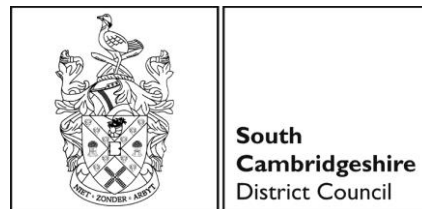


South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 01954 713000
democratic.services@scambs.gov.uk
www.scambs.gov.uk



Friday 08 January 2024

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, 17 January 2024 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.**

Yours faithfully
Liz Watts
Chief Executive

Agenda

Plans Pack

Pages
3 - 50

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'.

The Council is committed to improving access to its agendas and minutes for all members of the community. We try to take all circumstances into account, but if you have any specific needs we will do what we can to help you. Please contact Democratic Services on 01954 713 000 or email democratic.services@scambs.gov.uk.

Further information for members of the public can be found at the below link.
[Link to further information for members of the public attending South Cambridgeshire District Council meetings.](#)

If you wish to ask a question or make a statement at a meeting, please refer to the Public Speaking Scheme at the below link.

[Link to the Public Speaking Scheme](#)

Further information for Councillors

[Declarations of Interest – Link to Declarations of Interest - Information for Councillors](#)

Councillors are reminded that Democratic Services must be advised of substitutions in advance of meetings. It is not possible to accept a substitute once the meeting has started.

Planning Committee



GREATER CAMBRIDGE
SHARED PLANNING

MAJOR APPLICATIONS

Planning Application Reference: 23/00123/FUL

Land to the north of Lower Cambourne, Cambourne Business Park, Cambourne, Cambridgeshire.

Erection of 256 No. dwellings and change of use of existing marketing suite to café, landscaping, car parking, substations, bin and bike stores.

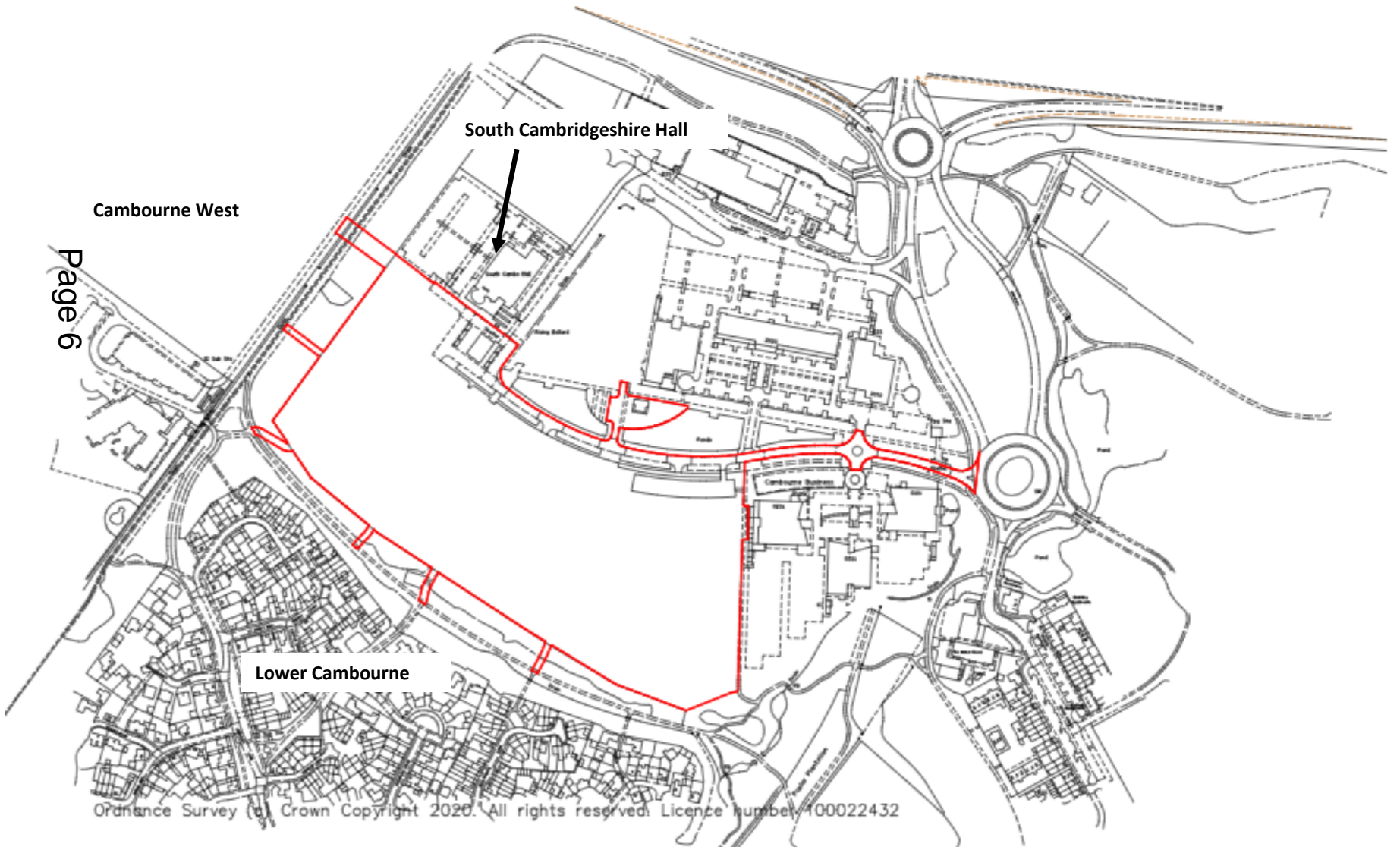
Presenting Officer:

Aaron Coe

Principal Planner (CIP and SCIP Projects)

e: Aaron.Coe@greatercambridgeplanning.org

Site Location Plan



Page 6

The Proposal



- 256 homes (including 102 affordable units).
- Pedestrian and cycle links across the site and links to Cambourne West.
- High quality open space including a new public square, central park and foraging route.

Business Park Frontage (CGI)



Page 8



Proposed street scene elevations (Business Park Frontage)



Section 1

Section 2



Section 3

Section 4



The Backs



The Backs- North and South Elevation



Page 11



Apartment block- Locations and CGIs



Block A (fronting the public square)



Block B (along Business Park Road)



Block C (within the 'rural edge')



The Park



Proposed street scene elevations (north and south of the park).



STREET SCENES - PRIMARY ROAD - HOUSES FACING TO THE PARK

Page 14



STREET SCENES - HOUSES NORTH OF THE PARK - FACING TO THE PARK

The Mews streets



Page 15



Mews street (east) looking southwards

The Courtyards



Page 16



Planning Balance

Approval

Material considerations

- Principle of a 'primarily residential development' acceptable and in accordance with the use required by policy SS/8.
- Provision of 102 affordable units. (40% and policy compliant).
- All affordable units proposed to be designed to Passivhaus principles standard.
- Commitment to delivering 20% Biodiversity Net Gain.
- £3.3million financial contributions towards key services and facilities within Cambourne including education, community and sports facilities and transport infrastructure.



Refusal

Material considerations

- Lack of an all motor vehicle link through the Cambourne Business Park.
- Conflict with policy SS/8 in terms of the timing of the delivery of the Land South of the Business Park.

