

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 01954 713000

f: 01954 713149

www.scambs.gov.uk



Wednesday 06 September 2023

To: Chair – Councillor Dr. Martin Cahn
Vice-Chair – Councillor Peter Fane
All Members of the Planning Committee - Councillors Ariel Cahn,
Bill Handley, Geoff Harvey, Dr. Tumi Hawkins, Judith Rippeth,
Peter Sandford, Heather Williams, Dr. Richard Williams and Eileen Wilson

Quorum: 3

Substitutes Councillors Graham Cone, Sue Ellington, Mark Howell, Bunty Waters,
if needed: Dr. Shrobona Bhattacharya, Anna Bradnam, Dr Lisa Redrup,
Helene Leeming, William Jackson-Wood and Henry Batchelor

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, 13 September 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.

Agenda

Plans Pack

Pages
3 - 26

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



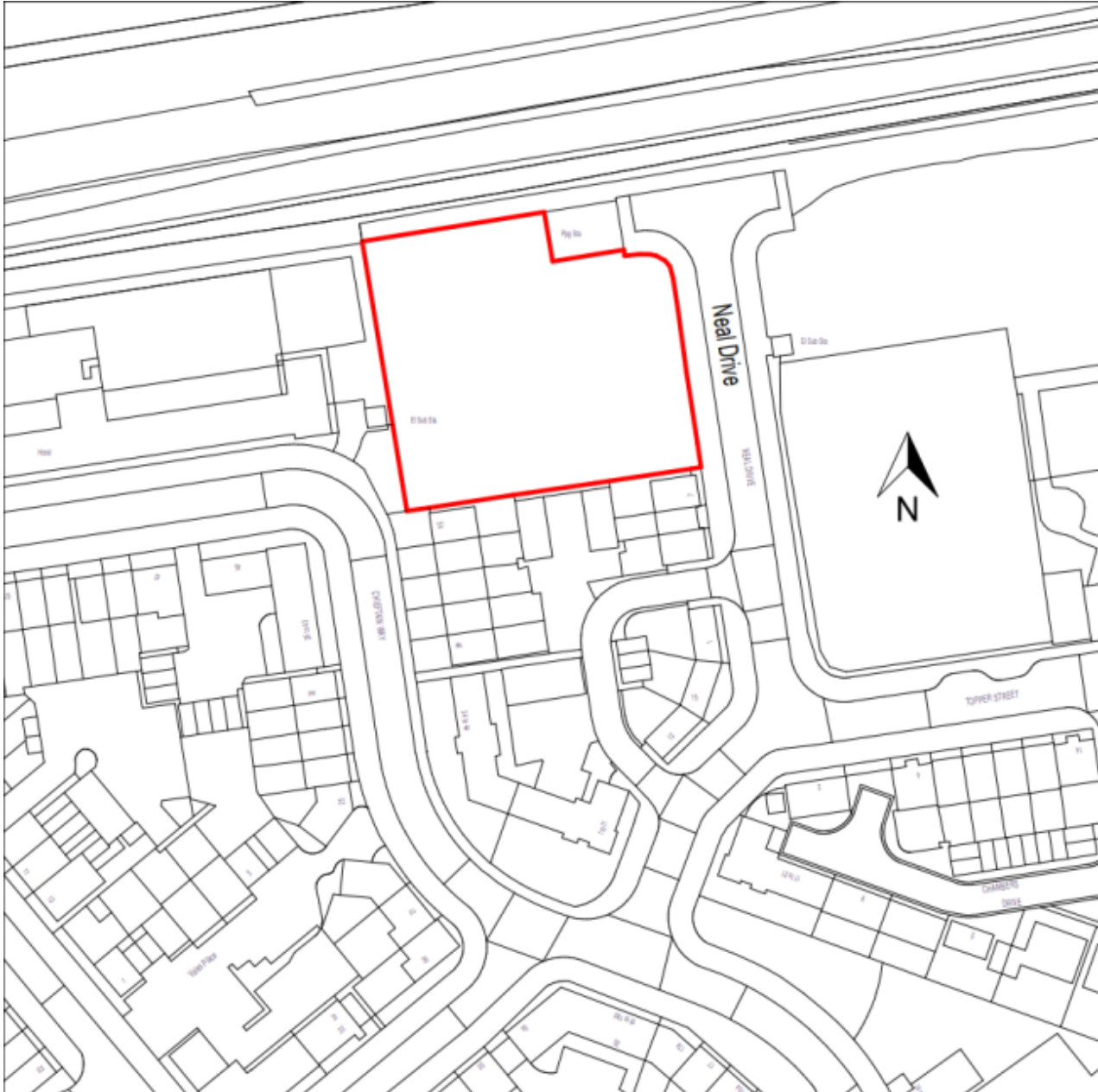
GREATER CAMBRIDGE
SHARED PLANNING

MAJOR APPLICATIONS

22/03407/S73, Land west of Neal Drive, Orchard Park

S73 to vary condition 2 (drawings) of ref: S/4191/19/FL - (Erection of new private rented residential block comprising a total of eighty studio one and two bedroom apartments) for removal of underground car parking and associated structures, reduction in the length/depth of the new blocks with associated internal alterations, alterations to apartment mix, reduction in amount of internal communal space, alterations to cycle storage, increased no. of EV charge points, alterations to above ground car-parking including increase in total no. of car club spaces and external landscape alterations.

