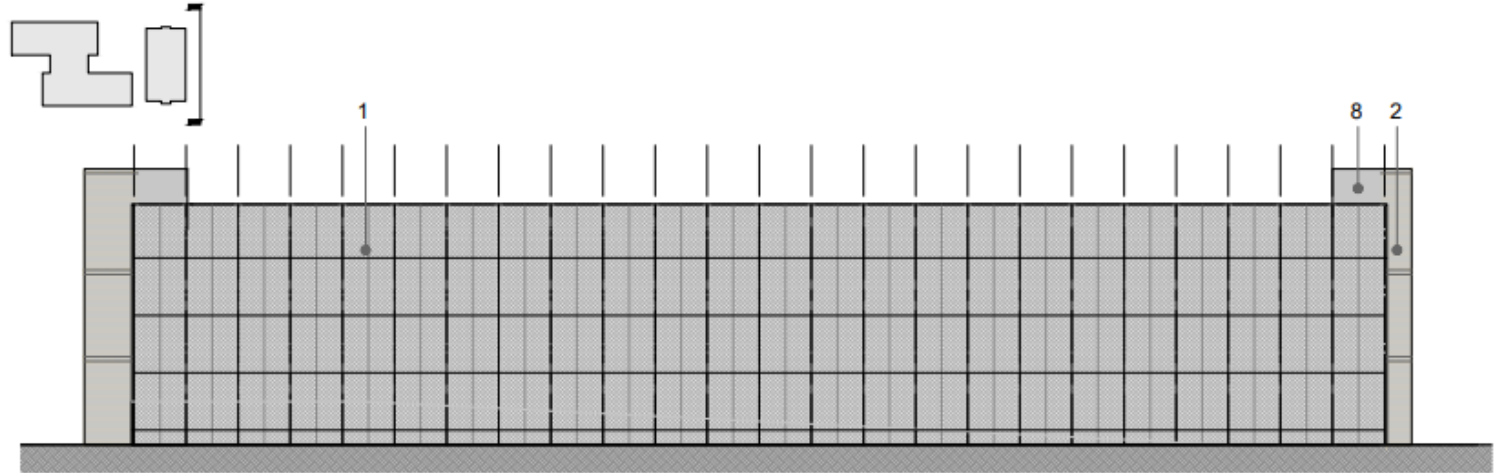
**03** SW Elevation  
1:200



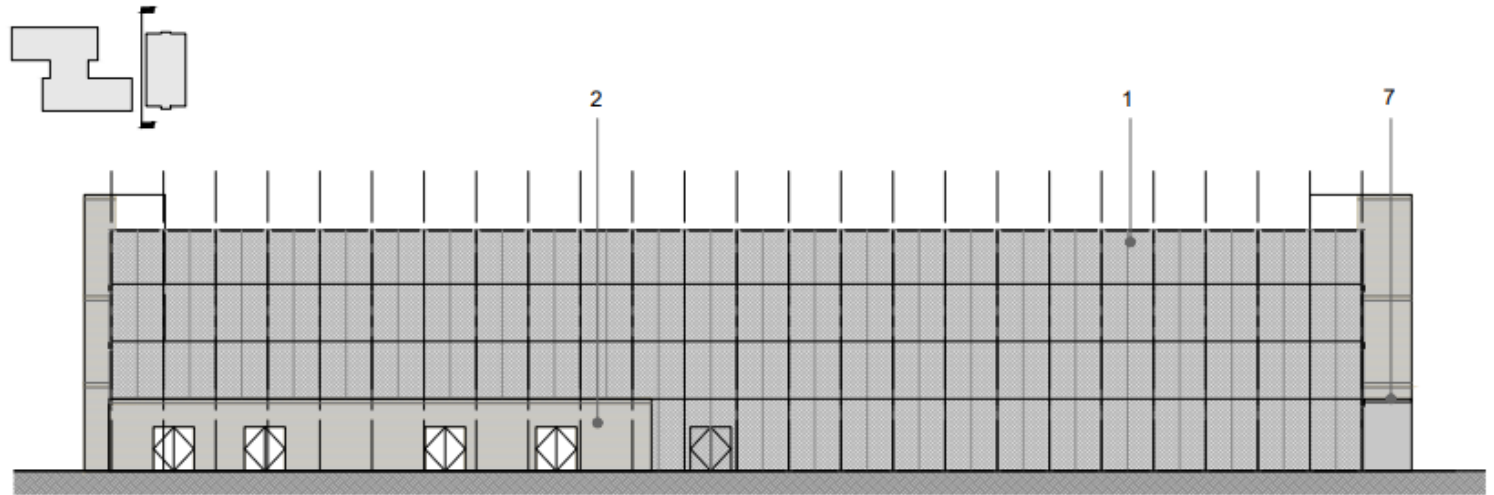
**05** NE Elevation  
1:200

# Car Deck Elevations

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**04** SE Elevation  
1:200

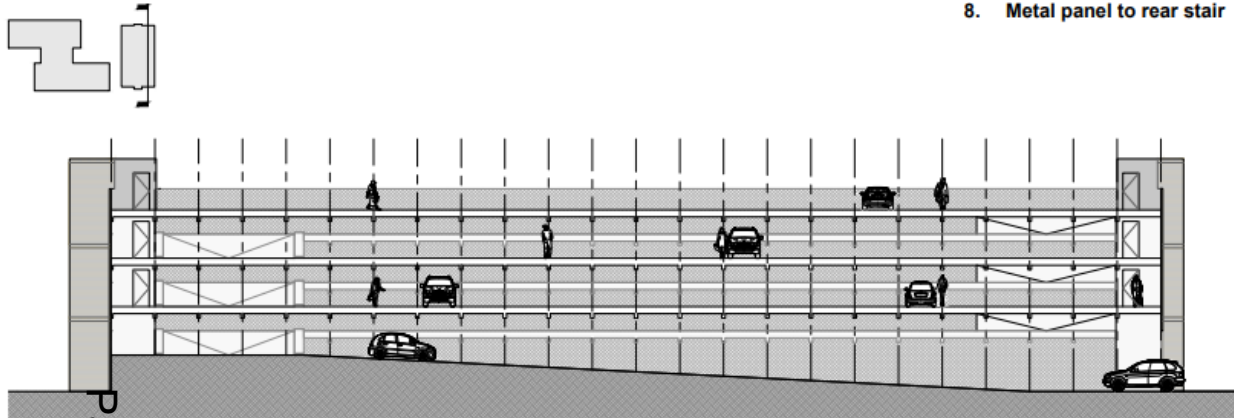


**06** NW Elevation  
1:200

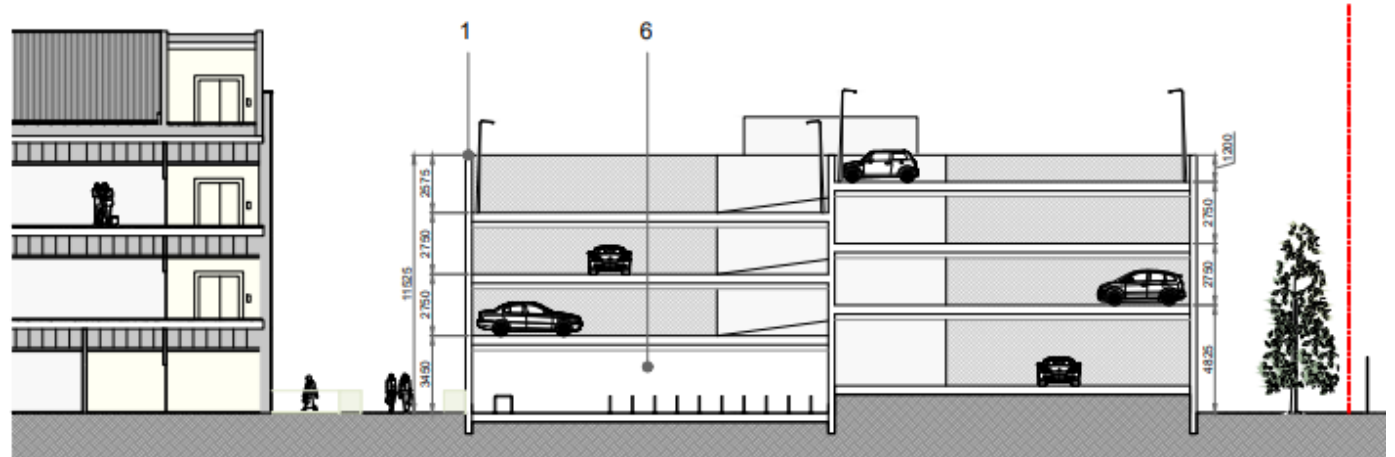
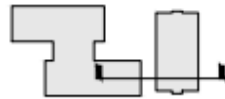