**Officer Recommendation:
Approval subject to conditions
and Section 106 Agreement**

MINOR APPLICATIONS

23/03642/HFUL

Whitehall, 9 Chapel Lane, Fowlmere,
Cambridgeshire, SG8 7SA

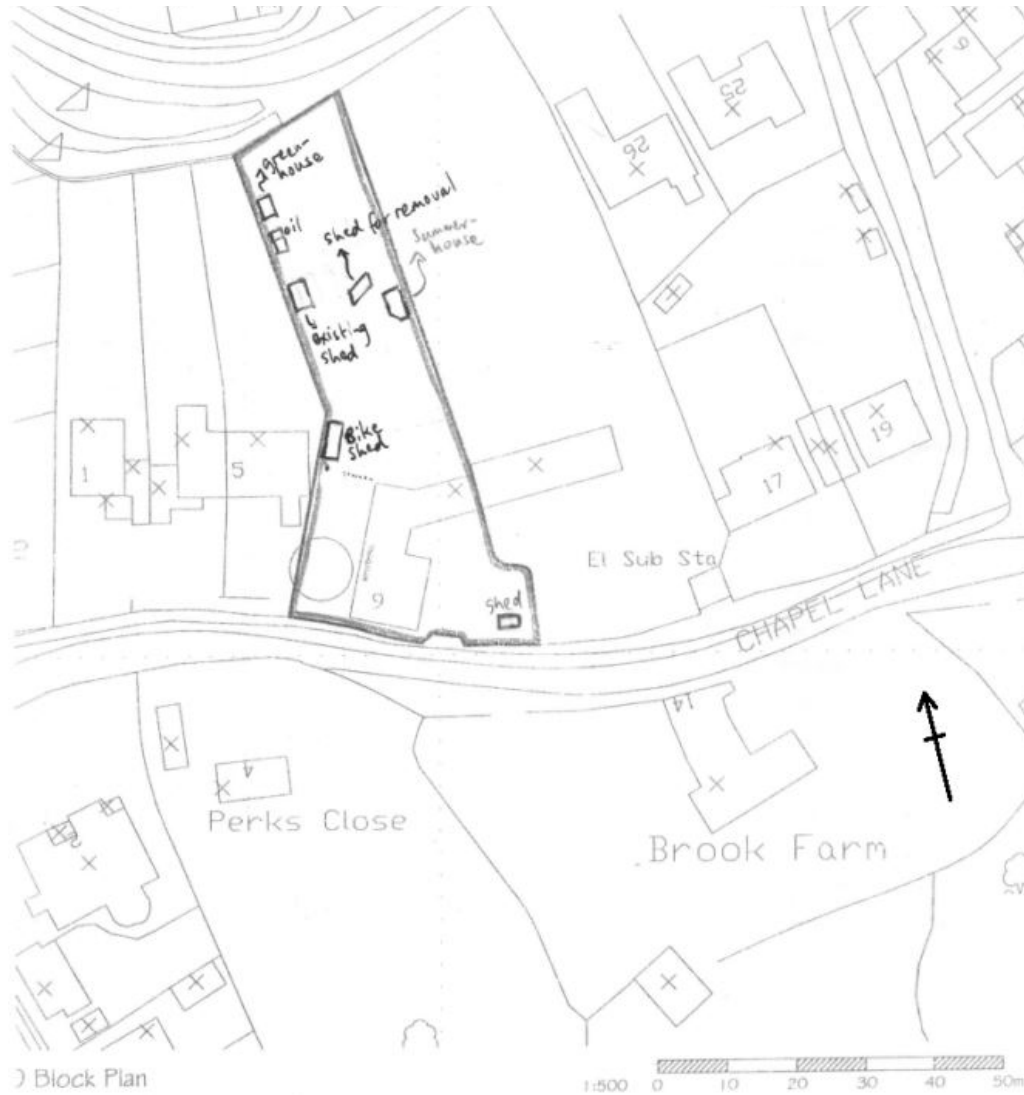
Page 19

Erection of a greenhouse, summerhouse, garden shed and bicycle shed, and removal of an existing dilapidated shed.