Site location plan



Proposed Block Plan

Page 7



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NEAL DRIVE

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Scale 1:500



Proposed Site Plan

Page 8

Site Plan



Proposed Elevations

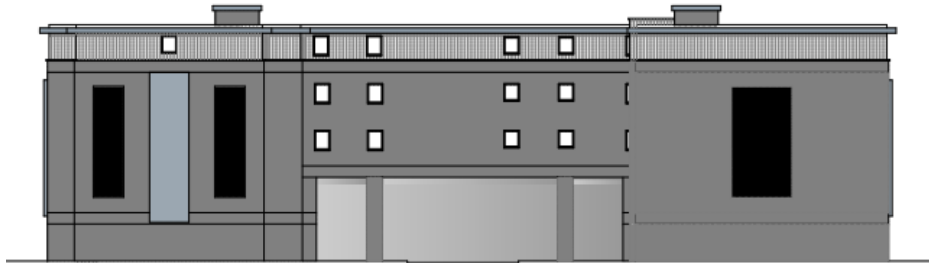


Proposed Elevation/Section Block A - East



Proposed Elevation/Section Block A - West

Page 9



Proposed Elevation - North



Proposed Elevation Block B - West



Proposed Elevation - South



Proposed Elevation Block B - East



Proposed Street Scene Elevations/ Sections



Proposed Elevation/Section Block A - East

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Apart-Hotel

Hotel

Proposed Street Scene - South



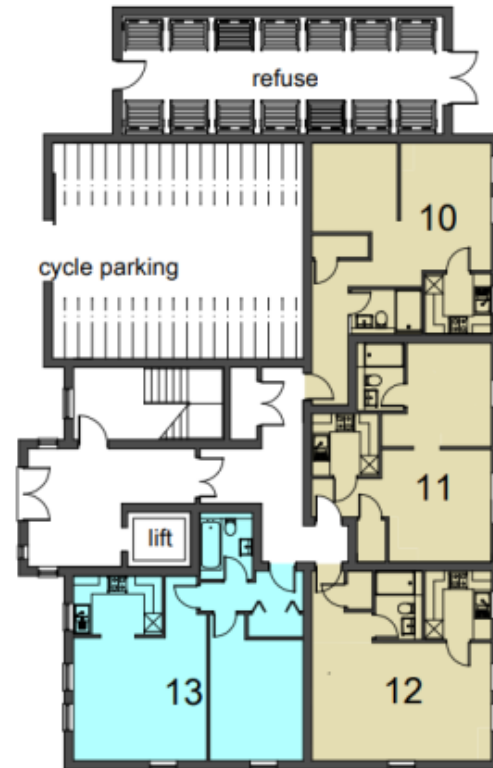
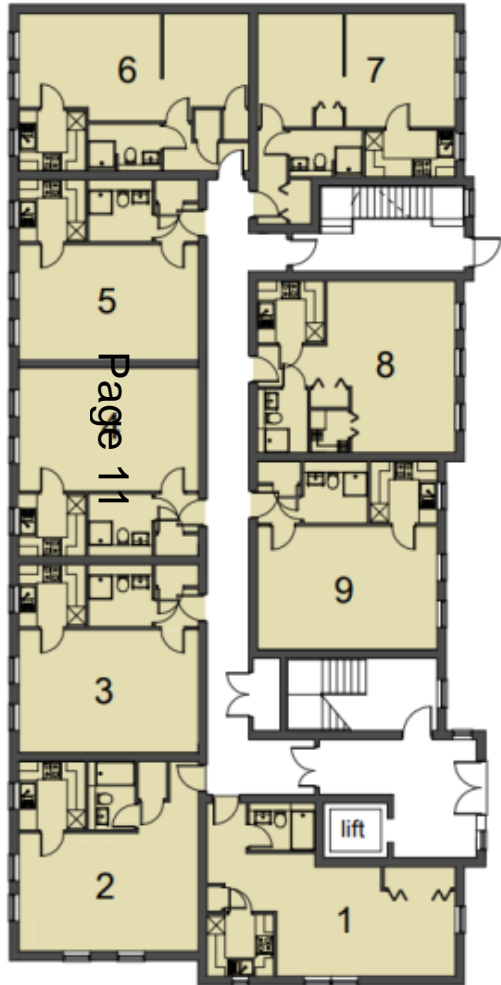
Proposed Elevation & Street Scene Block B - East

Neal Drive, Cambridge

Street Scenes & Sections

Proposed Ground-Floor

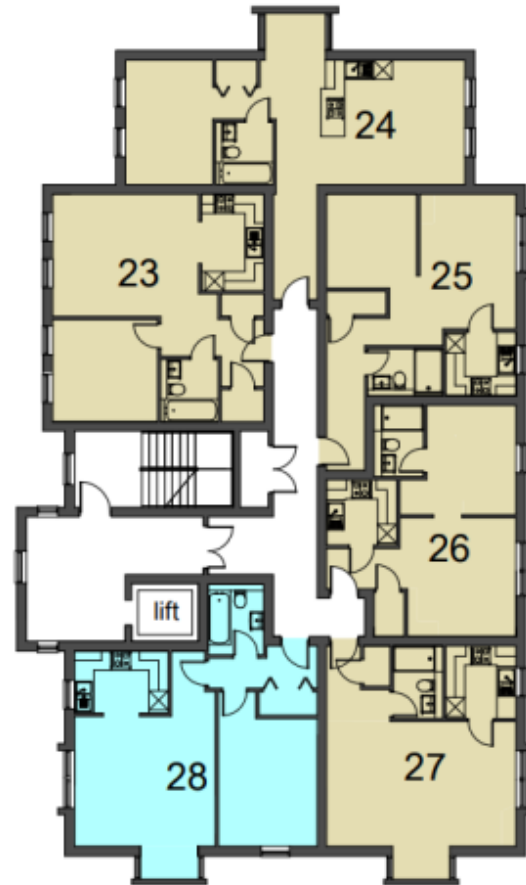
- Studio Apartment
- One Bedroom Apartment
- Two Bedroom Apartment