# Car Deck Sections

8. Metal panel to rear stair



02 Section BB  
Page 29



01 Section AA  
1:200

# Photomontages





# Photomontages



VIEWPOINT 5 - EXISTING BASELINE & PROPOSED DEVELOPMENT AT +15 YEARS

# Photomontages



VIEWPOINT 6 - EXISTING BASELINE & PROPOSED DEVELOPMENT



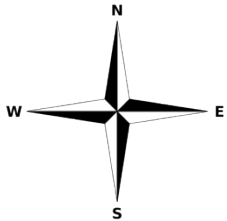
# Photomontages



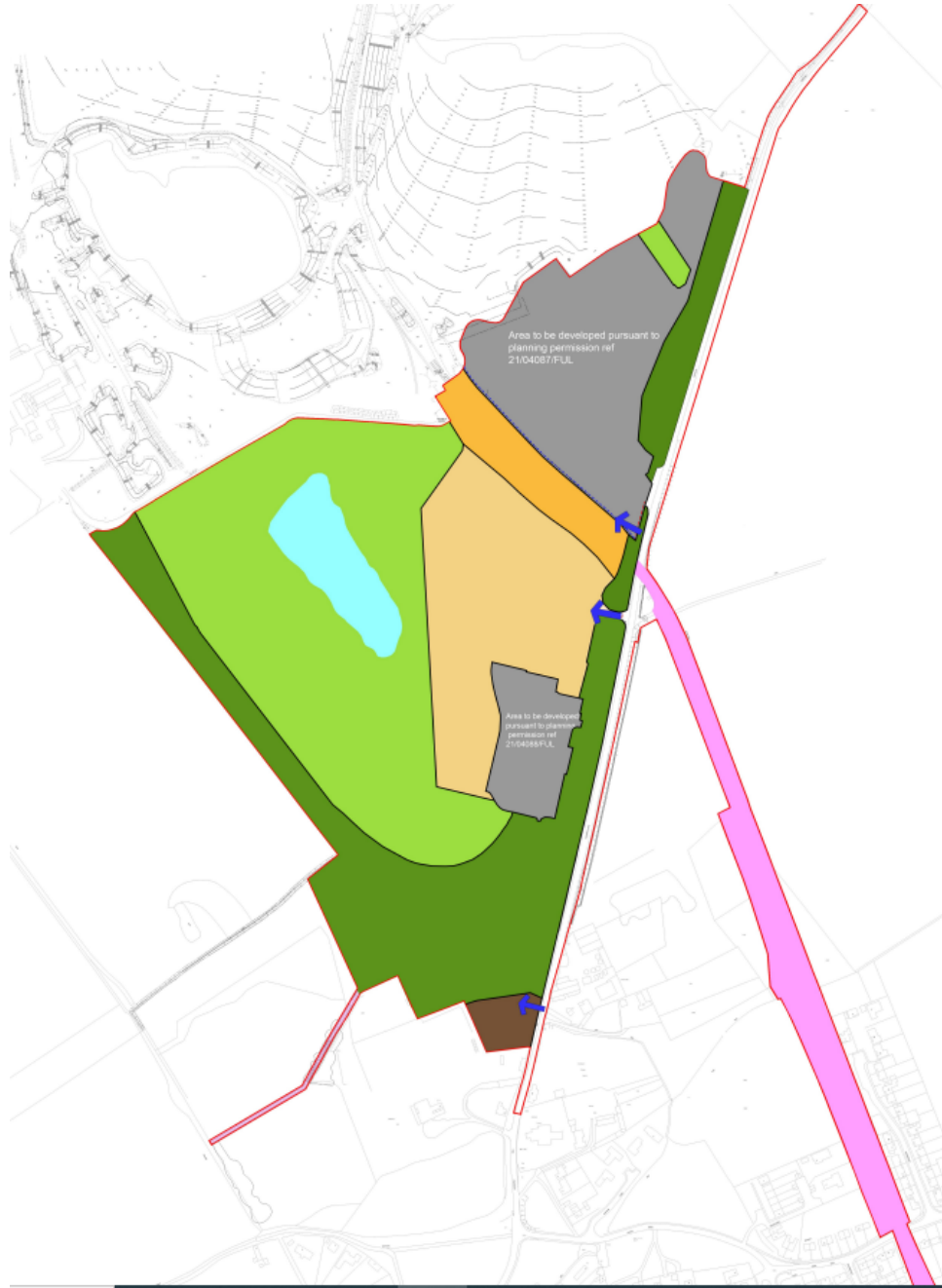
VIEWPOINT 6 - EXISTING BASELINE & PROPOSED DEVELOPMENT AT +15 YEARS

# 22/04540/S73 – Former Barrington Cement Works, Haslingfield Road Site Location Plan











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# Land Use & Access Plan



## Key

-  Application boundary 34.27ha
-  Residential (Use Class C3)
-  Vehicular access points into proposed development (detailed drawings of vehicular access arrangements submitted for approval)
-  Buffer zone (Includes Barrington Light Railway or future pedestrian and cycle link to Foxton Station, landscaping, internal pedestrian and vehicular connections)
-  Formal and informal public open space (to include allotments)
-  Existing tree belt and vegetation (within which pedestrian and cycle links to Barrington to be introduced - location TBC)
-  Future pedestrian and cycle link to Foxton Station
-  Proposed pedestrian link
-  Existing lake
-  Proposed car park for Primary School

# Building Heights Plan



**Key**

- Application boundary 34.27ha
- Up to 11m to ridge height
- Existing tree belt (within which pedestrian and cycle links to Barrington to be introduced - location TBC)

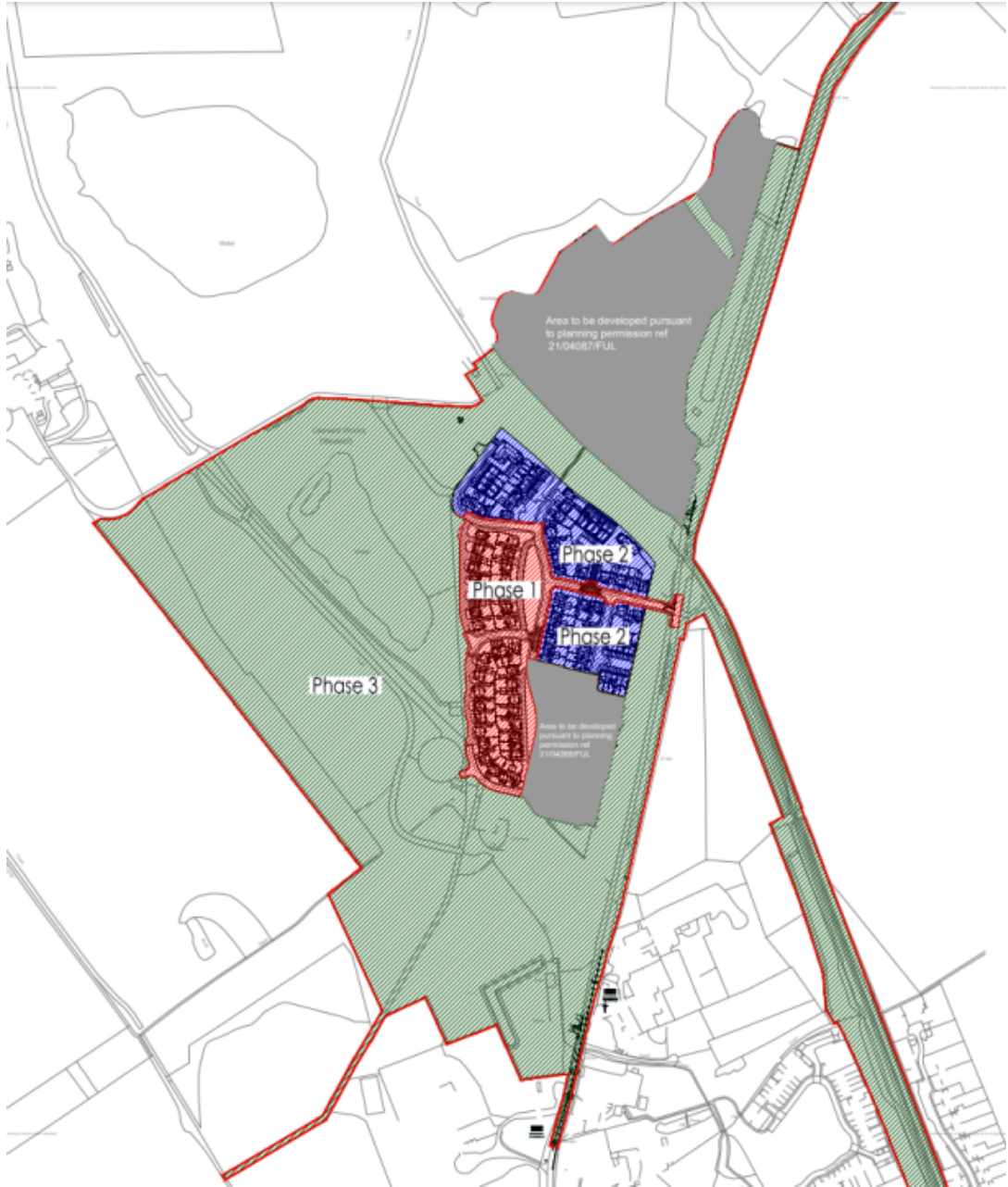
Illustration of height limits set above:



\*From finished ground level



# Phasing Plan

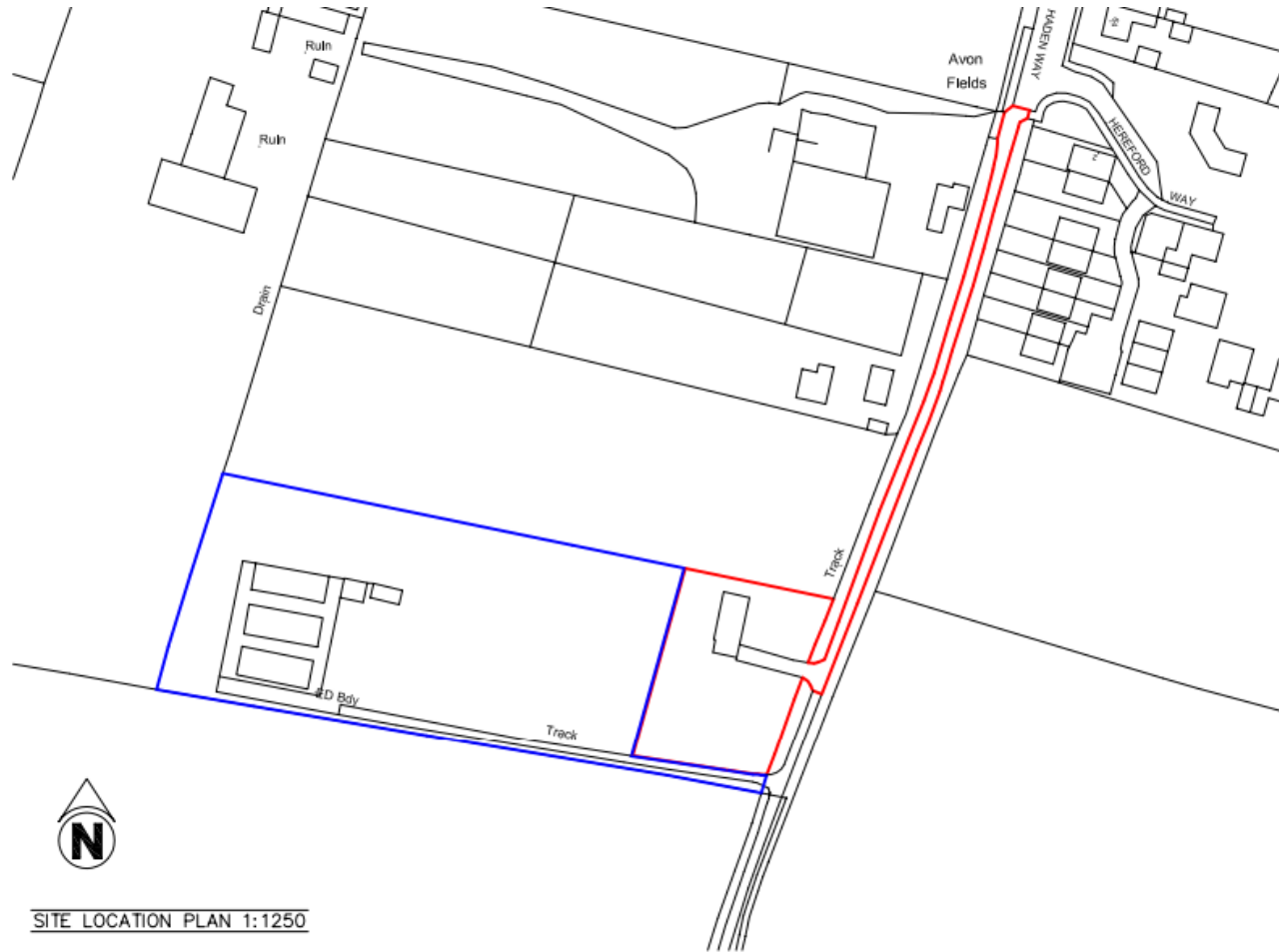


# MINOR APPLICATIONS

# 22/04011/FUL - The Bungalow, Haden Way

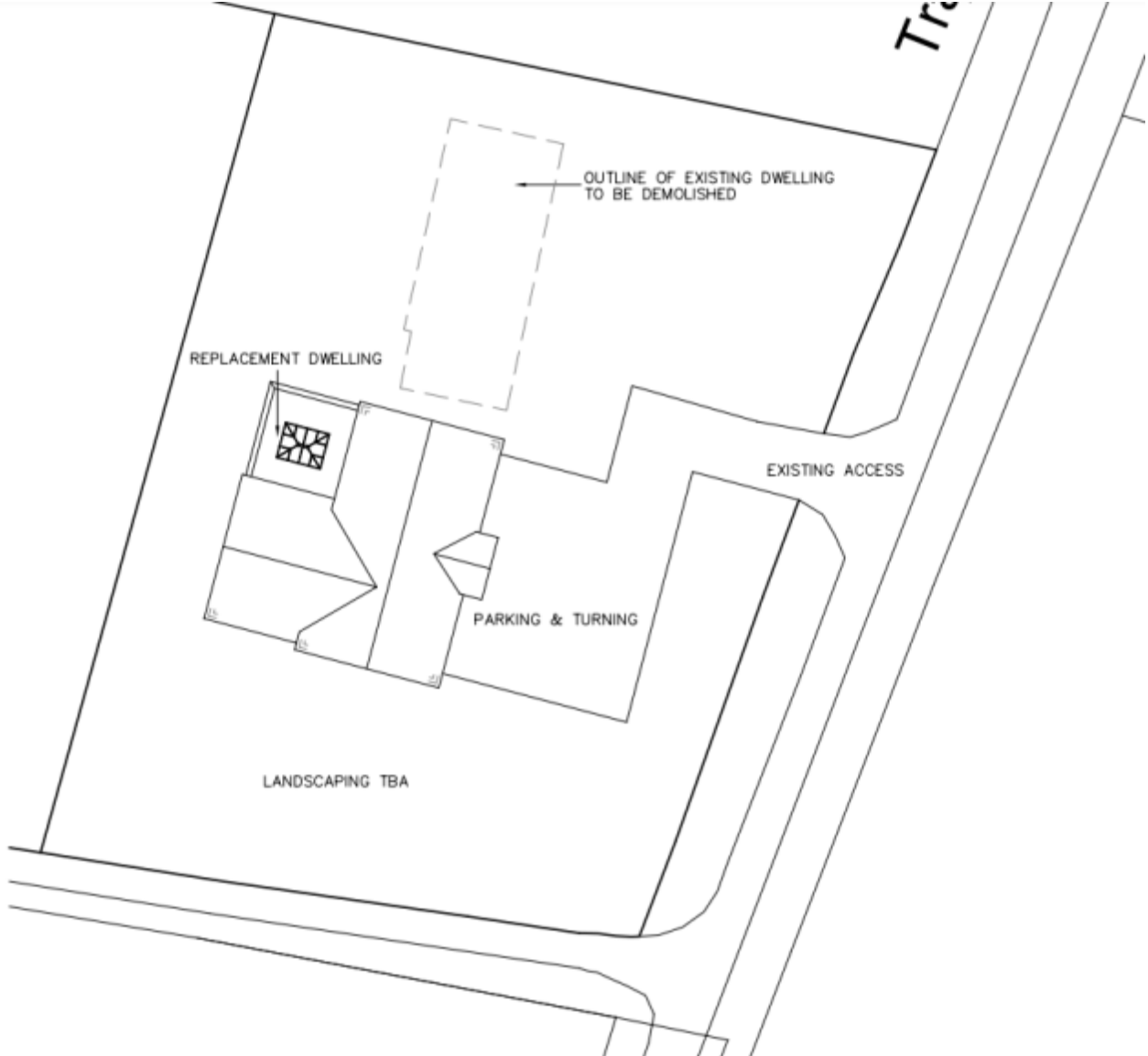
## Site Location Plan

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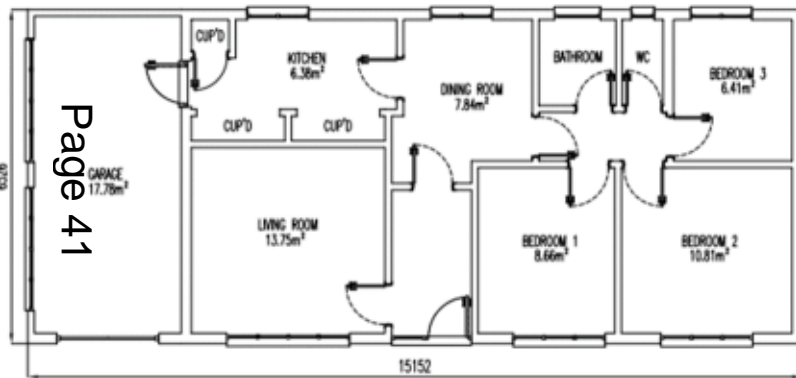


