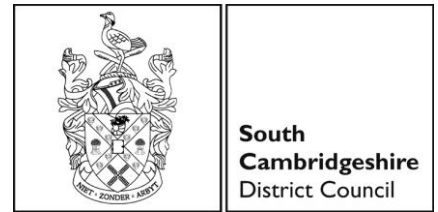


South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

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Tuesday 12 December 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 **Monday, 18 December 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

Plans Pack

Pages
3 - 44

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

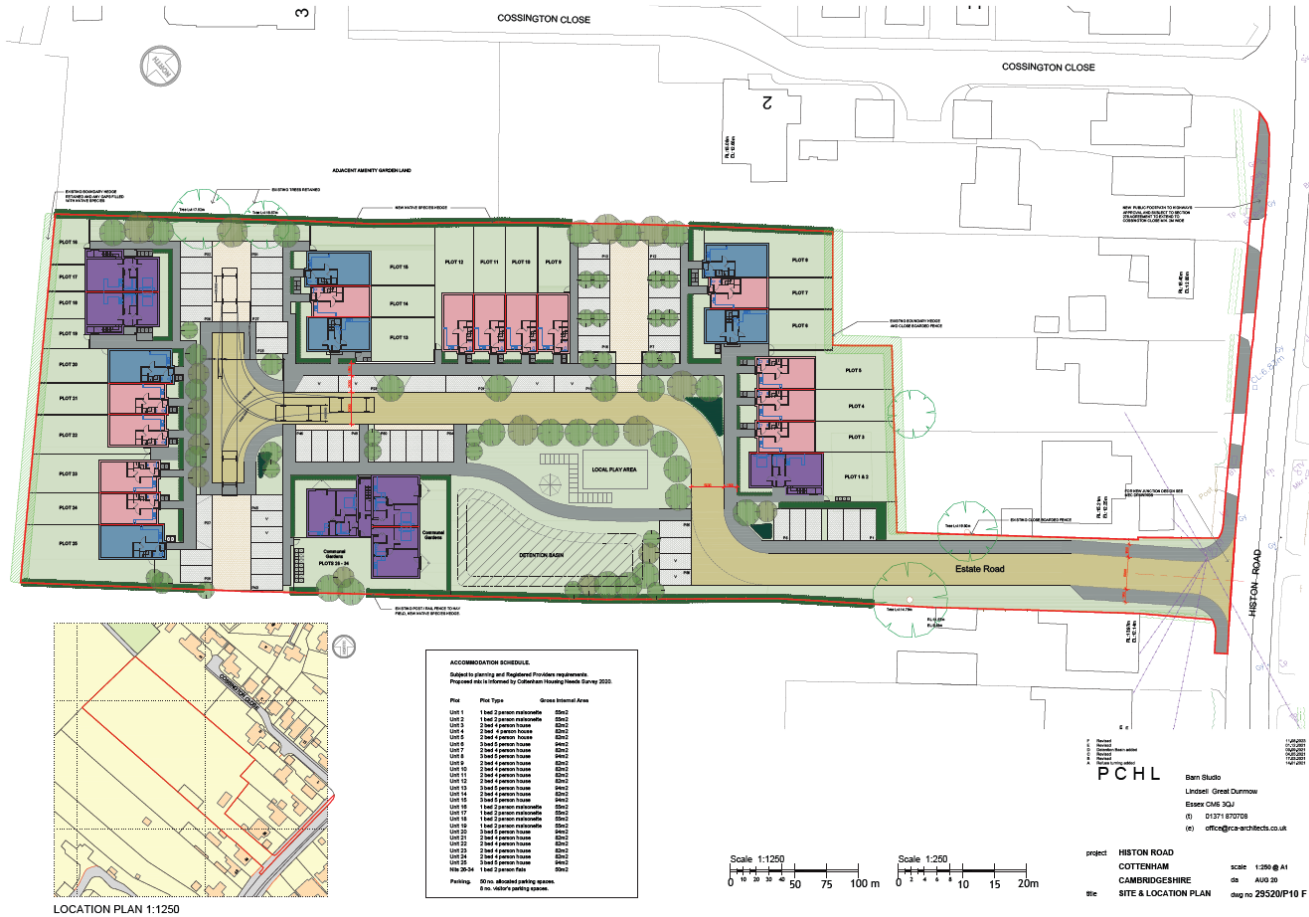
20/04906/OUT

38 Histon Road, Cottenham

Outline planning application for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt and new pedestrian footway with all matters reserved except for access from Histon Road.

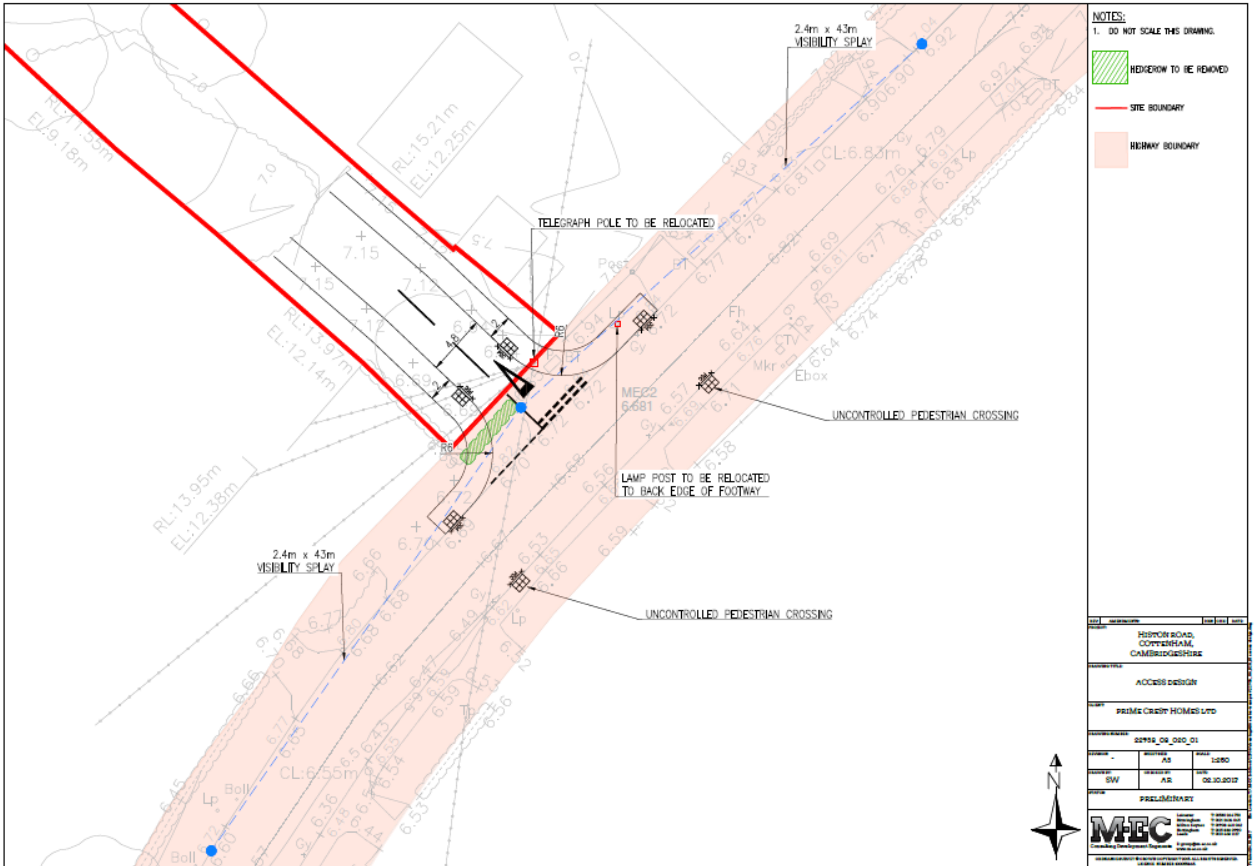
Site location & indicative layout (as revised)