Location Plan

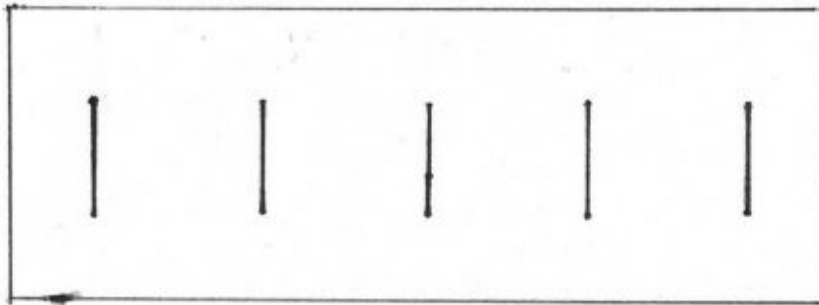


Site Plan

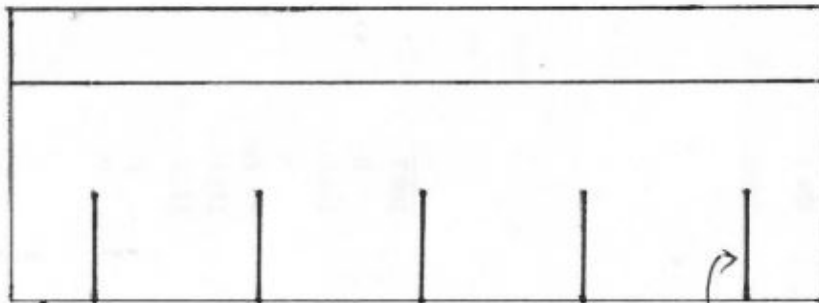


Bicycle Shed Plans

Page 22



PLAN



EARTH FLOOR

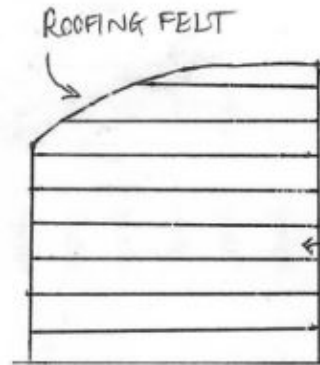
FRONT ELEVATION

SHEFFIELD STAND

BICYCLE SHED

1:50

1m

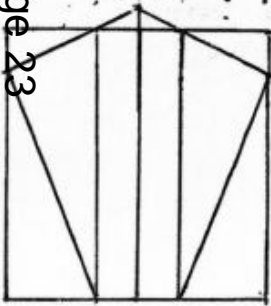


SIDE ELEVATION

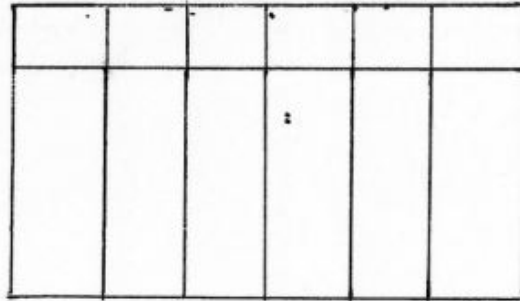
Greenhouse Plans

GREENHOUSE

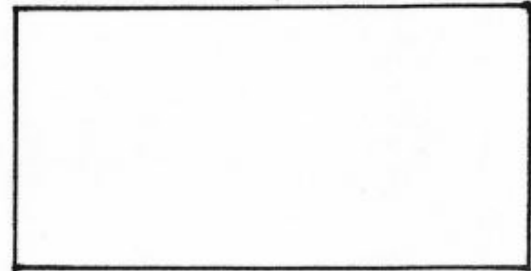
Page 23