SITE LOCATION PLAN 1:1250

# Block Plan

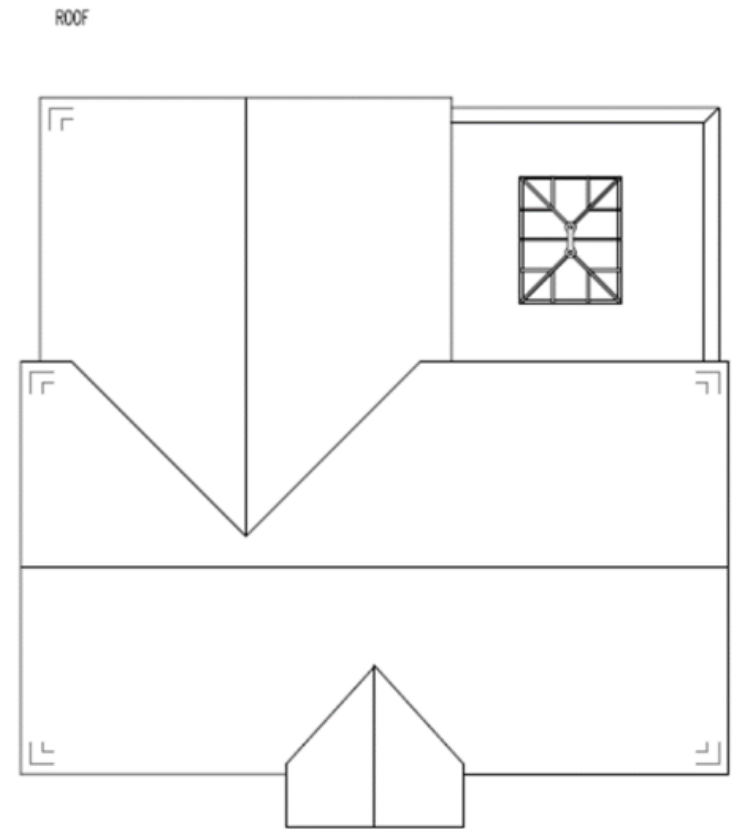
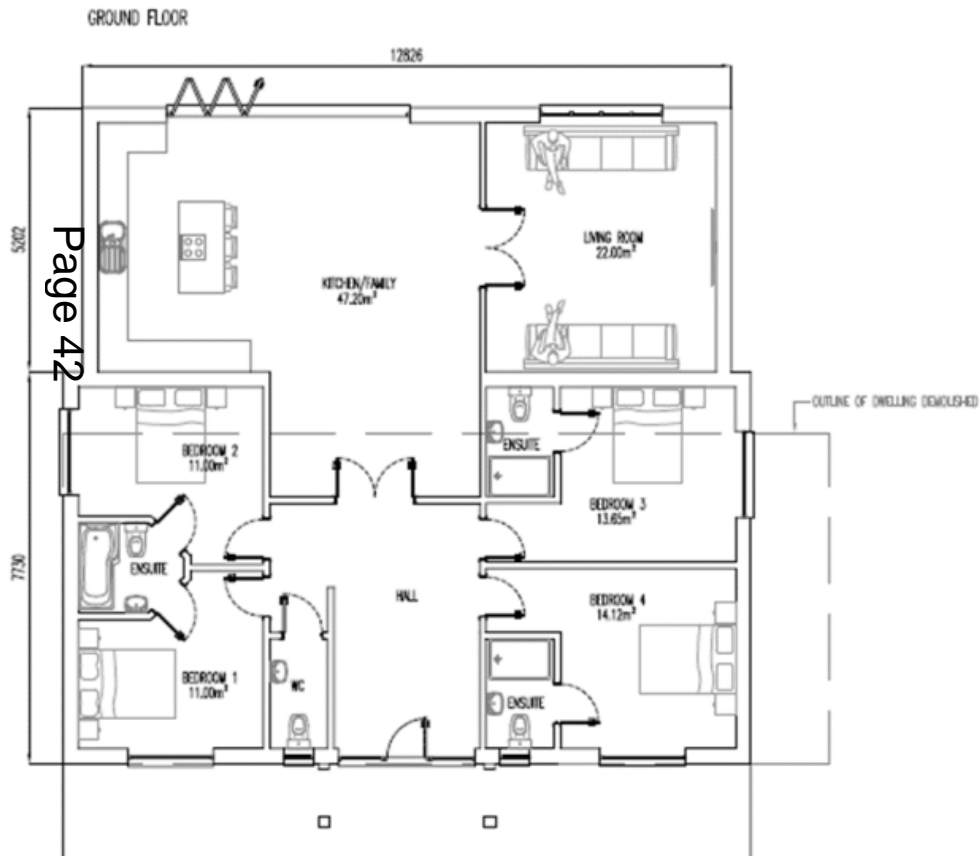


# Existing Floorplan



PROPOSED FIXATIONS

# Proposed Floorplan





# Existing Elevations

EXISTING ELEVATIONS [1:100]

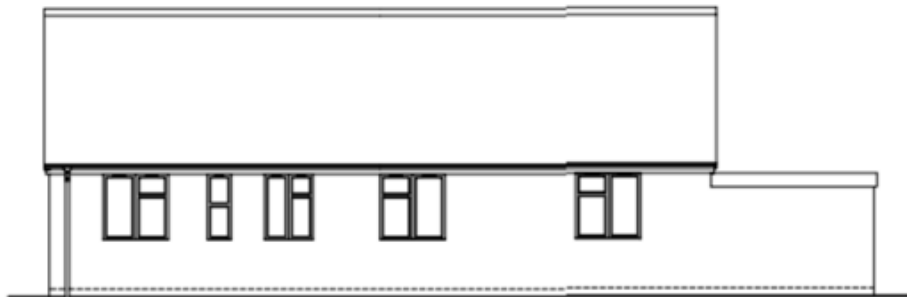
FRONT [EAST]



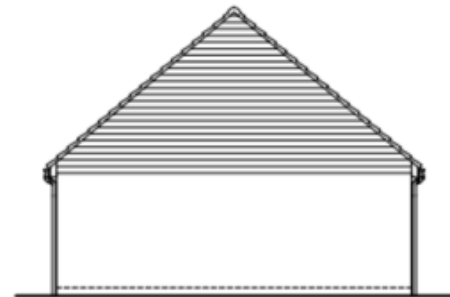
LHS [SOUTH]



REAR [EAST]



RHS [NORTH]

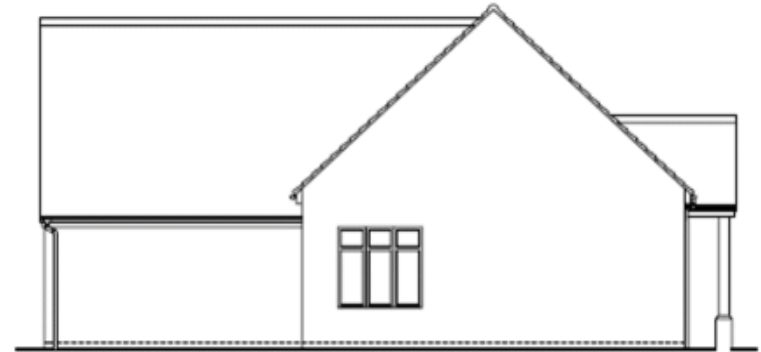


# Proposed Elevations

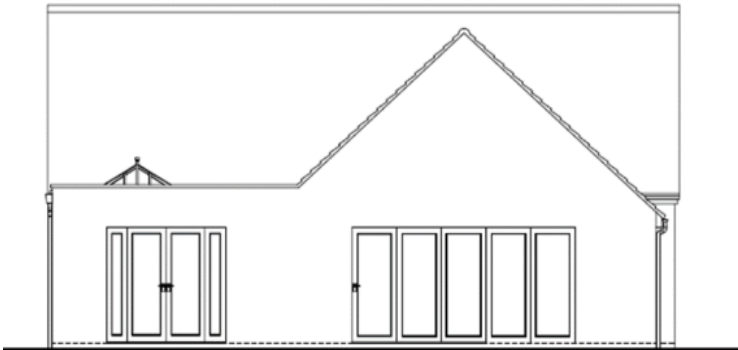
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LHS [WEST]

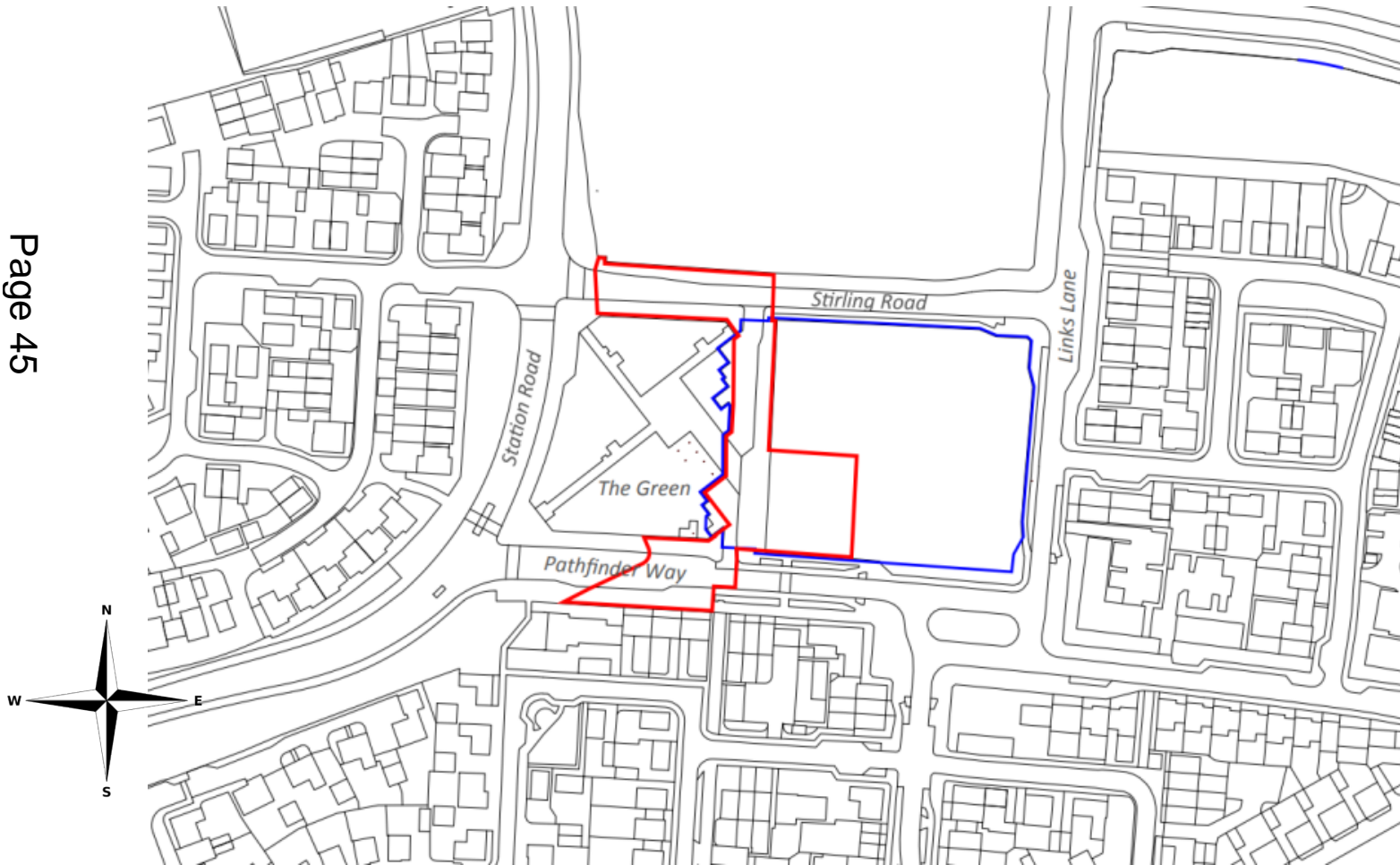


RHS [NORTH]