Page 6



Access design

Page 7



- NOTES:**
- DO NOT SCALE THIS DRAWING.
- KERB TO BE REMOVED
 - SITE BOUNDARY
 - ROADWAY BOUNDARY

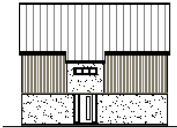


PROJECT INFORMATION		DATE	REV
HISMAK ROAD, COMPTONHAM, CAMBRIDGESHIRE			
DRAWING INFORMATION			
ACCESS DESIGN			
CLIENT INFORMATION			
PRIME CREDIT HOMES LTD			
DRAWING NUMBER			
2019_06_02_01			
DATE	BY	CHKD	DATE
SW	AR		06.10.2019
DRAWING STATUS			
PRELIMINARY			

Indicative elevations



FRONT ELEVATION PLOTS 6-8 + 13-15



SIDE ELEVATION PLOTS 6-8 + 13-15



FRONT ELEVATION PLOTS 16-19

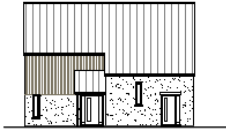


SIDE ELEVATION PLOTS 16-19

Page 8



FRONT ELEVATION PLOT 1-5



SIDE ELEVATION PLOTS 1-5



FRONT ELEVATION PLOTS 9-12



FRONT ELEVATION PLOTS 23-25



FRONT ELEVATION PLOTS 20-22

PCHL
 Barn Stalls
 United Great Outhow
 Essex CM8 3LJ
 Tel: 01371 870708
 (e) p.chl@pca-architects.co.uk

project HISTON ROAD
 COTTENHAM
 CAMBRIDGESHIRE
 scale 1:500 @ A1
 date OCT 20
 sheet 08/10

Indicative street elevations elevations



Page 9



Planning Balance

Approval

Material considerations

Delivers 100% Affordable Housing meeting an established identified local need.

Complies with 'exception tests' for new housing in Green Belt.

Impacts on drainage, ecology, urban design and transport related issues can be satisfactorily mitigated by planning conditions.

Amendments deliver new pedestrian footway onto Histon Road.

c.£200k value of Section 106 Obligations towards local infrastructure provision to be secured.

Refusal

Material considerations



Officer Recommendation: Approve subject to planning conditions and Section 106 (as amended)

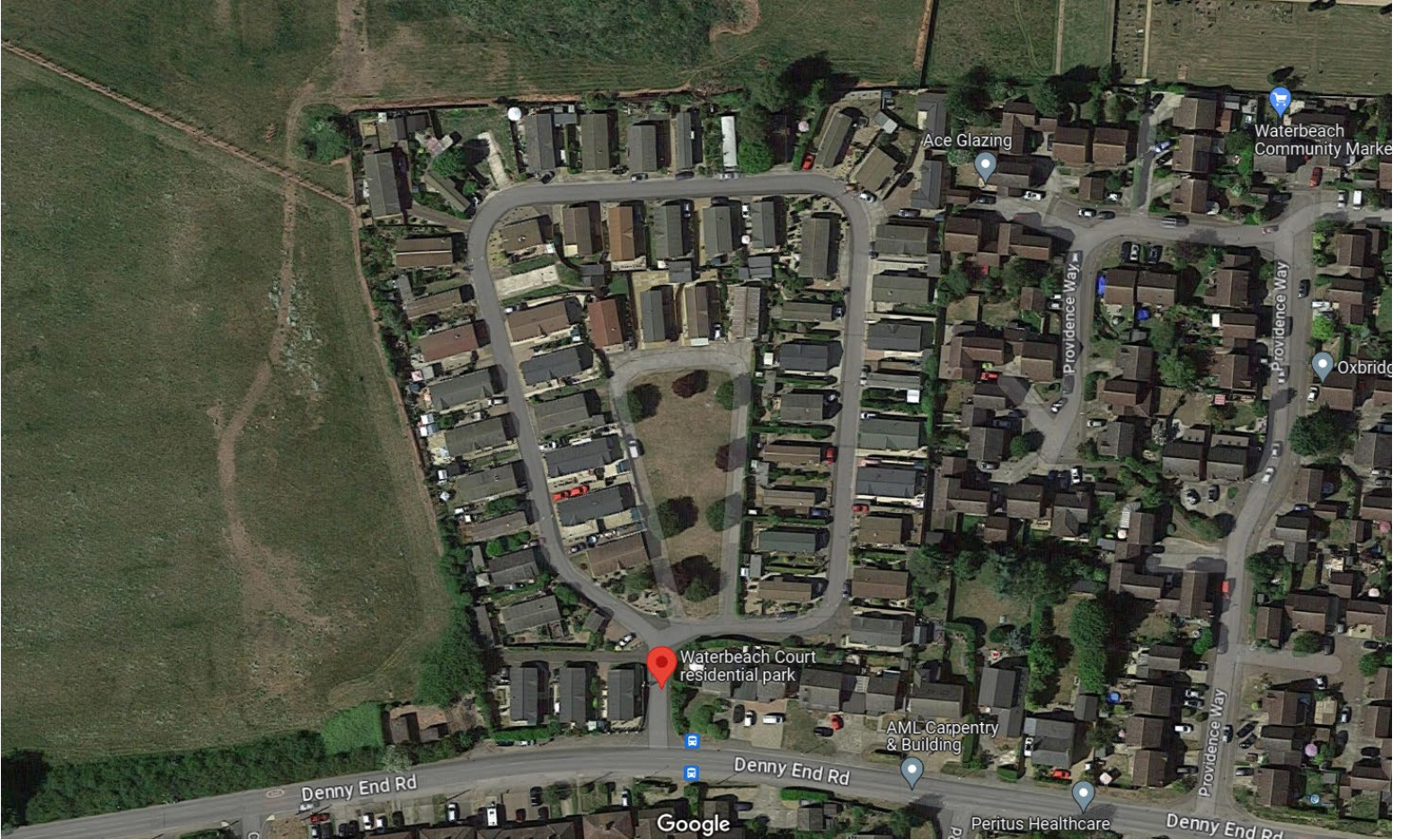
Waterbeach Court, Denny End Road, Waterbeach - 23/02320/S73