FRONT
ELEVATION



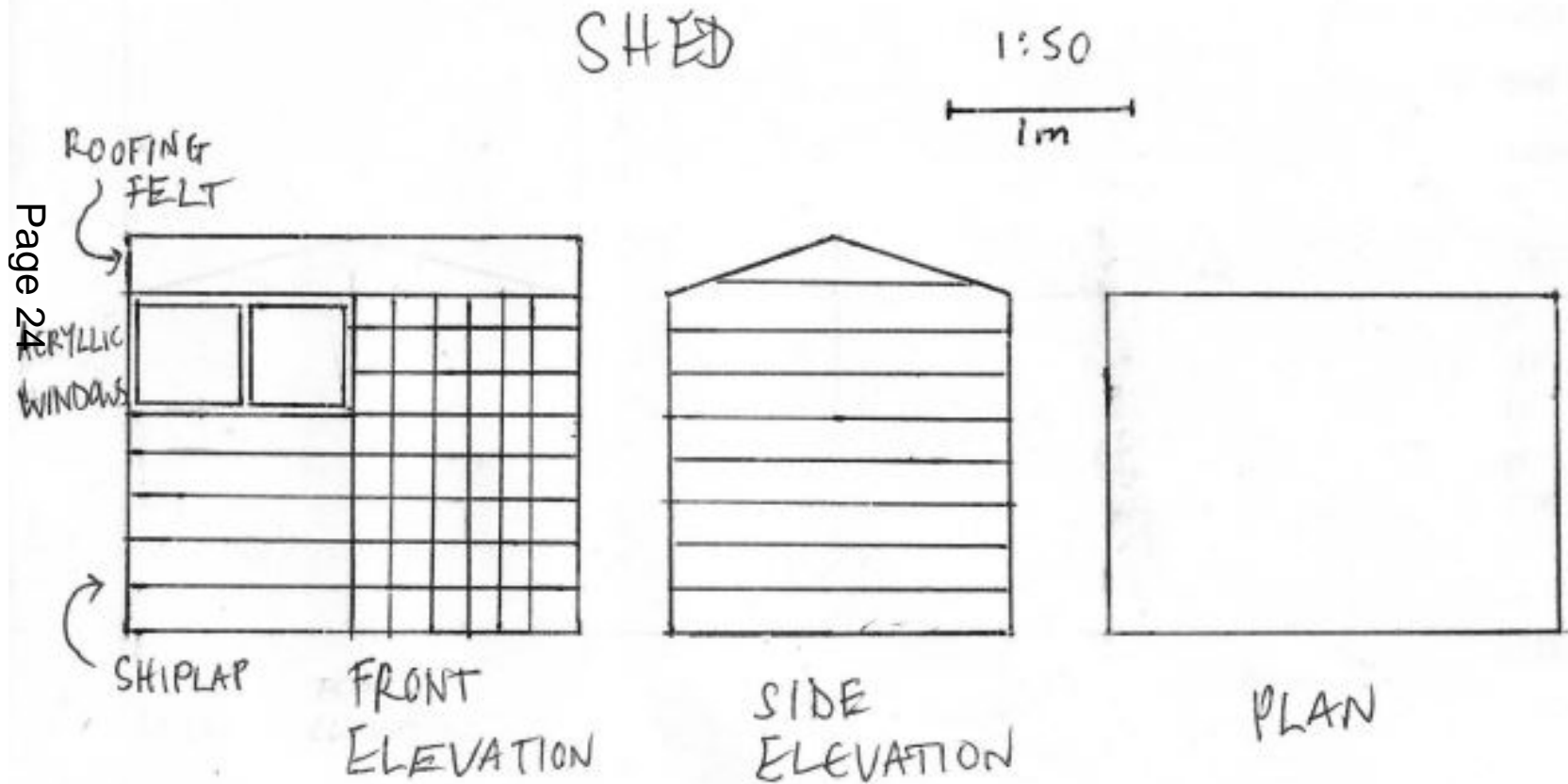
SIDE
ELEVATION



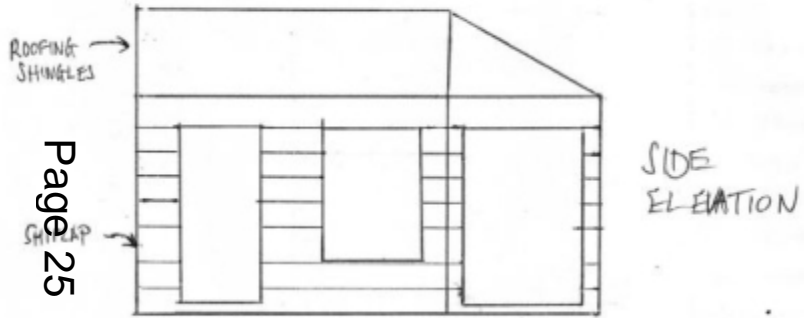
PLAN

1:50
1m

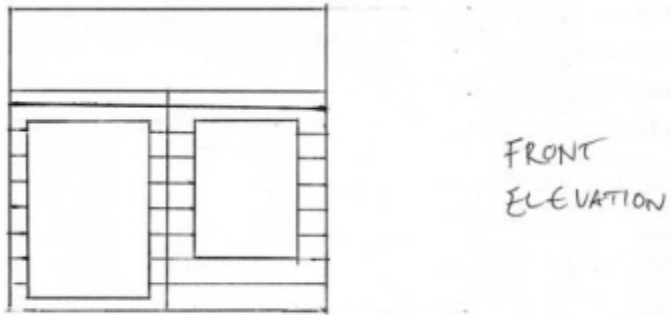
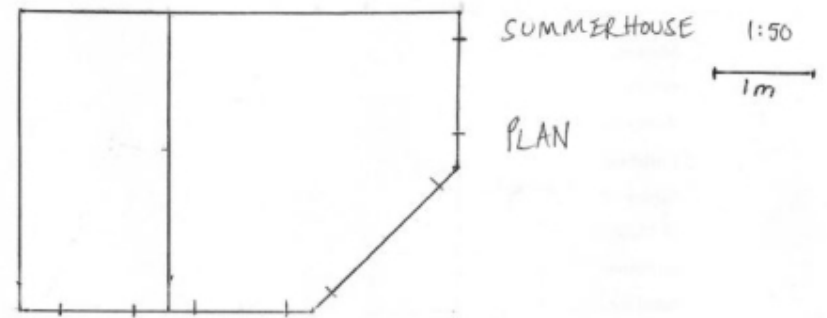
Shed Plans



Summerhouse Plans



Page 25



Planning Balance

Approval

Material considerations

- Design and scale would sustain the character and appearance of the area, whilst respecting the amenities of neighbouring properties