# 23/00113/FUL – Land North of Pathfinder Way, Northstowe Site Location Plan

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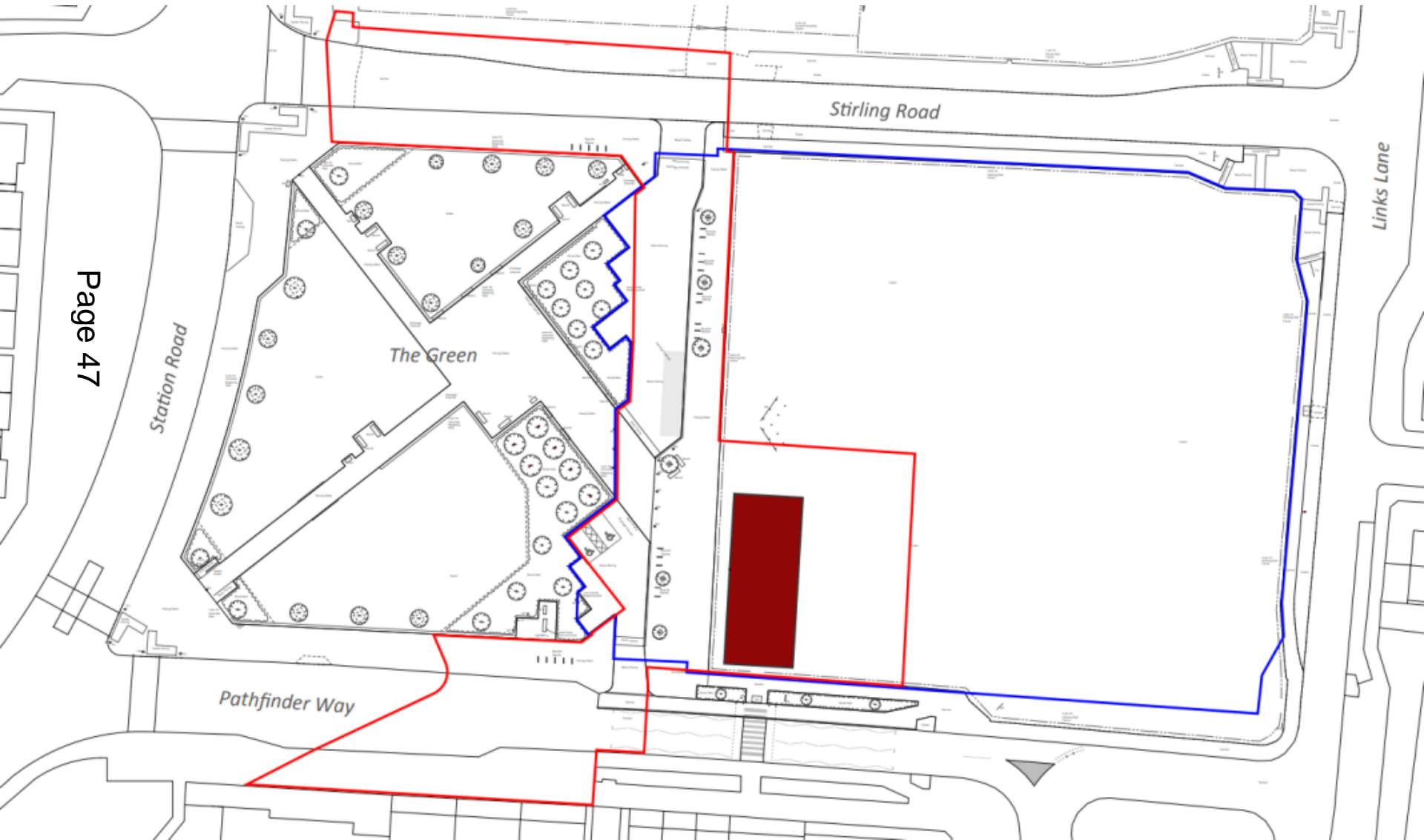


# Phase 1 Parameters Plan

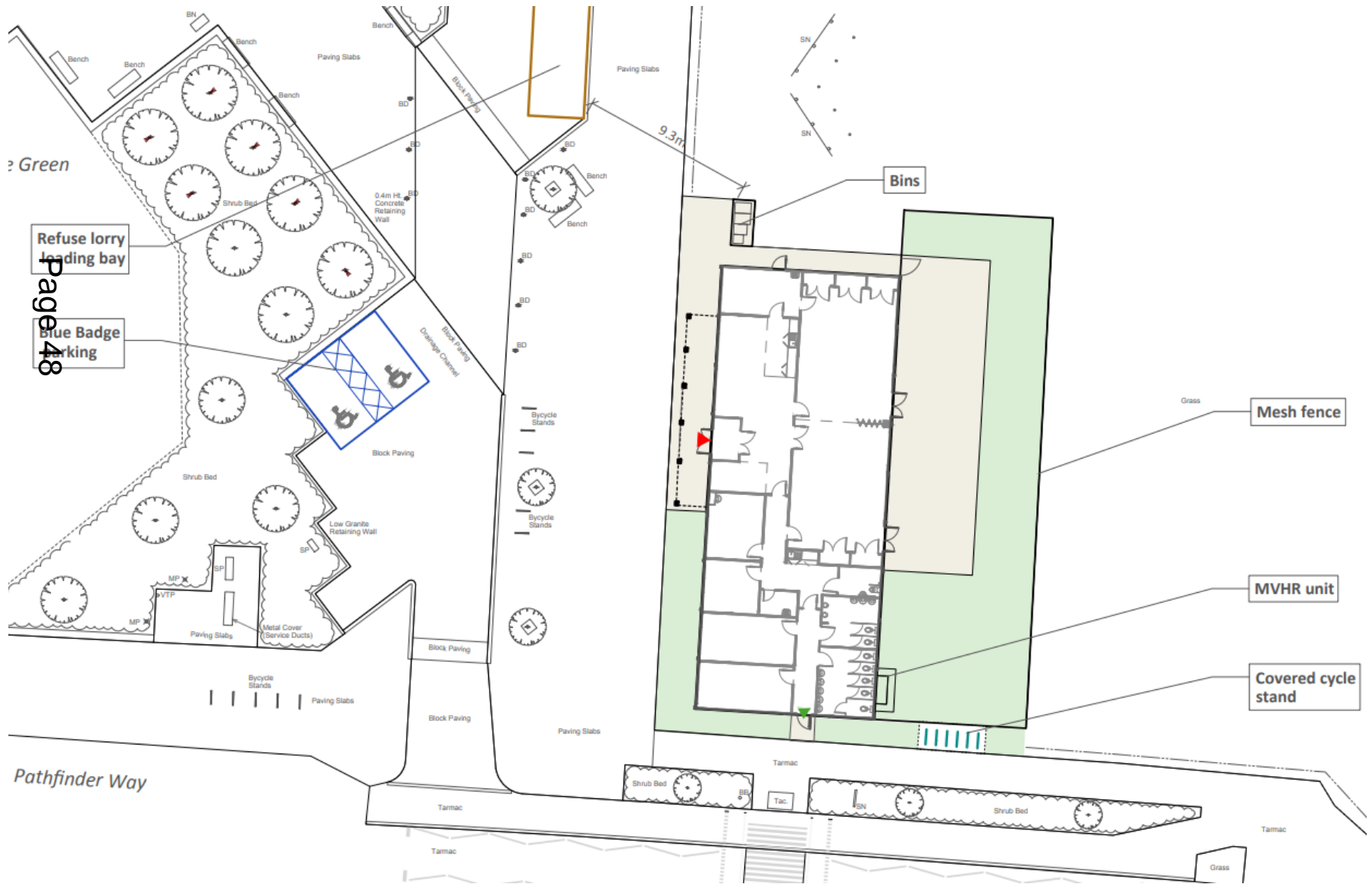
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# Proposed Site Plan 1