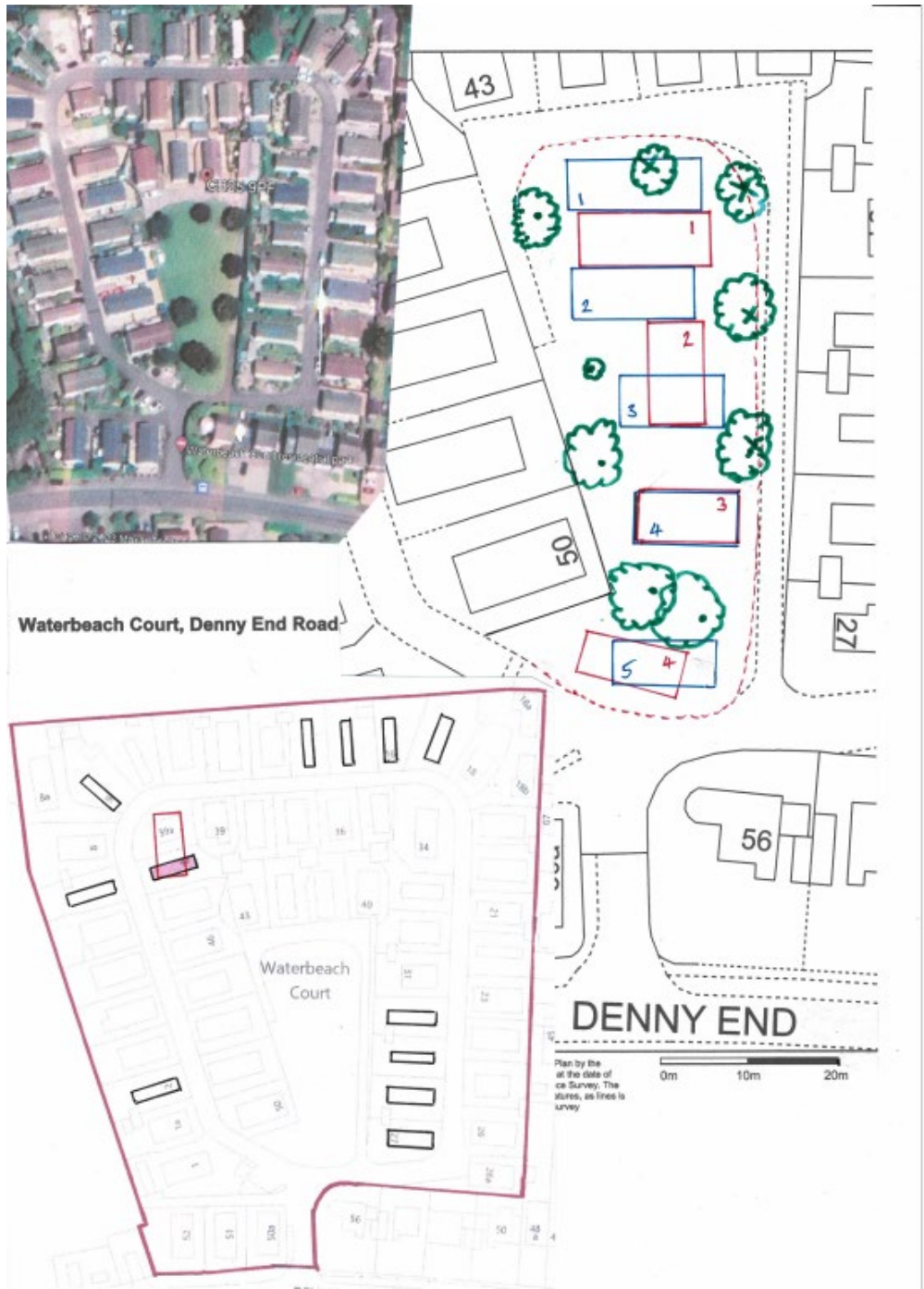
Page 11

S73 to vary condition 6 (Total number of caravans) of planning ref: C/64/949 (Addition of nine additional caravan sites (Concrete hard standings) toilets and stores, provision of central laundry and four showers (Outline)) to enable the site to be reorganised including a potential increase in caravan numbers to up to 63.

Change 59 (current maximum) to 63.







Waterbeach Court, Denny End Road

DENNY END



Tree Officer recommended tree planting plan. Key: T = new tree

X = tree removed

Planning Balance

Approval

Material considerations

- Certificate of Lawfulness that confirms that caravans can be located anywhere within the site



Refusal

Material considerations

- Impact on character and appearance of the area
- Impact on Protected Trees
- Harm to future and neighbouring occupiers
- Impact upon protected and priority species
- Flood Risk Impacts
- Lack of car and cycle parking