Refusal

Material considerations



Officer Recommendation:
Approve subject to conditions

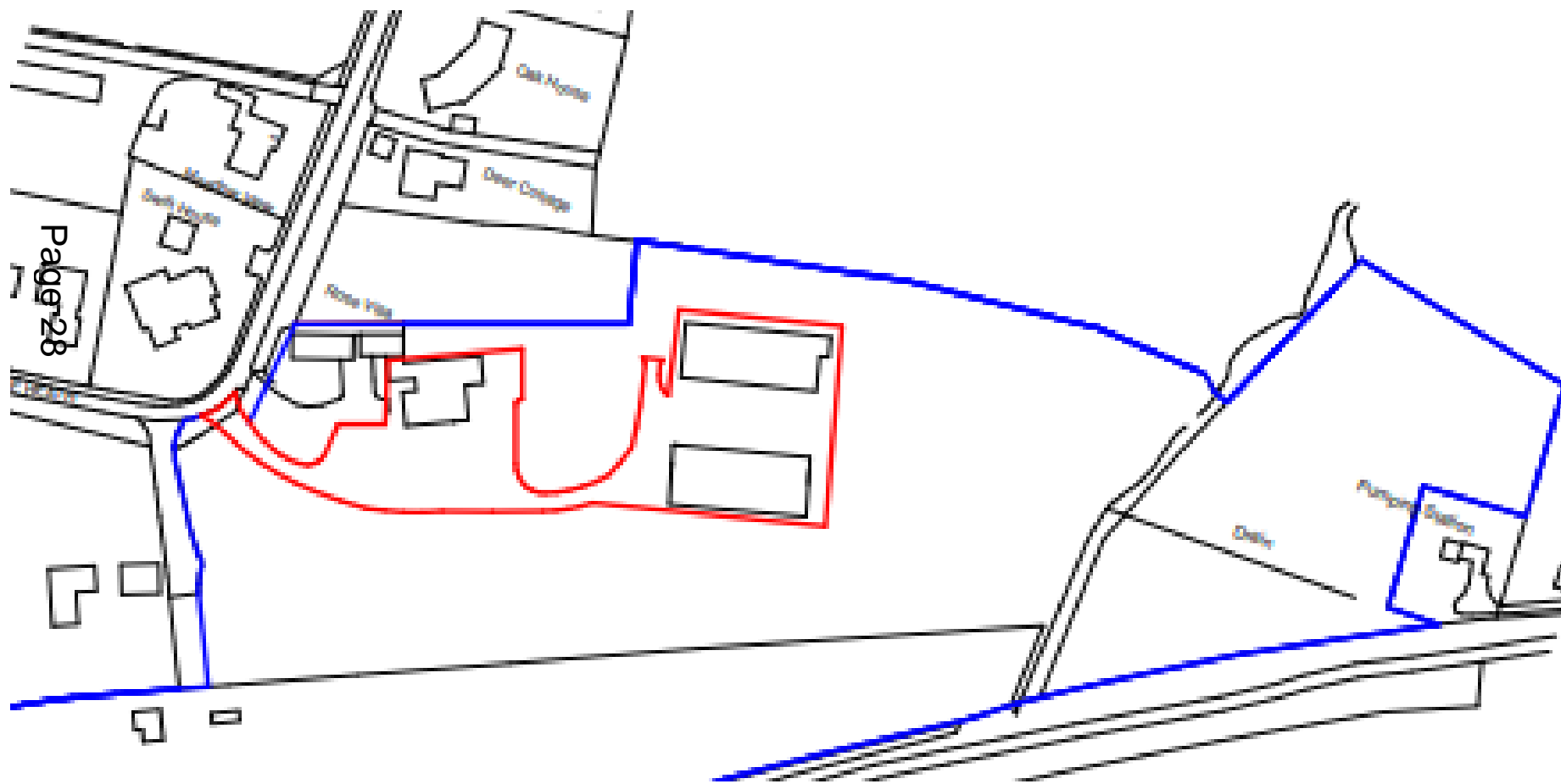
23/03311/FUL

Rose Villa, Little Heath, Gamlingay

Page 27

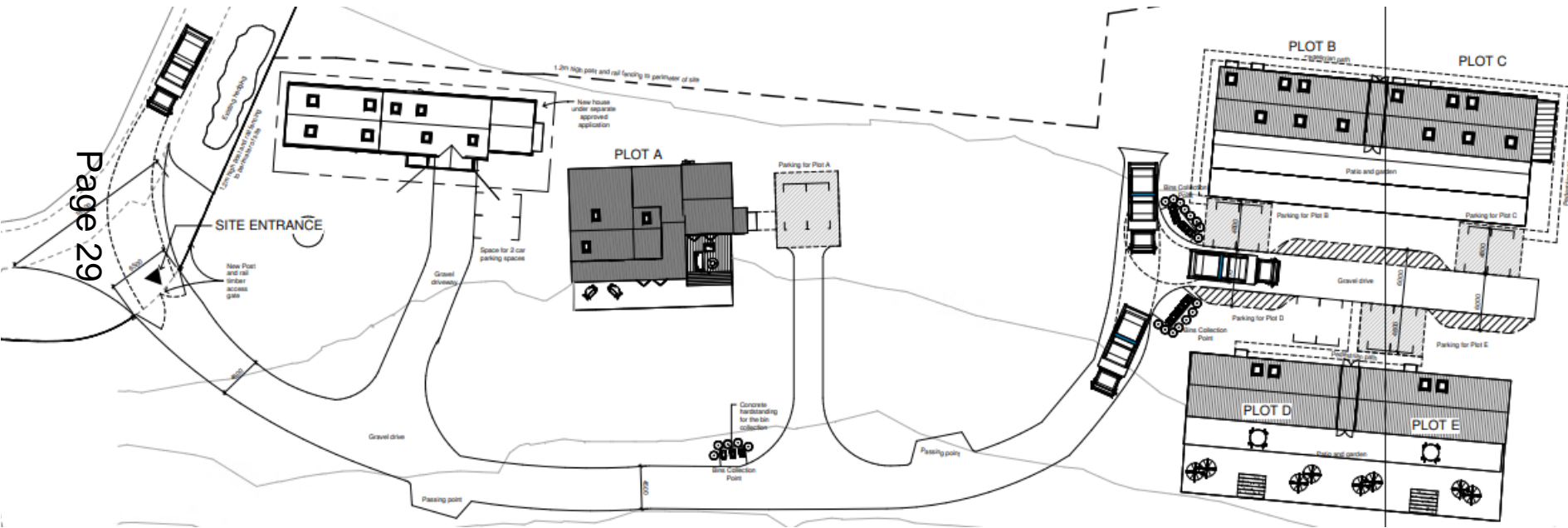
Demolition of agricultural buildings and erection of 5 No. dwellings with associated access and landscaping.