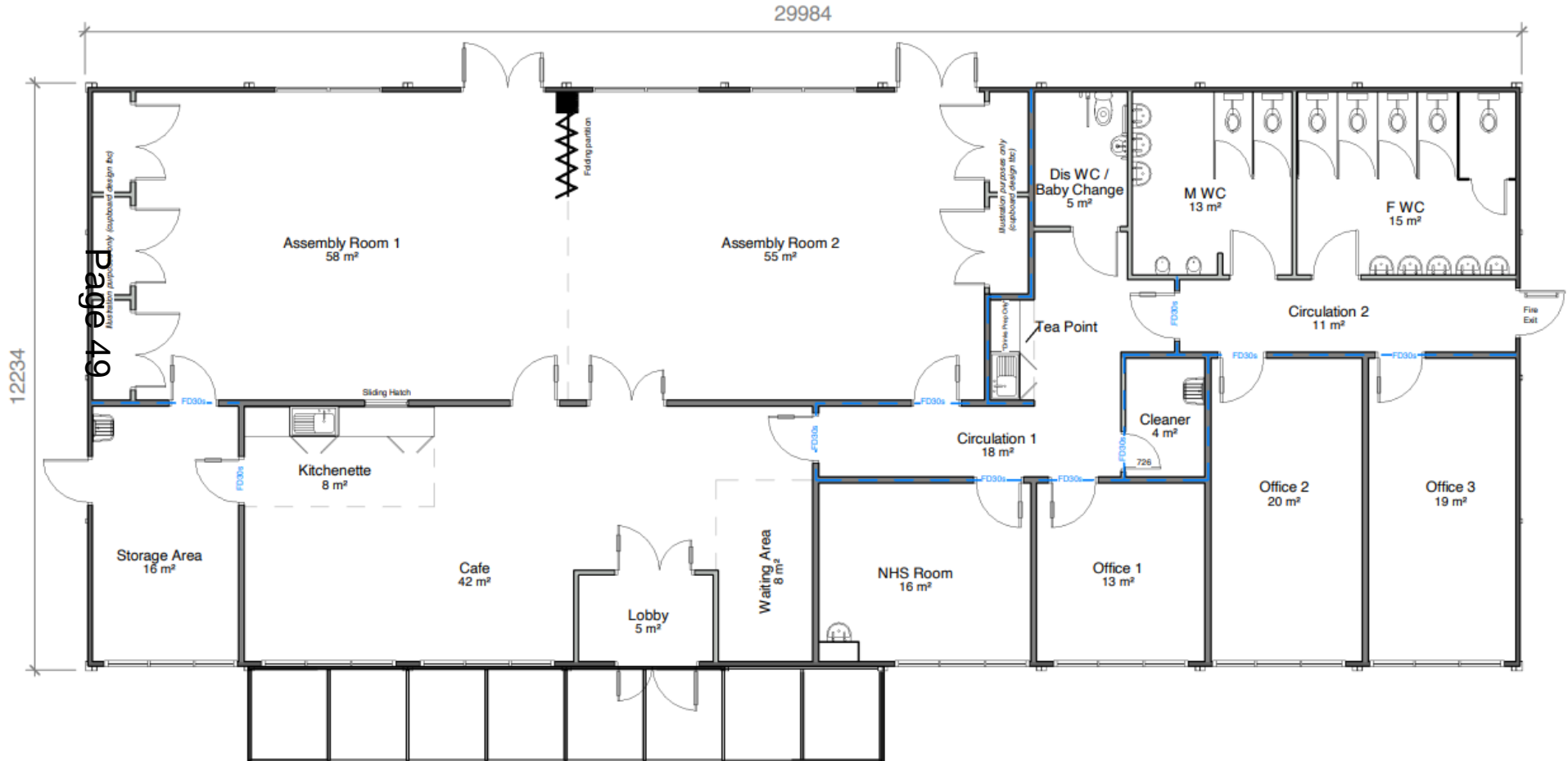
# Proposed Site Plan 2



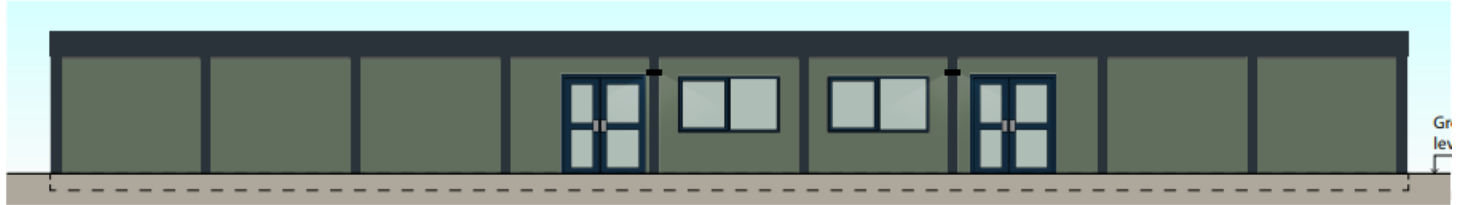
Page 48  
Green



# Proposed Floor Plan



# Proposed Elevations



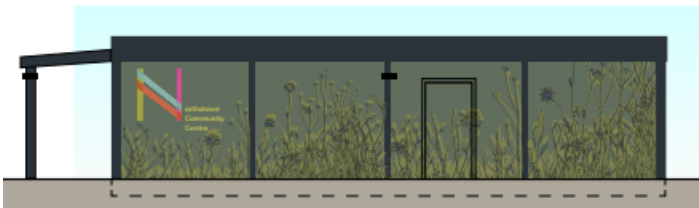
East Elevation

1 : 100



West Elevation

1 : 100



South Elevation

1 : 100



North Elevation

1 : 100

# Aerial Photograph





# Photographs





# Photographs

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# Photographs



# Artist's Impressions



Fig 2. Southern facade - artwork for this facade will be designed by the community

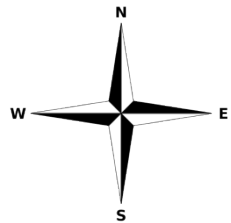
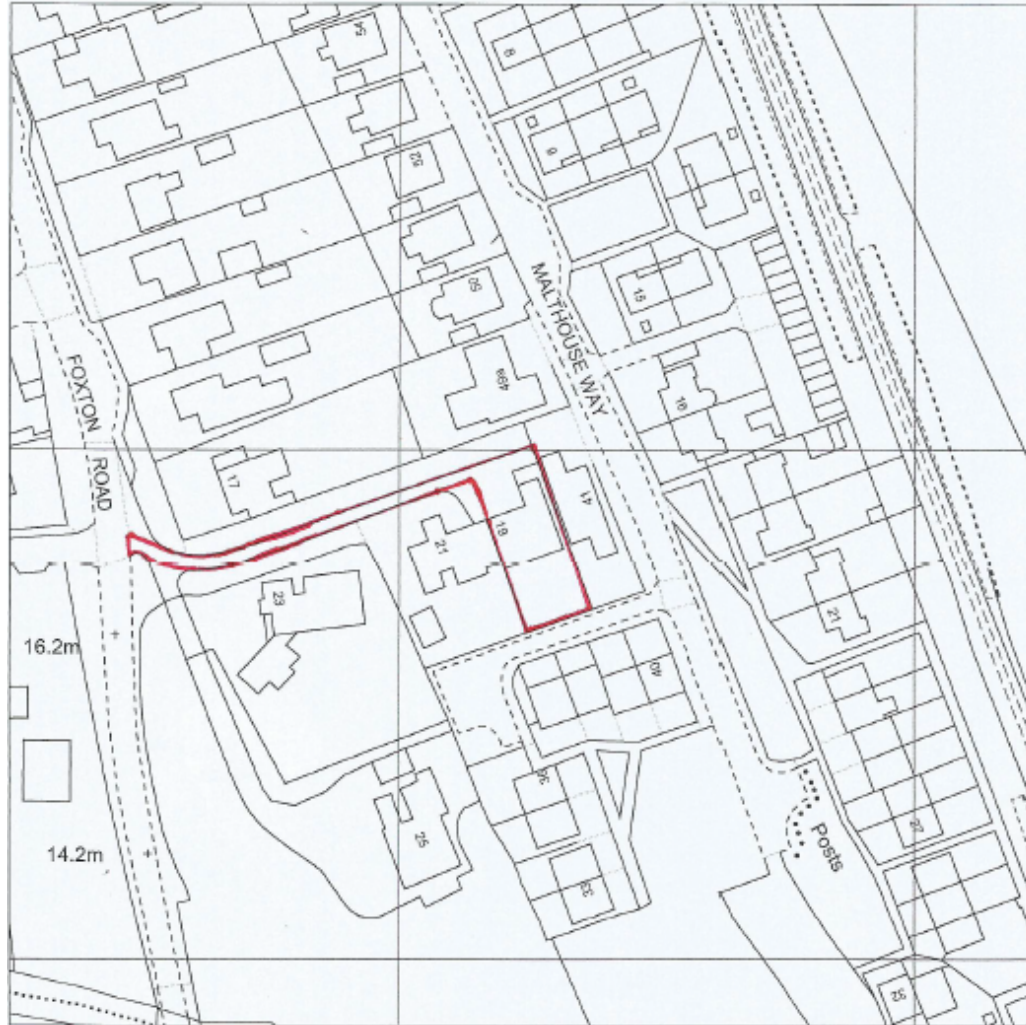