Ground Floor Plan

Proposed First-Floor

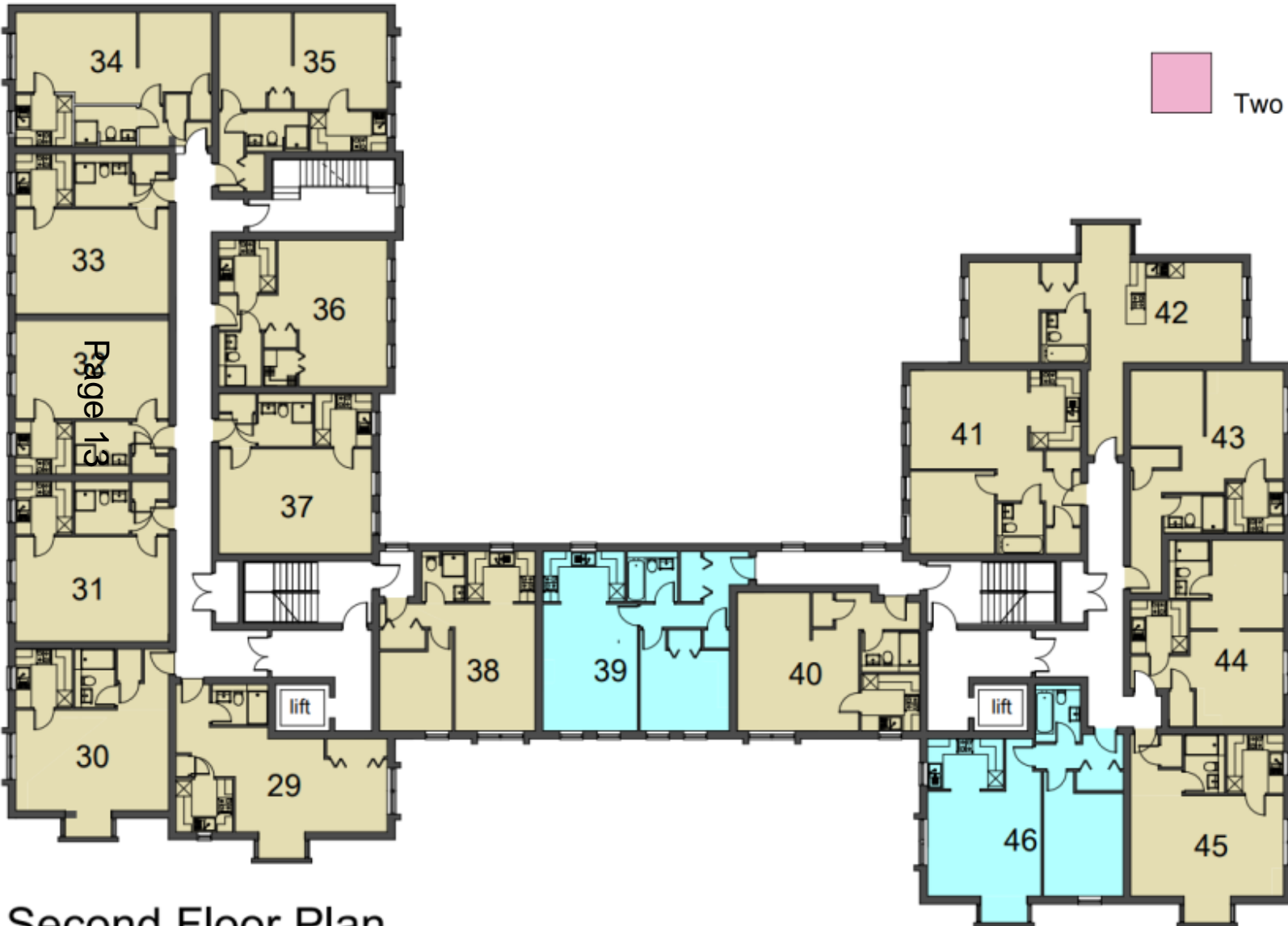
- Studio Apartment
- One Bedroom Apartment
- Two Bedroom Apartment



First Floor Plan

Proposed Second-Floor

- Studio Apartment
- One Bedroom Apartment
- Two Bedroom Apartment



Second Floor Plan

Proposed Third-Floor

- Studio Apartment
- One Bedroom Apartment
- Two Bedroom Apartment



Third Floor Plan

Proposed Fourth Floor

- Studio Apartment
- One Bedroom Apartment
- Two Bedroom Apartment



Fourth Floor Plan

Planning Balance

Approval

Material considerations

- Principle of development approved under extant permission S/4191/19/FL. Improved sustainability performance of development by way of removal of basement car park.
- Reduction in physical mass and footprint enhances the appearance of the building
- Amended design does not harm neighbour amenity.