Location Plan



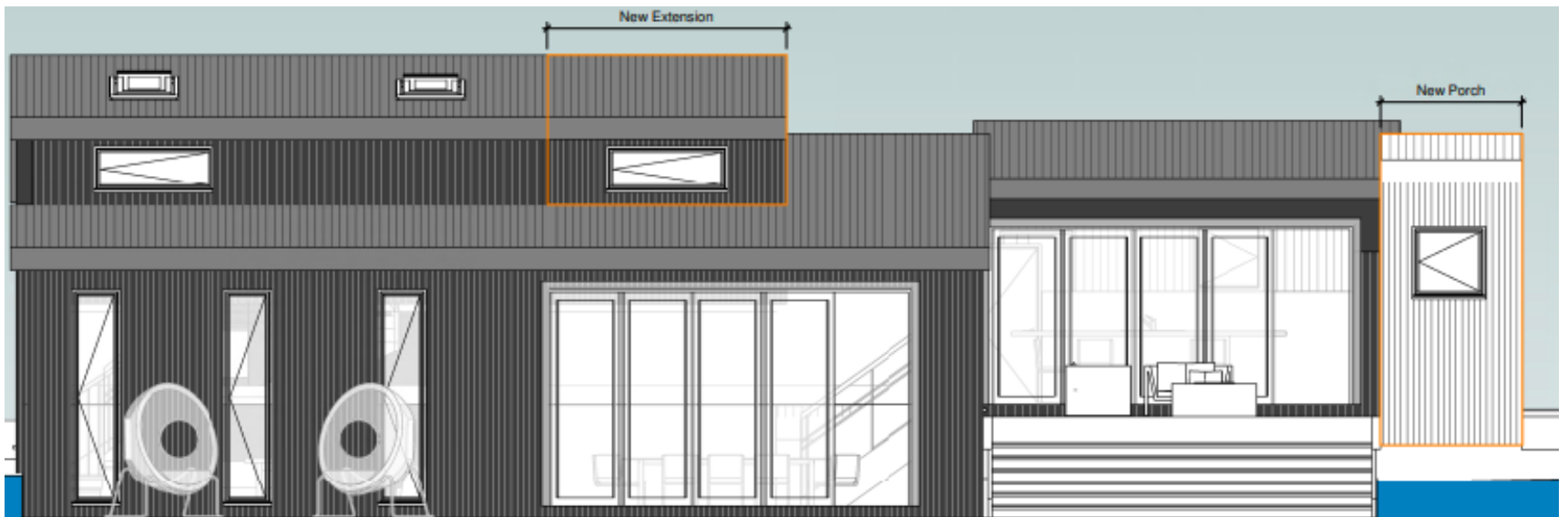
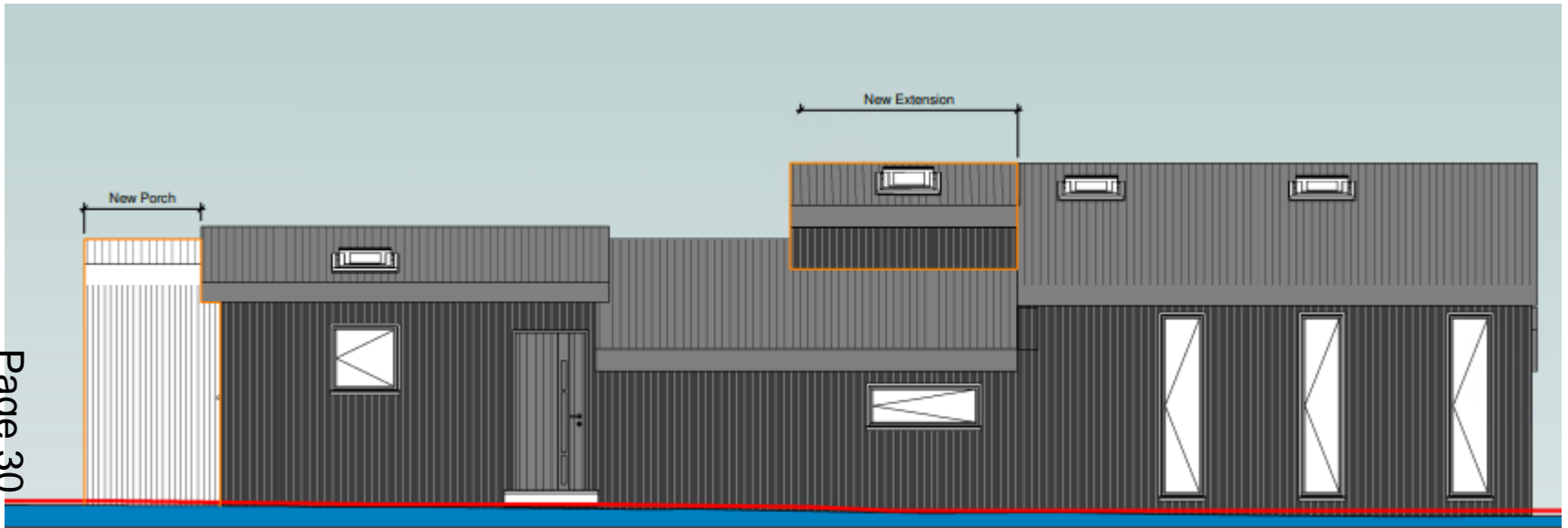
Proposed Site Plan

Page 29



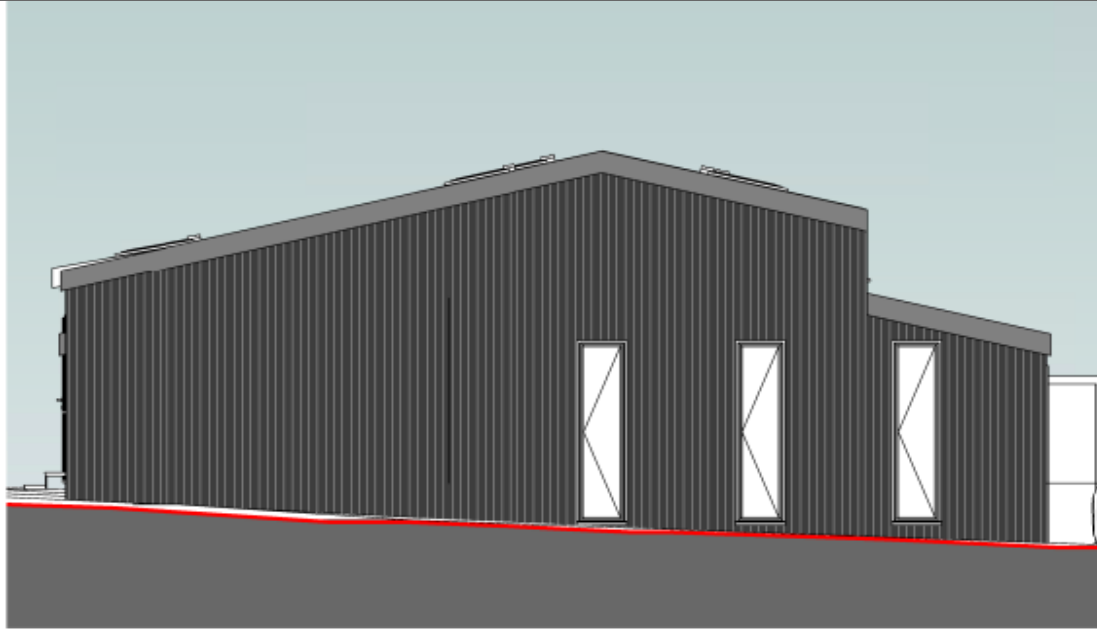
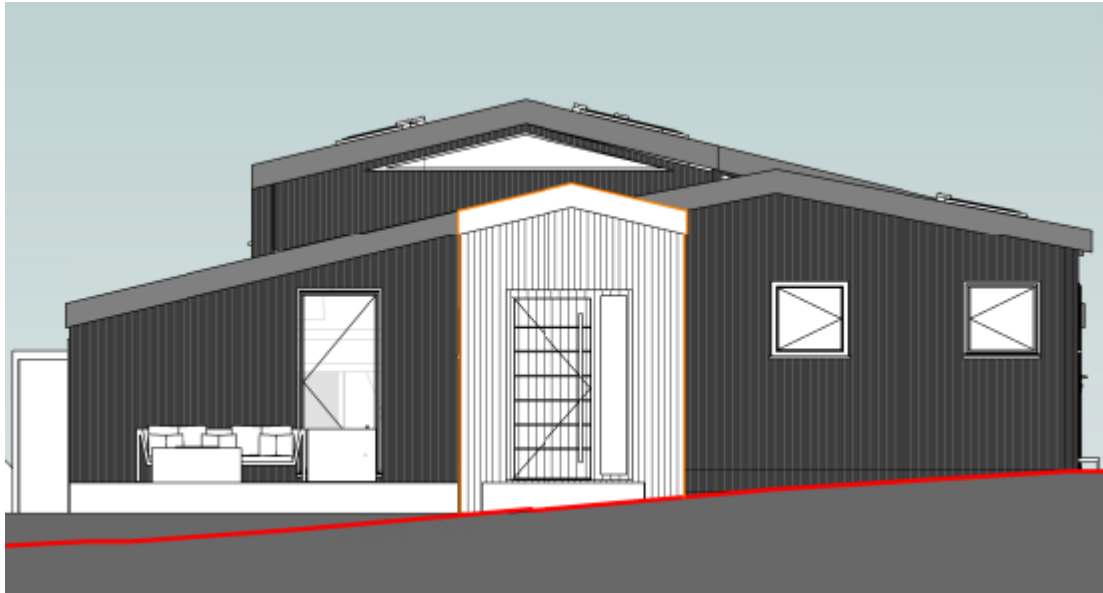
Plot A North and South elevations