Fig 3. Front of the building - outdoor seating will be provided under the canopy

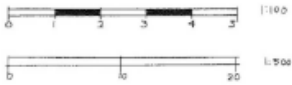


# 22/05313/HFUL, 19 Foxtan Road, Barrington Site Location Plan

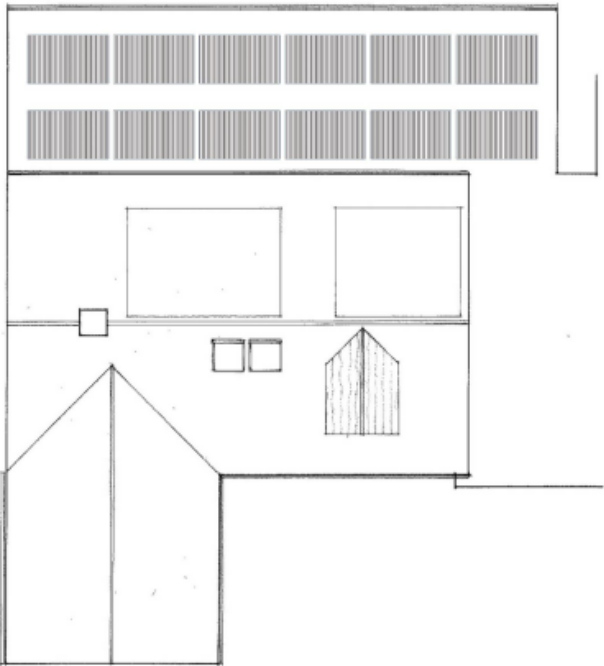
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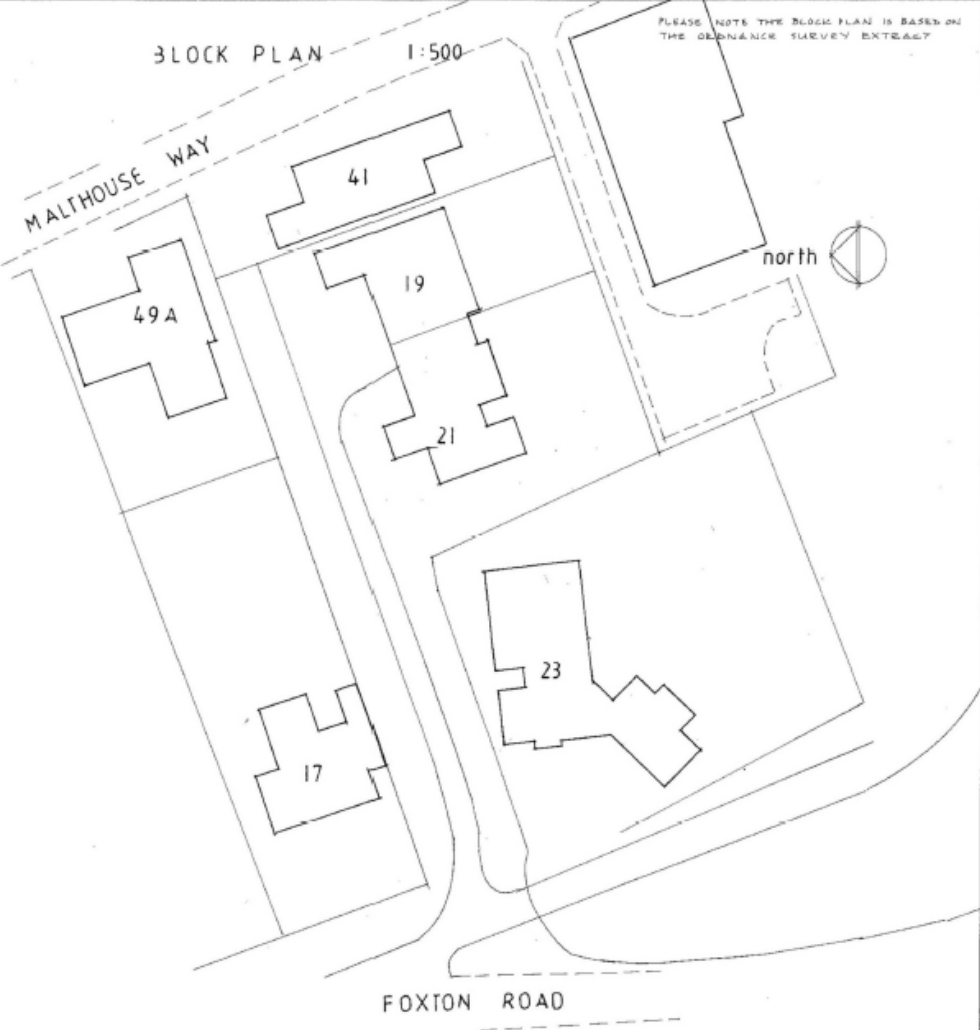
# Roof Plan and Block Plan



ROOF PLAN



BLOCK PLAN 1:500

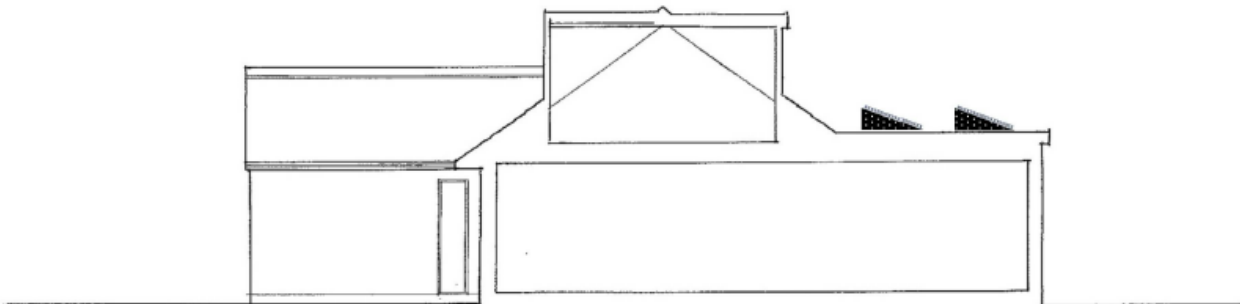


# Proposed SE/SW Elevations

SOUTH EAST ELEVATION



SOUTH WEST ELEVATION / SECTION





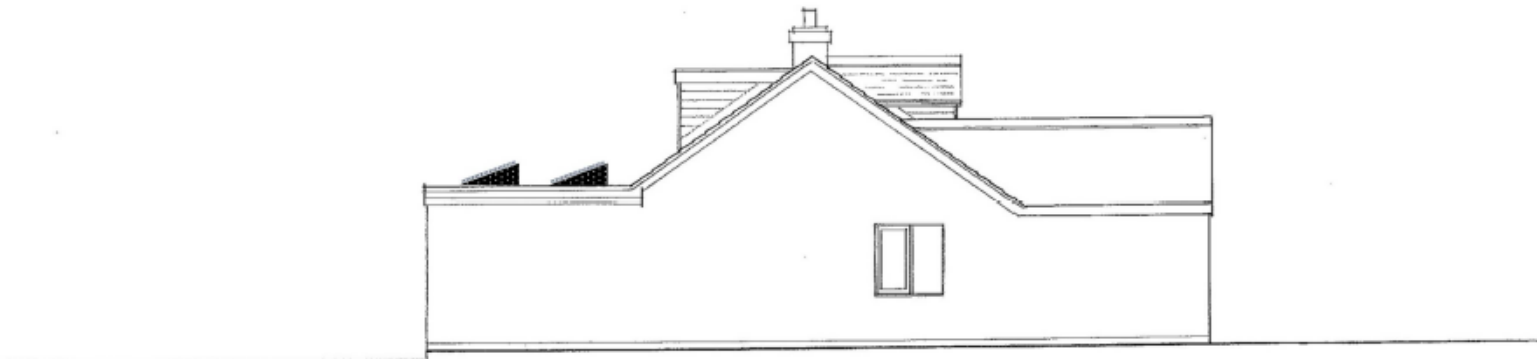
# Proposed NW/NE Elevations



NORTH WEST ELEVATION

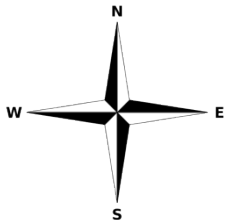
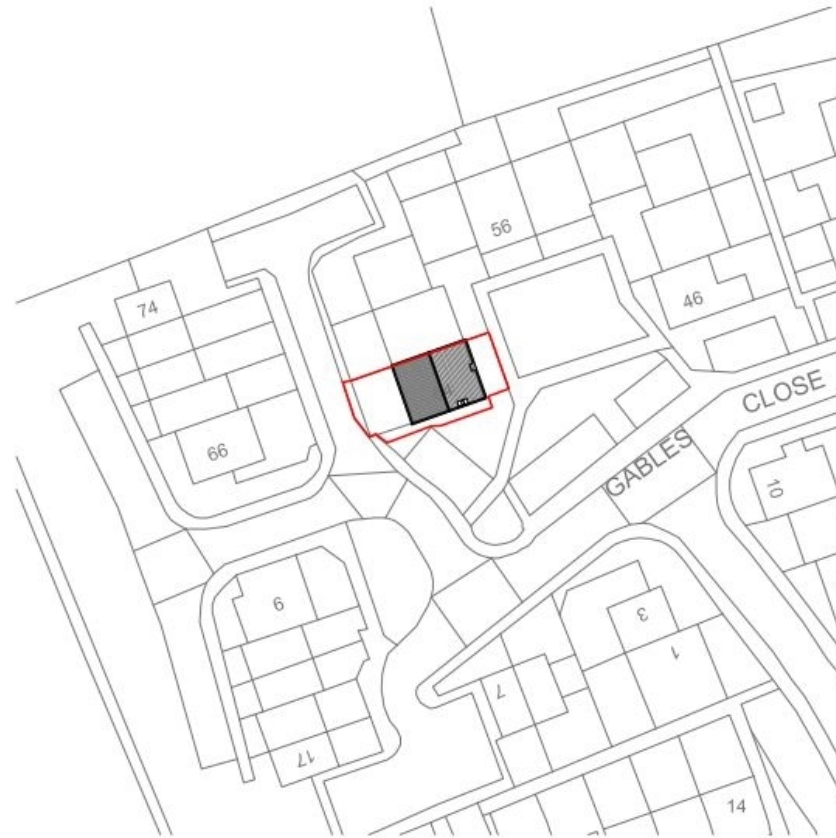


NORTH EAST ELEVATION



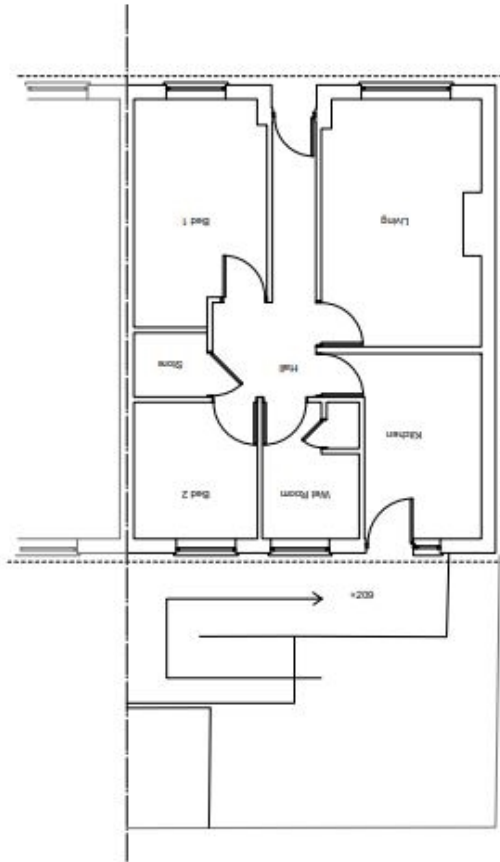
# 22/04758/HFUL - 64 Gable Close, Meldreth Site Location Plan