Officer

Recommendation: Refusal

MINOR APPLICATIONS

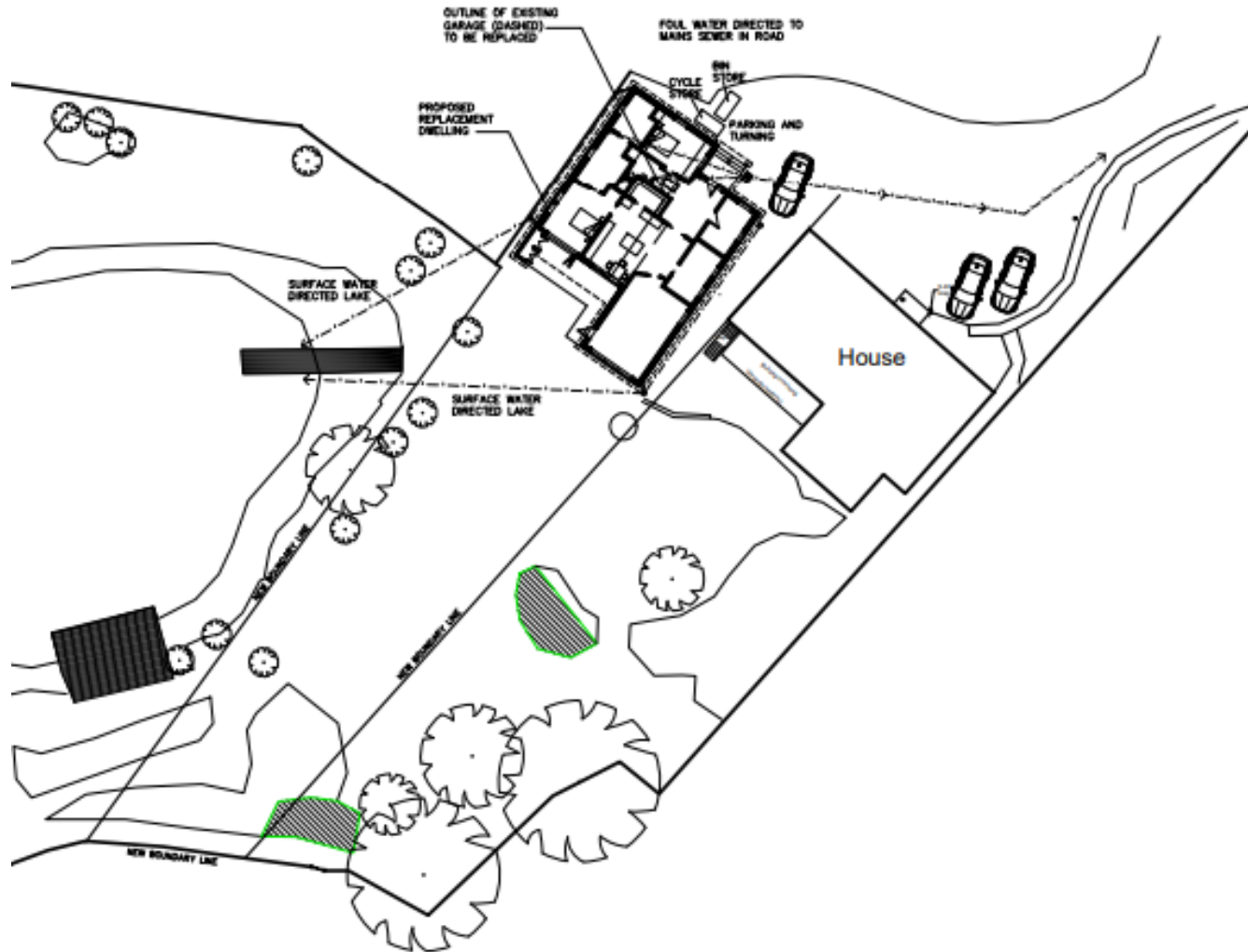
23/03837/FUL

9 Longstanton Road, Oakington
Demolition of existing garage and
erection of a 2 bed dwelling

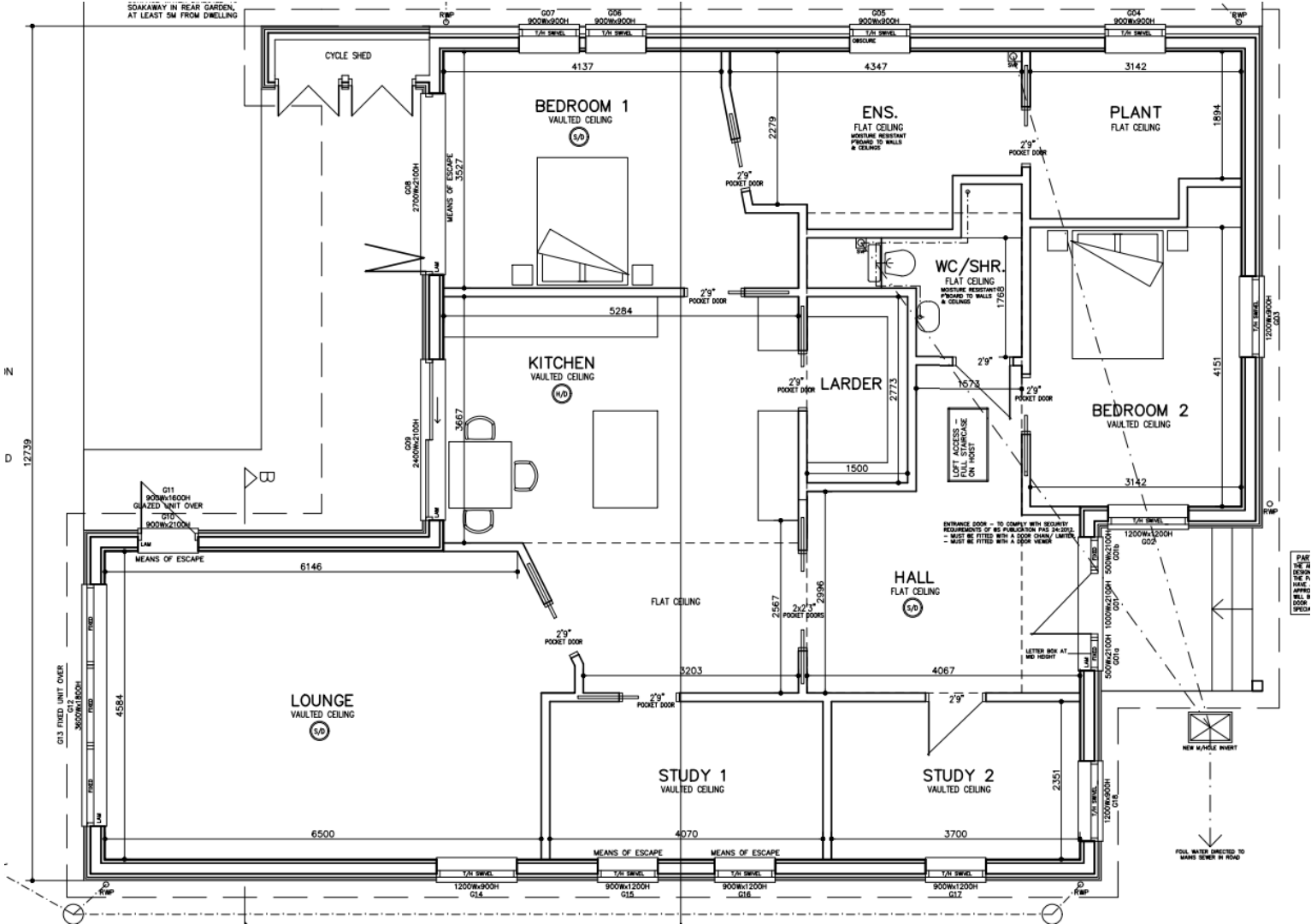
Location plan



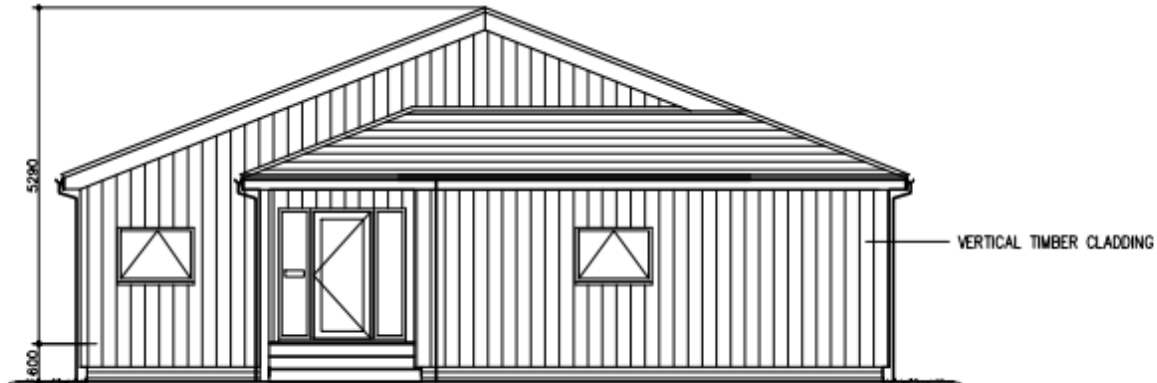
Proposed site plan



Proposed floor plans

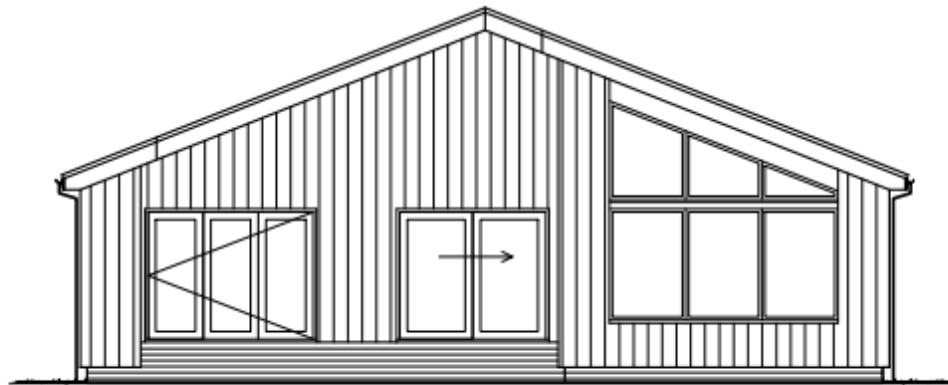


Proposed elevations



FRONT (north east facing) ELEVATION

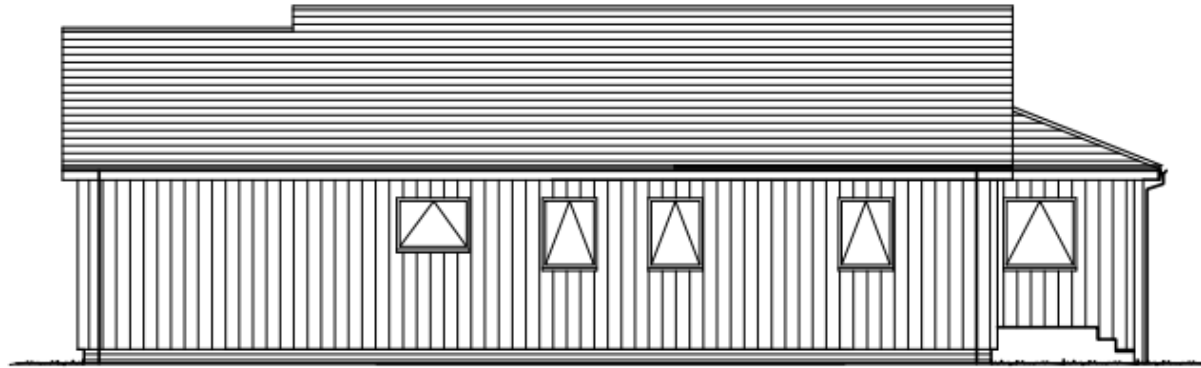
PART V PRINCIPAL DOOR APPROACH
THE APPROACH TO THE ENTRANCE DOOR TO BE
DESIGNED, SUPPLIED & FITTED BY THE BUILDER.
THE PATH MUST BE A MIN. 900mm WIDE & HAVE A
FIRM & EVEN SURFACE. THE APPROACH WILL BE
STEPPED. A LEVEL LANDING WILL BE PROVIDED
OUTSIDE THE ENTRANCE DOOR & THE DOOR WILL BE
FITTED WITH SPECIAL LOW THRESHOLD.