Page 30



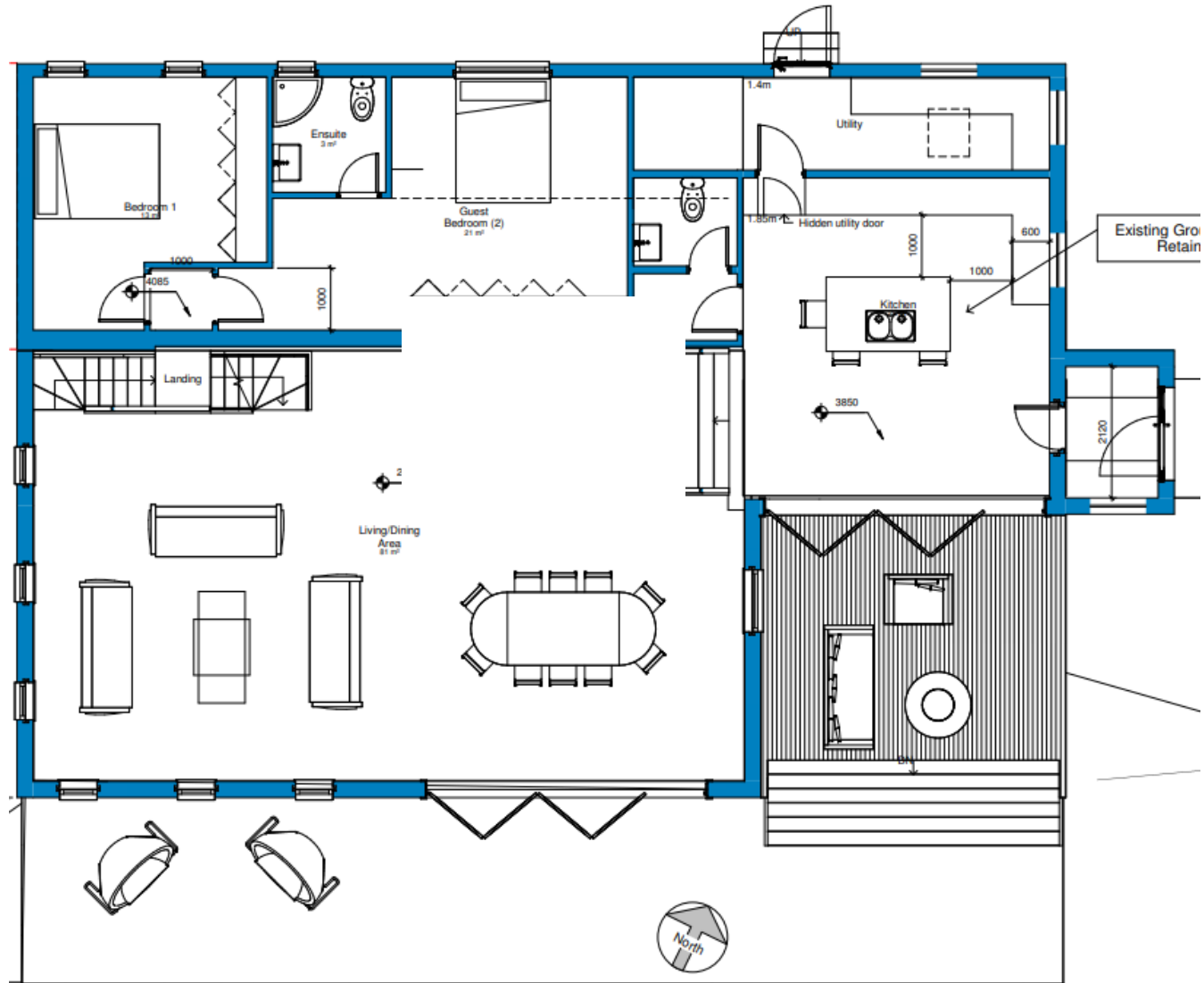
Plot A East and West elevations

Page 31



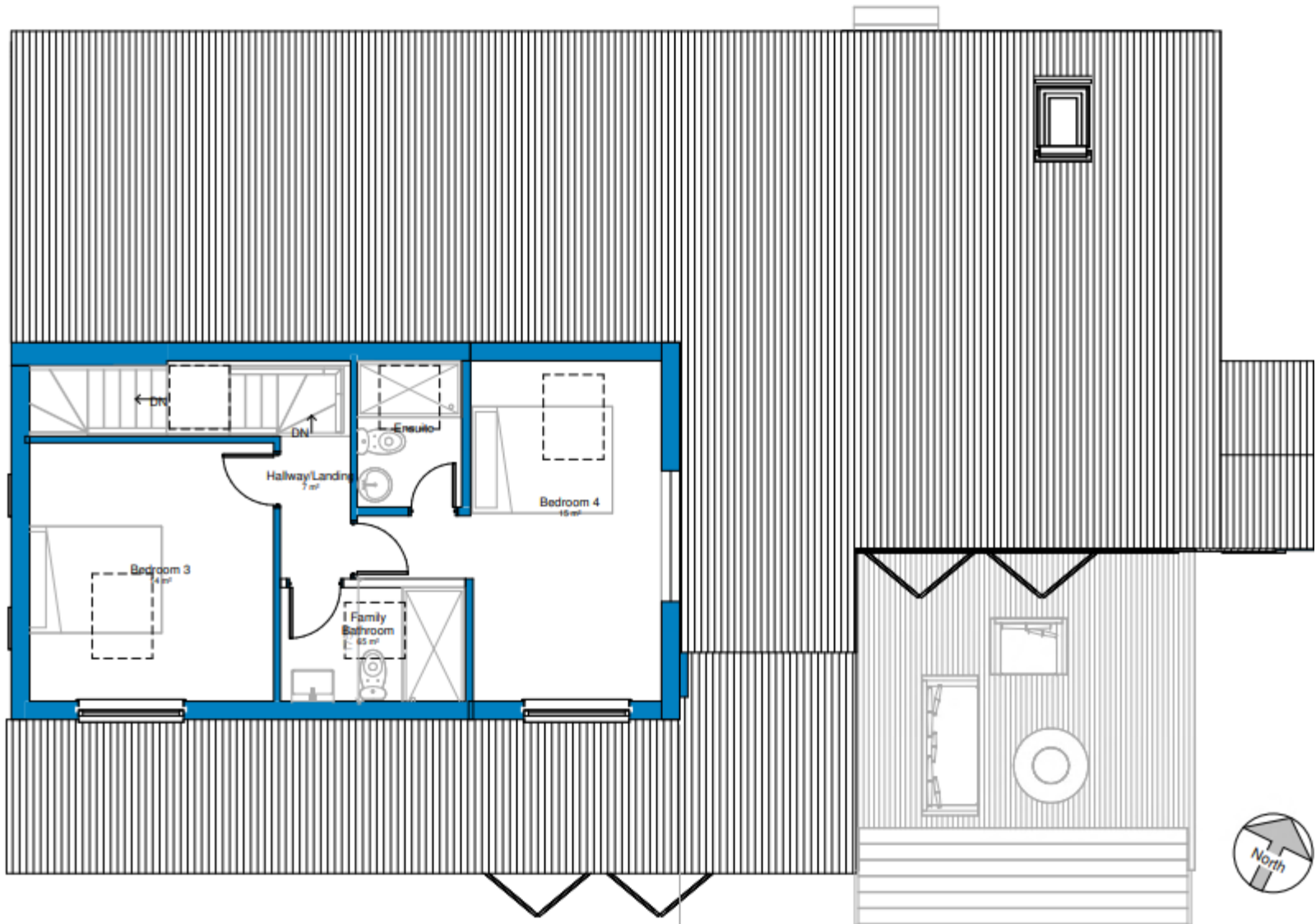
Plot A – Ground floor plan with rear patio

Page 32



Plot A – First floor plan

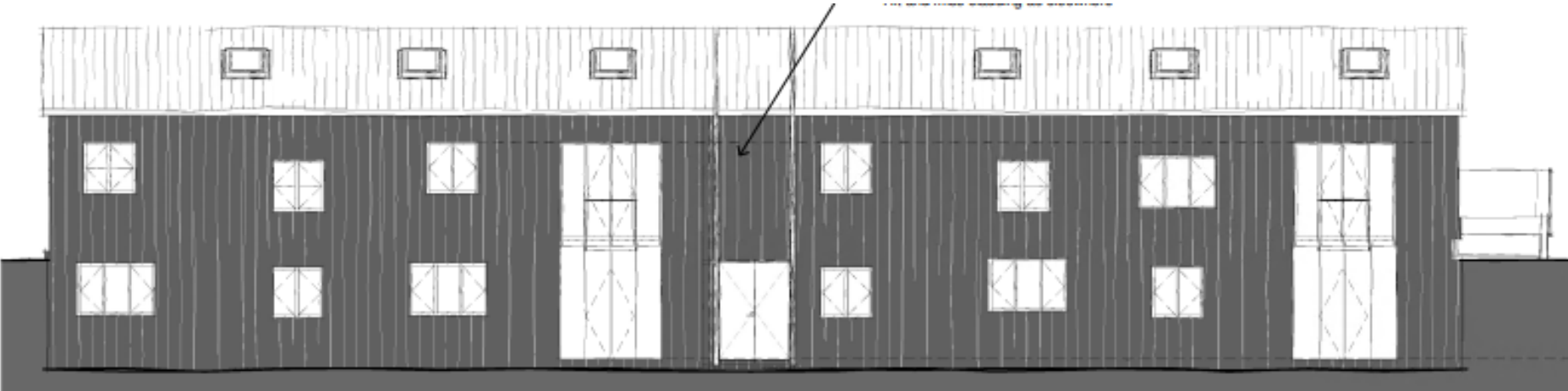
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Proposed North and South elevations Plots B and C