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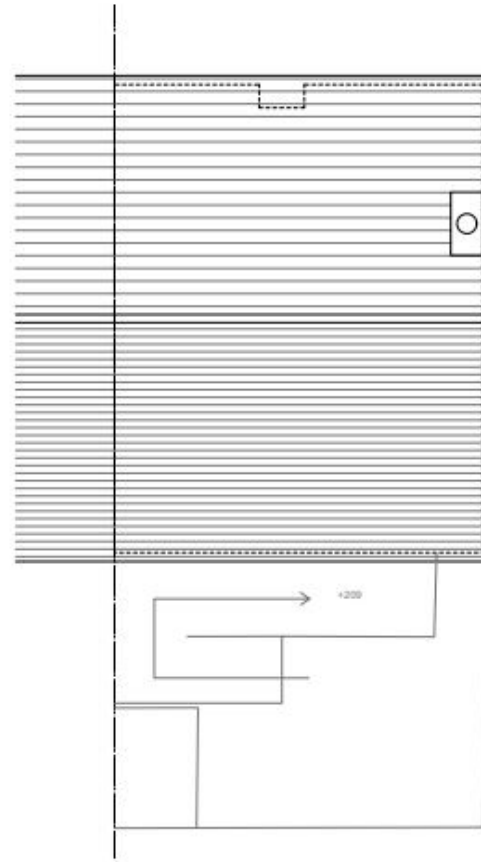


# Existing Floor Plans

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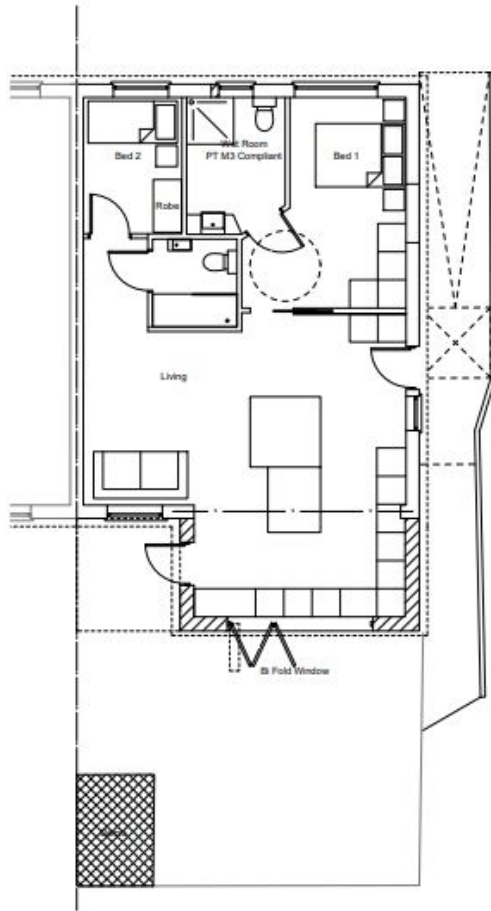
1:100 Existing Ground Floor Plan



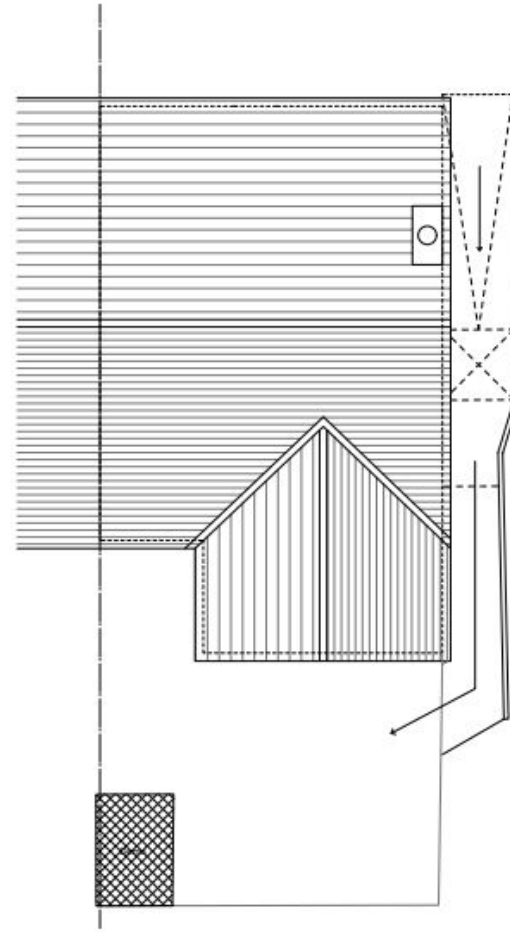
1:100 Existing Roof Plan

# Proposed floor plans

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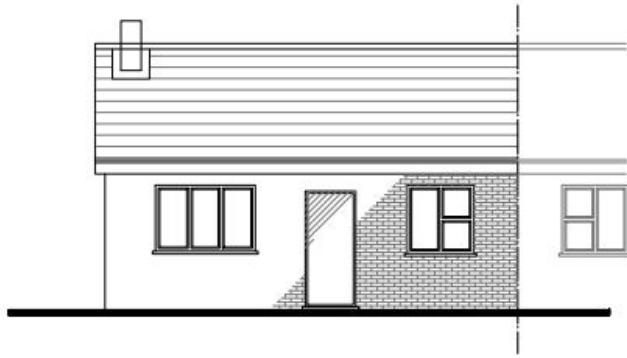


1:100 Proposed Ground Floor Plan

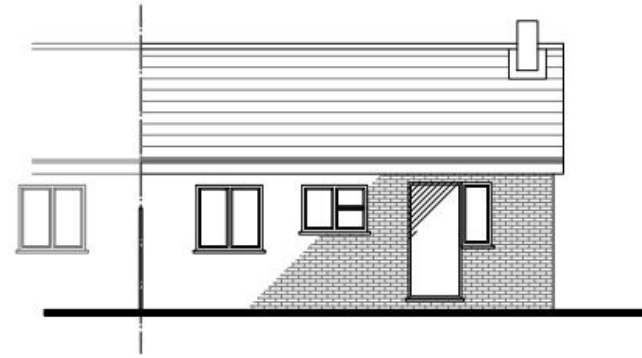


1:100 Proposed Roof Plan

# Existing Elevations



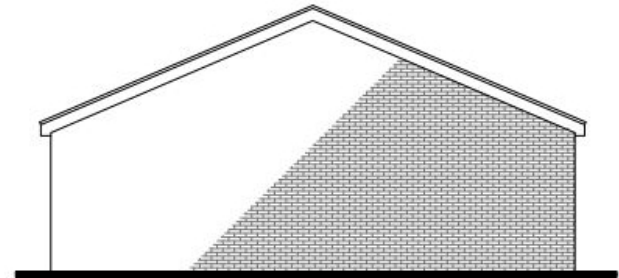
1:100 Existing Front Elevation



1:100 Existing Rear Elevation



1:100 Existing Side Elevation

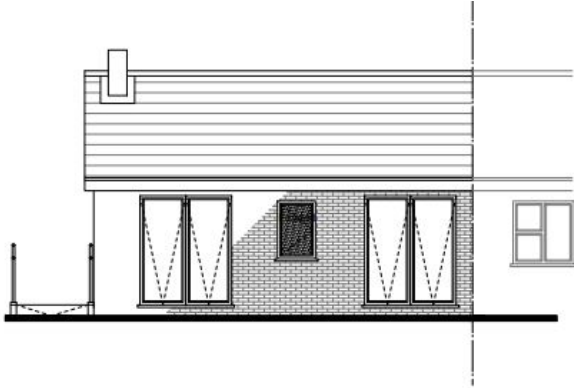


1:100 Existing Side Elevation



# Proposed Elevations

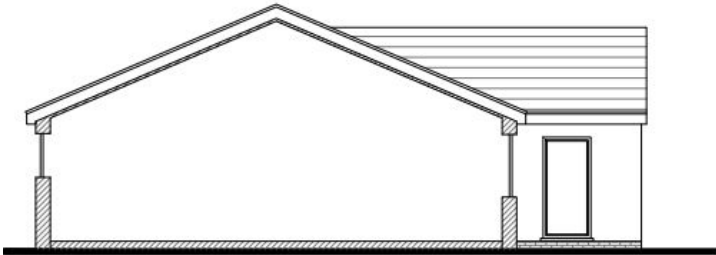
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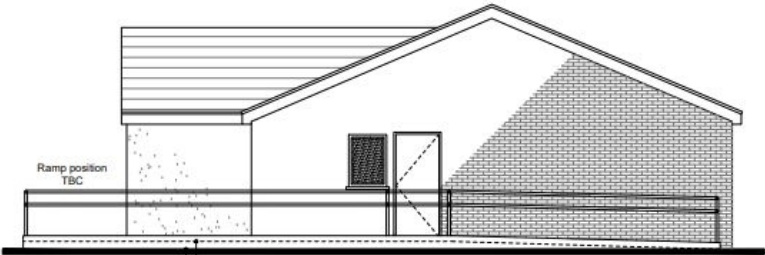
1:100 Proposed Front Elevation



1:100 Proposed Rear Elevation



1:100 Proposed Side Elevation



1:100 Proposed Side Elevation