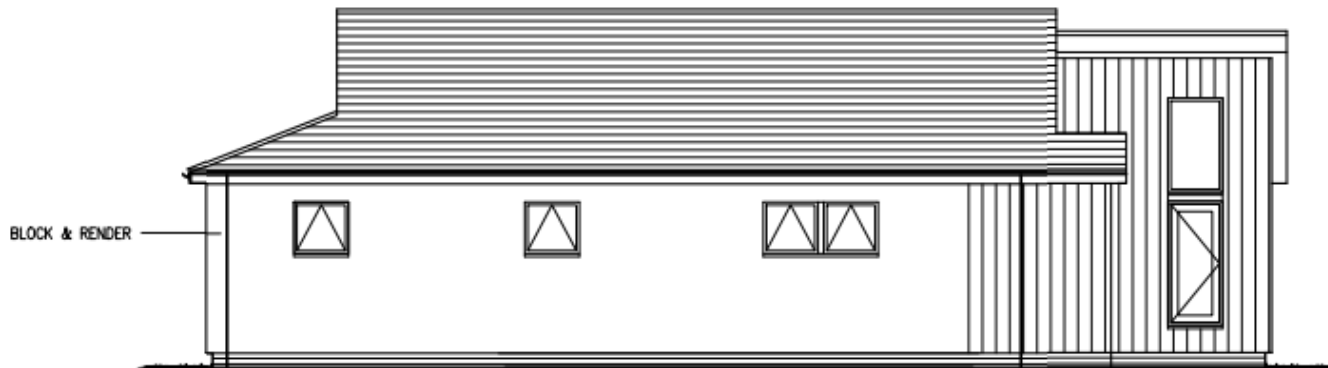
REAR (south west facing) ELEVATION

Proposed elevations

Page 24



SIDE (south east facing) ELEVATION



SIDE (north west facing) ELEVATION

Planning Balance

Approval

Material considerations

- High quality dwelling adjacent to framework of group village
- No harm to surrounding neighbours amenity and high standard of amenity for future occupiers
- 100m³ of flood storage, offsetting the impact of the dwelling and providing significant additional storage for the wider area to be more resilient against flooding
- Sustainable construction
- Self-build, limited contribution to self-build register
- Employment during construction



Refusal

Material considerations

- Fails sequential test on the location of the development

Officer Recommendation: Approval

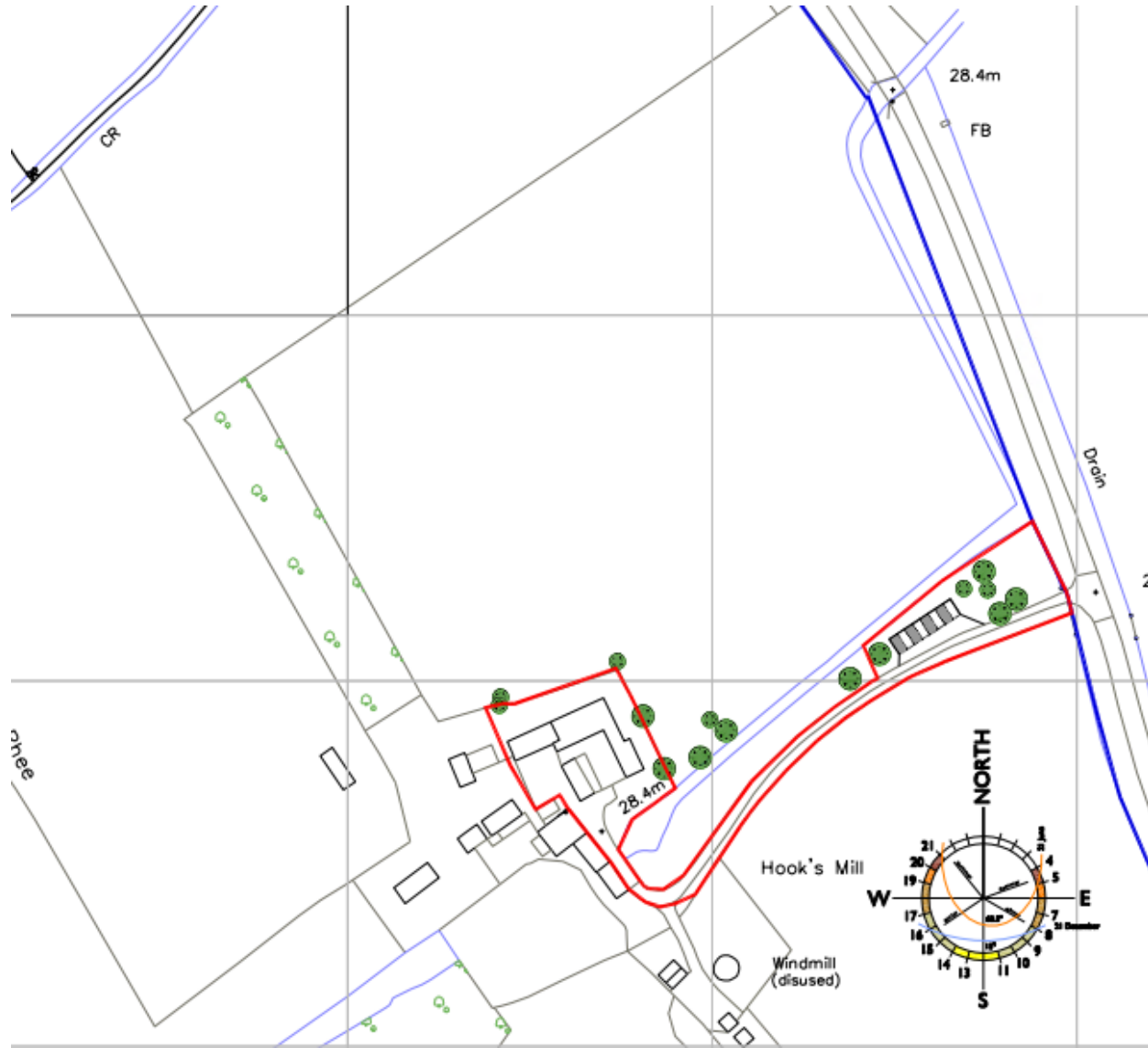
21/05642/FUL

Hooks Mill, Potton Road, Guilden Morden, SG8
OLE

Page 26

Listed building consent to dismantle 3 existing curtilage listed barns and erection of 3 replacement buildings to be used as 4 units of holiday let accommodation.