Refusal

Material considerations

- Minor degree of harm to landscaping by way of additional hardstanding at surface level.
- Reduction in quantum of car parking on-site. Compensated for however by car club spaces.

Officer Recommendation: Approval subject to conditions and deed of variation to Section 106 Agreement

MINOR APPLICATIONS

23/01335/OUT – Ermine Street, Caxton

Site Location Plan

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NORTH

Legend



Site boundary (0.59ha)

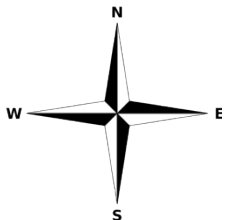
**BIG
PICTURE
DESIGN**

CLIENT:
Caxton LVA LLP

PROJECT:
Land East of Ermine Street, Caxton

DRAWING TITLE:
Site Location Plan

SCALE: DATE: DRAWN:
1:1250@A3 10/03/2023 JNM
DRAWING NUMBER: REVISION:
13214/001



Illustrative Proposed Site Plan

Page 19



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Legend

- Site boundary
- Indicative proposed dwelling
- Indicative proposed garage
- Road/Driveway
- Existing/Proposed tree & hedge planting
- Wildflower planting
- Feature square
- Attenuation basin



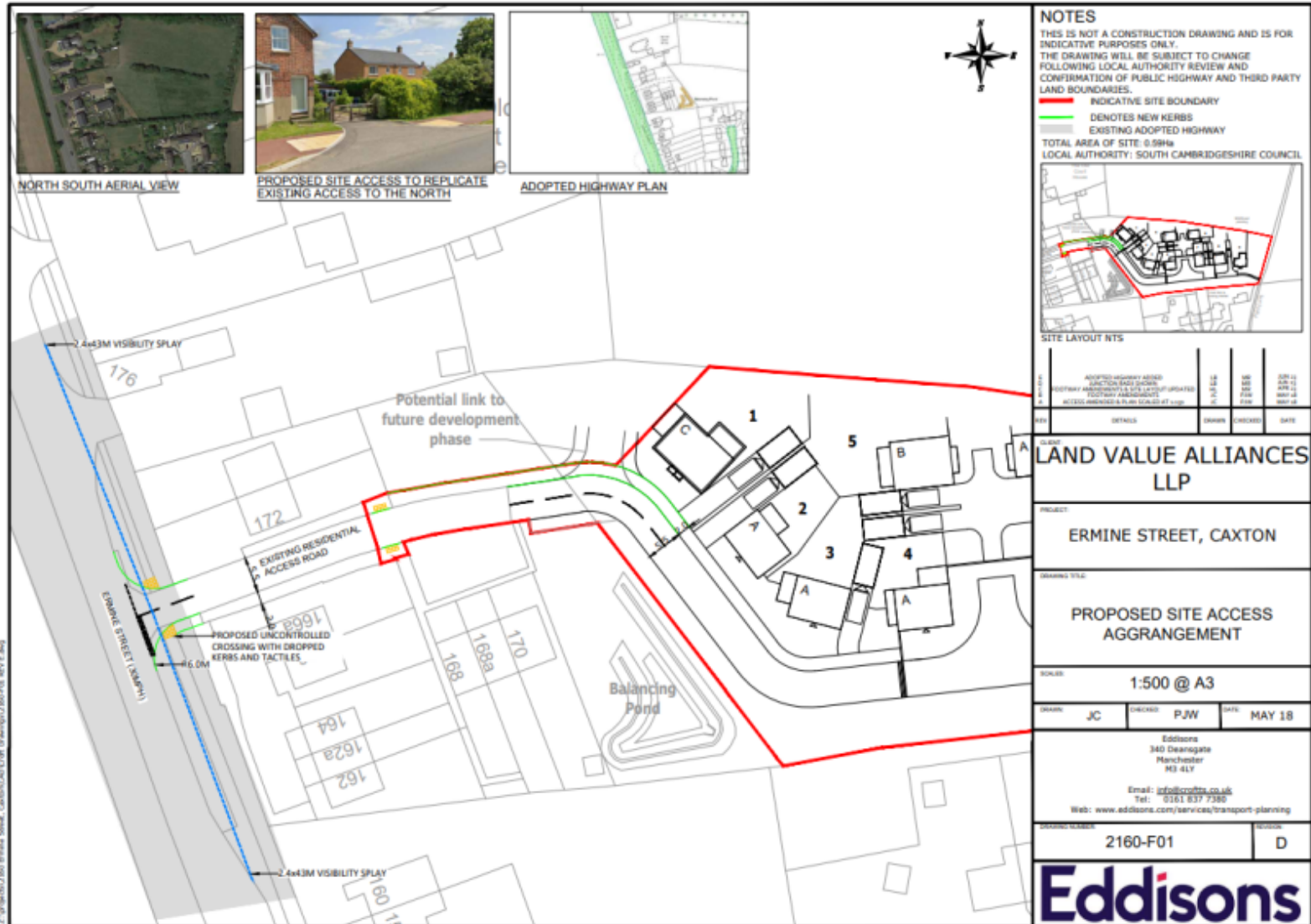
CLIENT:
Caxton LVA LLP

PROJECT:
Land East of Ermine Street, Caxton

DRAWING TITLE:
Illustrative Site Plan

SCALE: 1:500 DATE: 18/03/2023 DRAWN: JNM
DRAWING NUMBER: 13214/002 REVISION: A

Proposed Site Access Arrangement



Z:\projects\2160-F01 Ermine Street, Caxton\CDR\CDR Drawings\2160-F01-021.dwg
 21/05/2018 10:00 Eddison Steve Caxton\CDR\CDR Drawings\2160-F01-021.dwg

Illustrative Housing Types



HT A (plots 3 & 6) Indicative Front Elevation



HT B (plot 4) Indicative Front Elevation



HT A (plots 3 & 6) Indicative Rear Elevation

Note:
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CLIENT:
Carbon USA LLP

PROJECT:
Land East of Ermine Street, Cuxton

DRAWING TITLE:
Illustrative Housetype Elevations -
Sheet 1 of 4

SCALE: DATE: DRAWN:
1:300@A3 18/04/2023 JNM
DRAWING NUMBER: REVISION:
13214/001



Illustrative Housing Types



HT C (plot 2) Indicative Front Elevation



HT D (plots 5 & 7) Indicative Front Elevation



HT C (plot 2) Indicative Rear Elevation



HT D (plots 5 & 7) Indicative Rear Elevation



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CLIENT:
Coston USA LLP

PROJECT:
Land East of Ermine Street, Coston

DRAWING TITLE:
Illustrative Housetype Elevations -
Sheet 2 of 4

SCALE: DATE: DRAWING:
1:300(A3) 28/03/2023 JHM
DRAWING NUMBER: REVISION:
13214/HT2

Illustrative Housing Types



HT E (plot 8) Indicative Front Elevation

HT F (plot 9) Indicative Front Elevation



HT F (plot 9) Indicative Rear Elevation



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CLIENT:
Garden USA LLP

PROJECT:
Land East of Ermine Street, Coston

DRAWING TITLE:
[Illustrative] Housingtype Elevations -
Sheet 3 of 4

SCALE: DATE: DRAWN:
1:1000(A2) 18/10/2023 JPH
DRAWING NUMBER: REVISION:
132141HT3

Illustrative Housing Types



HT G (plot 1) Indicative Front Elevation



HT G (plot 1) Indicative Rear Elevation



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CLIENT:
Carton LVA LLP

PROJECT:
Land East of Ermine Street, Carlton

DRAWING TITLE:
Illustrative Housetype Elevations -
Sheet 4 of 4

SCALE: DATE: DRAWN:
1:300@A3 10/10/2023 JNM
DRAWING NUMBER: REVISION:
13214/004

Planning Balance

Approval

Key material considerations

- Contribution to significant self-build need within district
- Site in sustainable location with high-quality links to surrounding settlements
- No other harm would result from proposal



Refusal

Key material considerations

- Conflict with settlement policies due to development outside framework within infill village
- Minor level of visual harm to local views only

Officer Recommendation: Approve

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