Location plan



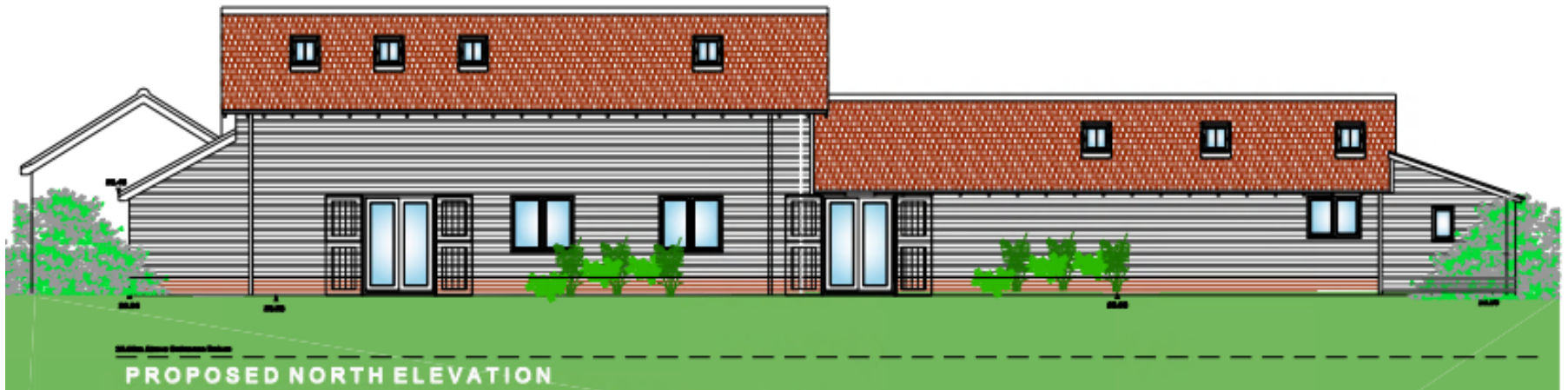
Existing site plan



Proposed site plan



Barn One proposed elevations

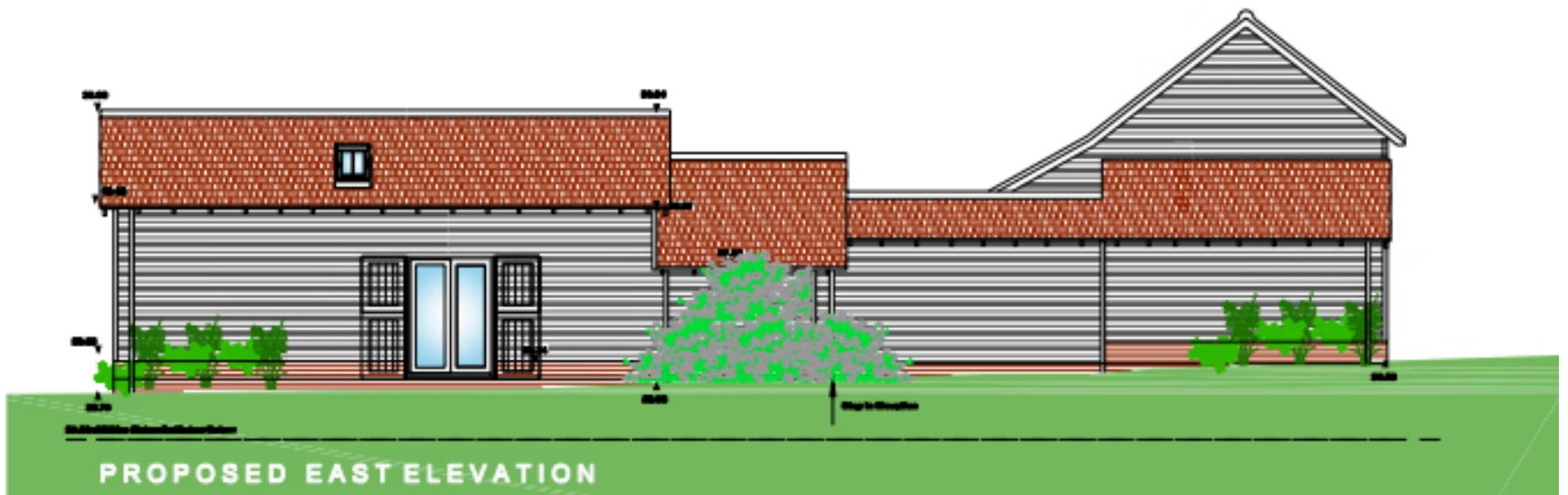


Barn One proposed elevations



Barn Two proposed elevations

Page 32



Barn Three proposed elevations



PROPOSED WEST ELEVATION

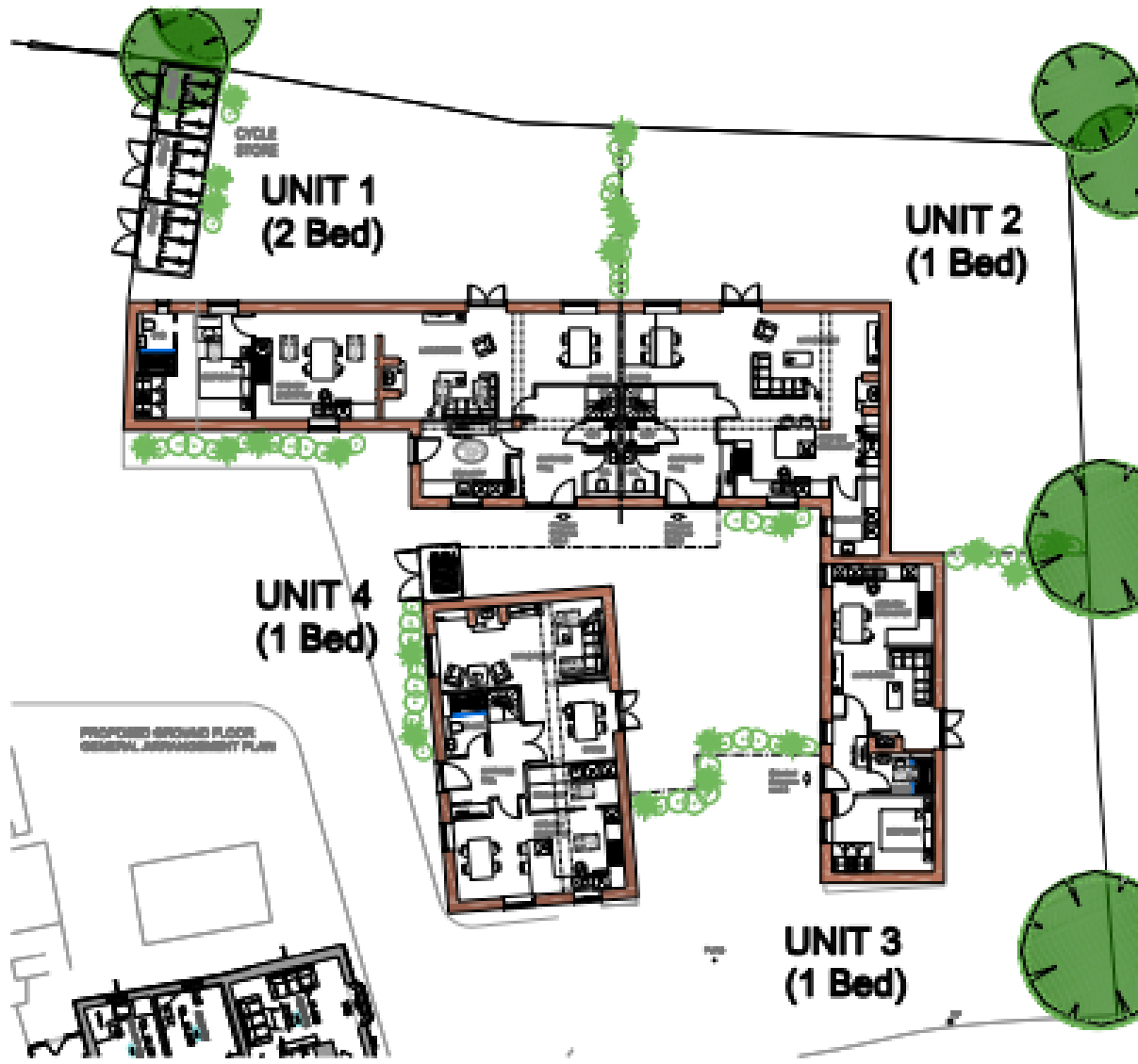


PROPOSED SOUTH ELEVATION

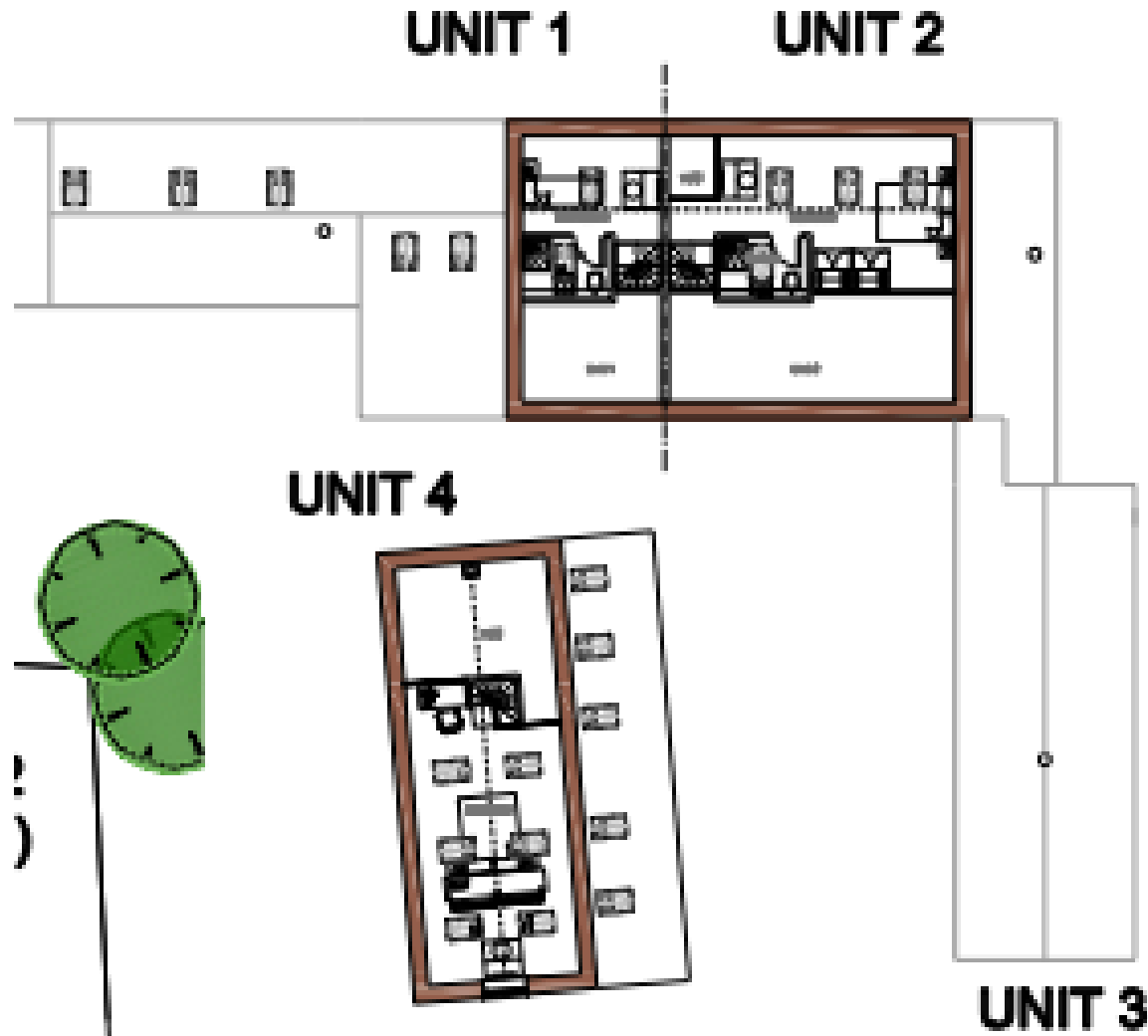


PROPOSED EAST ELEVATION

Ground floor layout



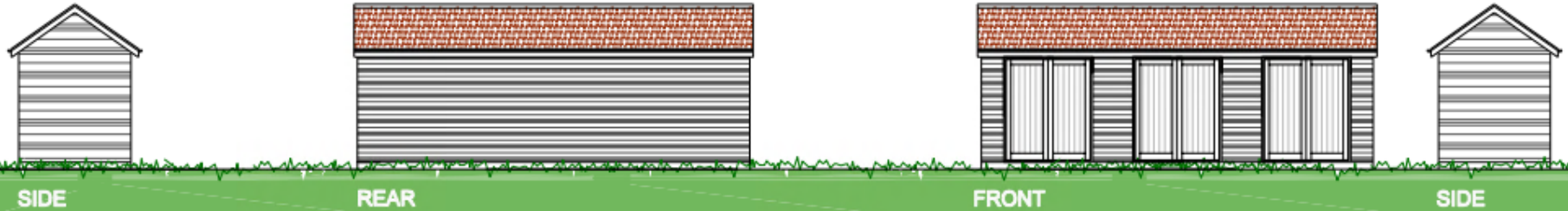
First floor layout



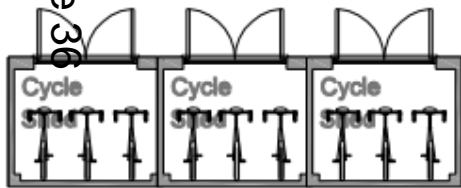
PROPOSED FIRST FLOOR
GENERAL ARRANGEMENT PLAN

Proposed cycle and bin storage

PROPOSED CYCLE STORAGE FACILITY



Page 36



CYCLE STORAGE

Cycle storage for private housing to be either accommodated within garage or a separate suitably durable shed, provide 1 space per bedroom. Door minimum width 900mm.

Garage and sheds to be built with a concrete base and fitted with metal stand to provide locking facility for items stored eg. bicycles. The bar should be securely anchored into concrete base e.g. Sheffield type stand or wall hooks.

VISITORS CYCLE STORAGE

Minimum 600 mm long horizontal galvanised D-bar 550mm above GL bolted to wall or welded to posts set in concrete to provide secure anchorage to visitors cycles 1 per plot to accommodate 2 cycles minimum.

CYCLE STORE PLAN

Bin store and gates to be formed with dark stained timber hit and miss boarding.



Planning Balance

Approval

Material considerations

- The replacement buildings would preserve the setting of nearby listed buildings
- The replacement buildings predominately have an agricultural character, and their scale and appearance is of a high quality.
- Contribution to local economy through provision of visitor accommodation.



Refusal

Material considerations

- Demolition of curtilage listed buildings

Officer

Recommendation: Approval

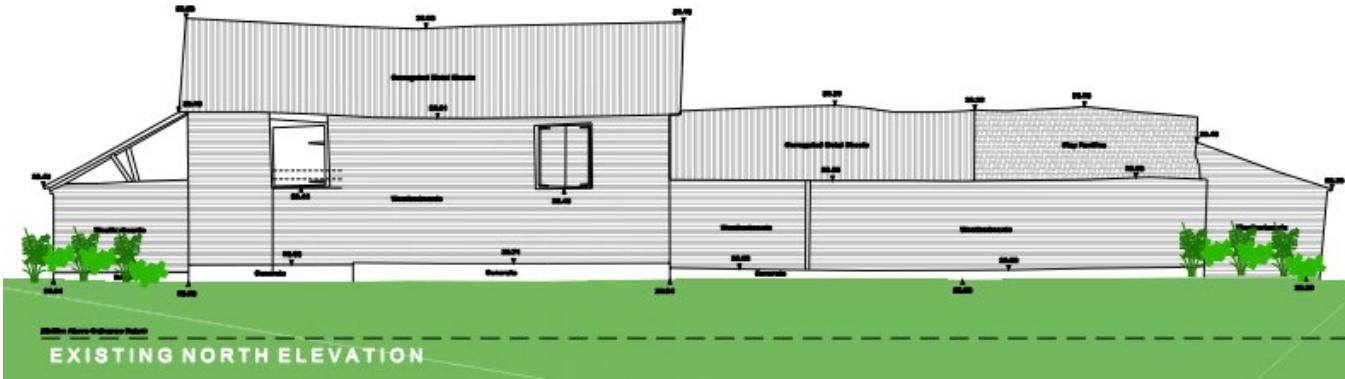
21/05643/LBC

Hooks Mill Potton Road Guilden
Morden SG8 0LE

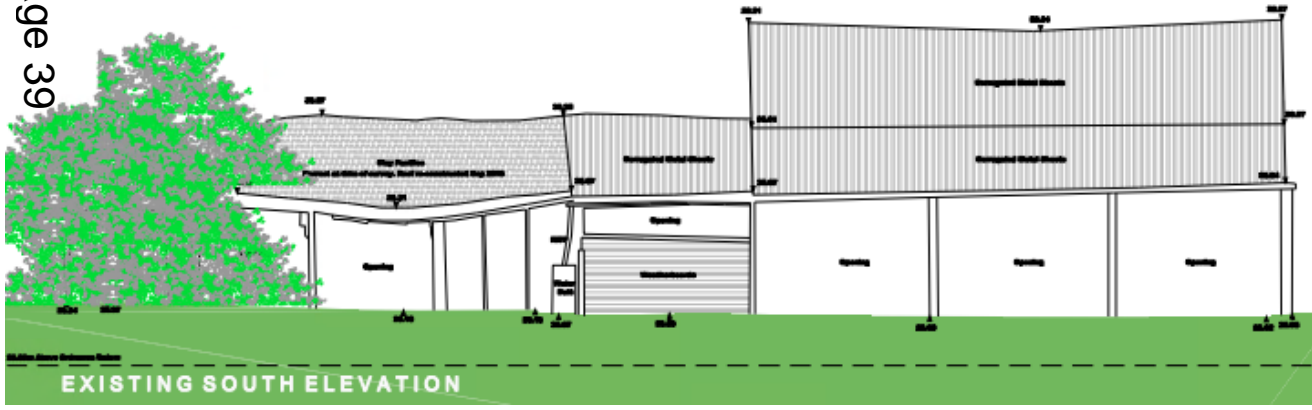
Page 38

Listed building consent to dismantle 3 existing curtilage listed barns and erection of 3 replacement buildings to be used as 4 units of holiday let accommodation.

Barn One Existing elevations



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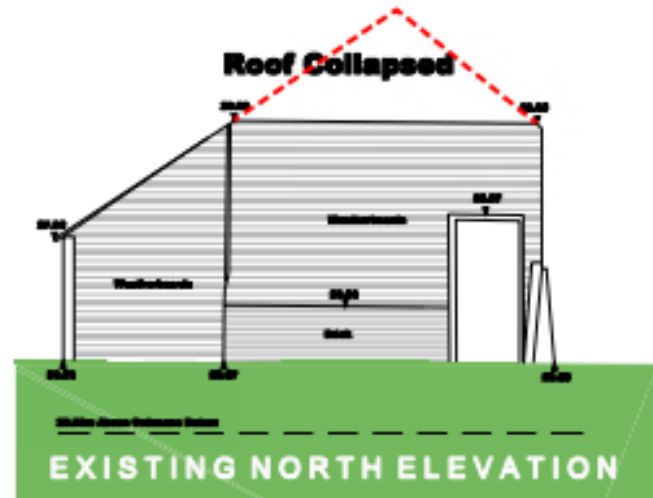
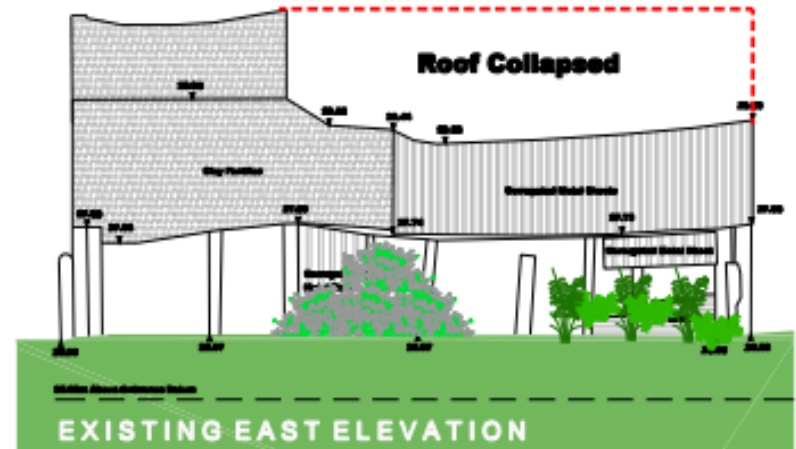
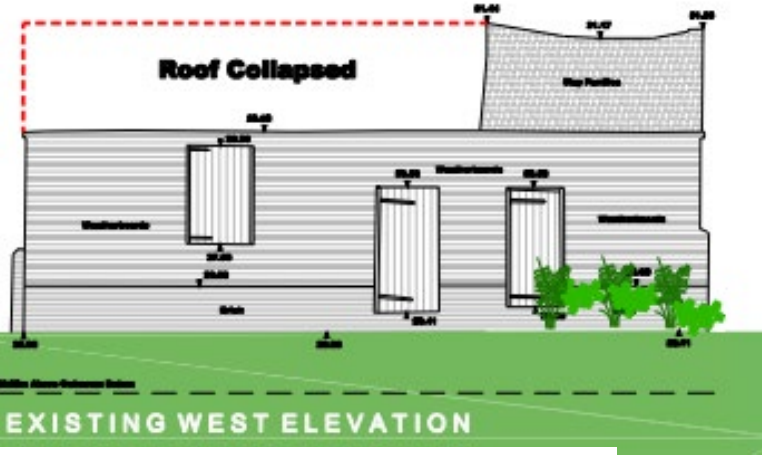
Barn Two Existing elevations

Page 40

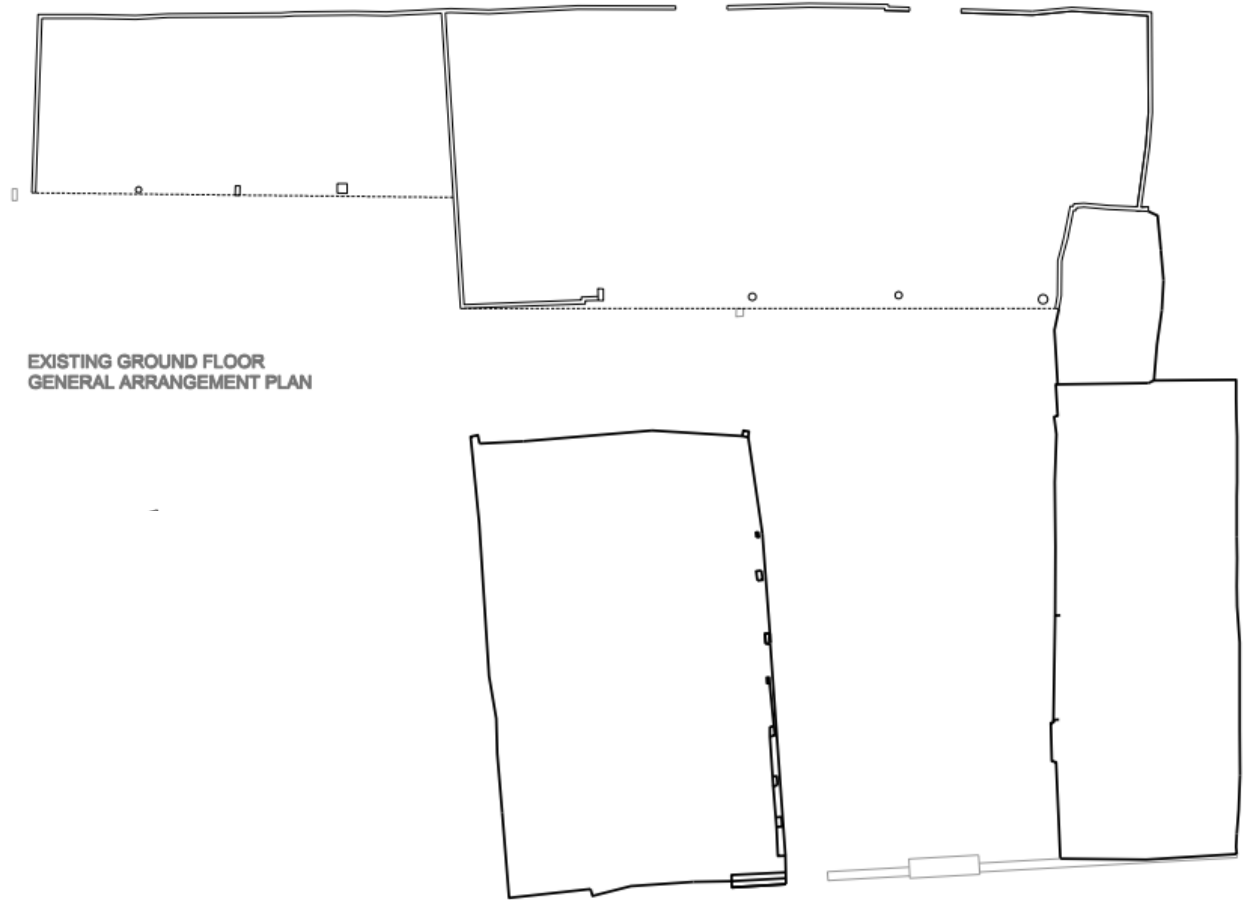
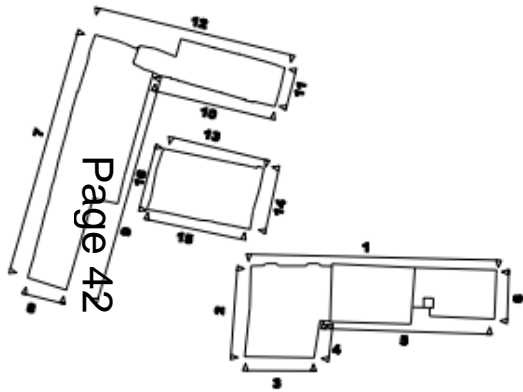


Barn Three Existing elevations

Page 41



Existing layout/floor plans



Planning Balance

Approval

Material considerations

- The replacement buildings would preserve the setting of nearby listed buildings
- The replacement buildings predominately have an agricultural character, and their scale and appearance is of a high quality.
- Contribution to local economy through provision of visitor accommodation



Refusal

Material considerations

- Loss of historic fabric and curtilage listed buildings.

Officer Recommendation: Approval

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