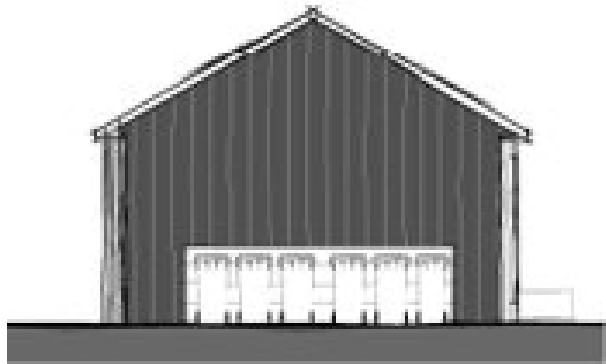
Page 34

Hit and miss cladding as elsewhere

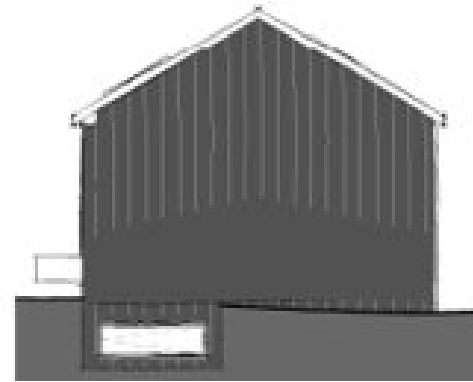


Proposed East and West elevations Plots B and C

Page 35

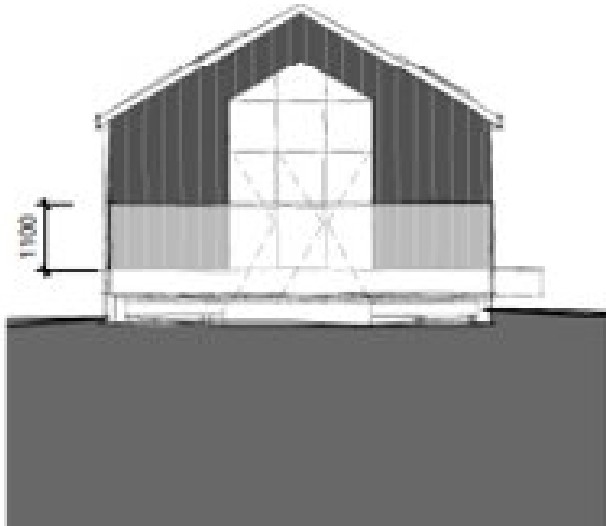


East

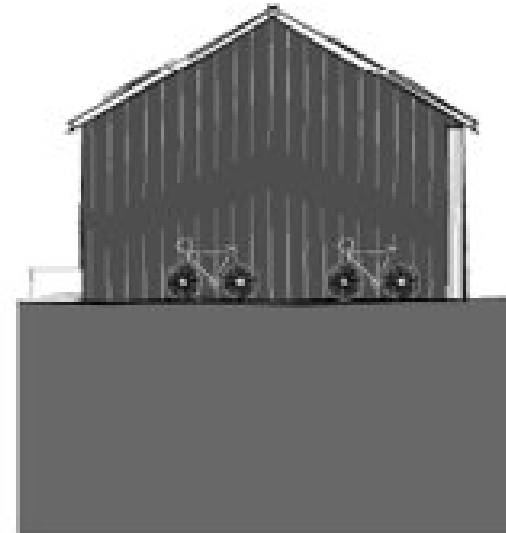


Plot B

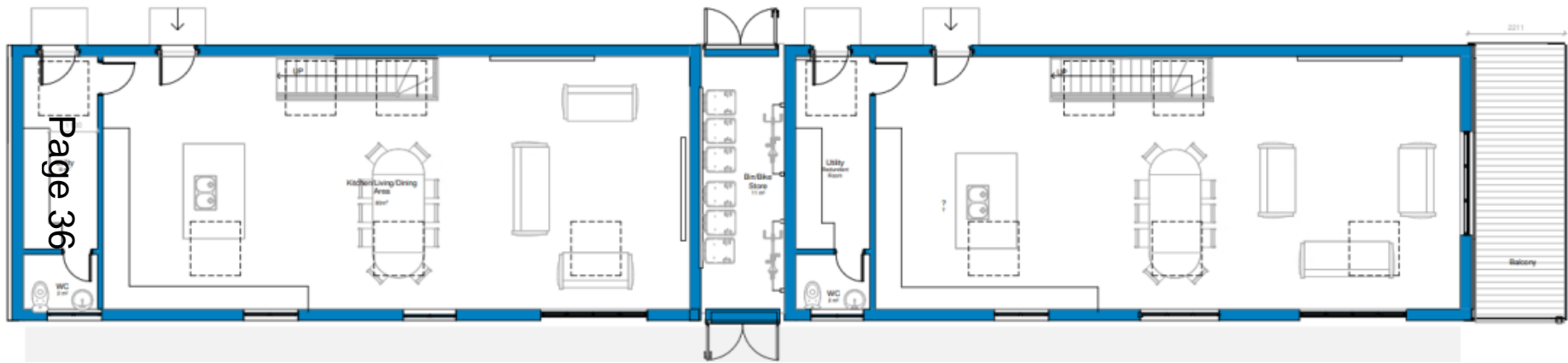
West



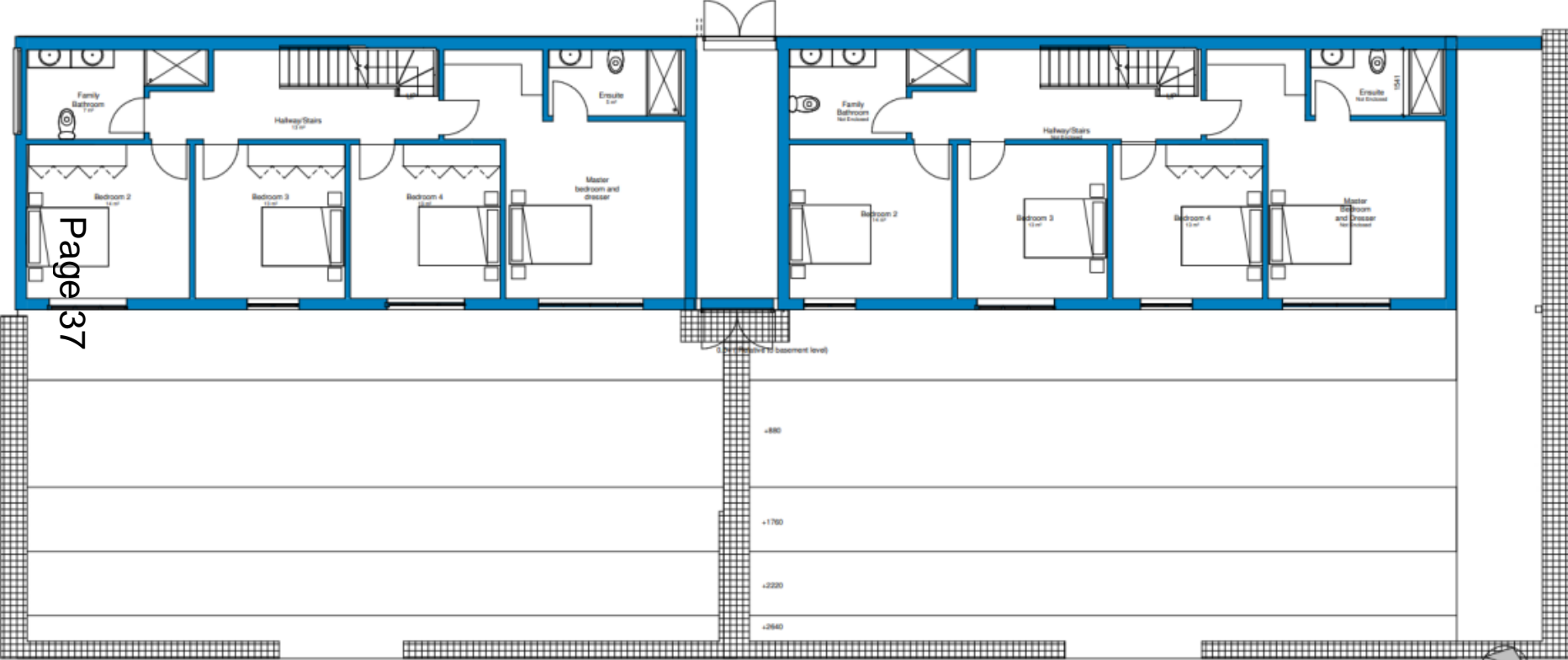
Plot C



Proposed ground floors Plots B and C

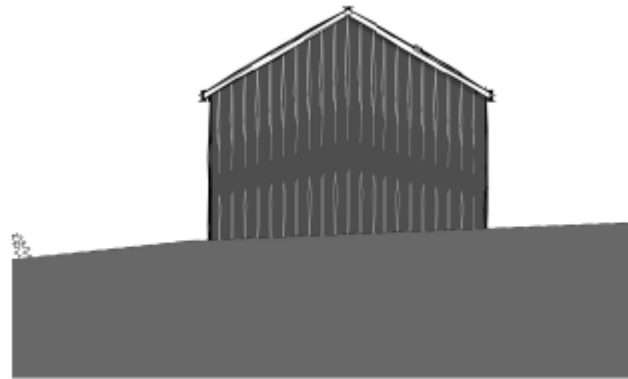
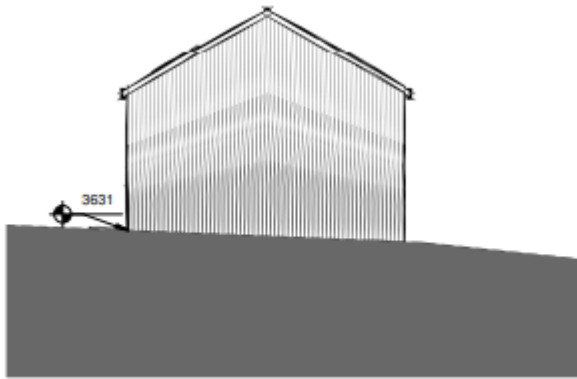
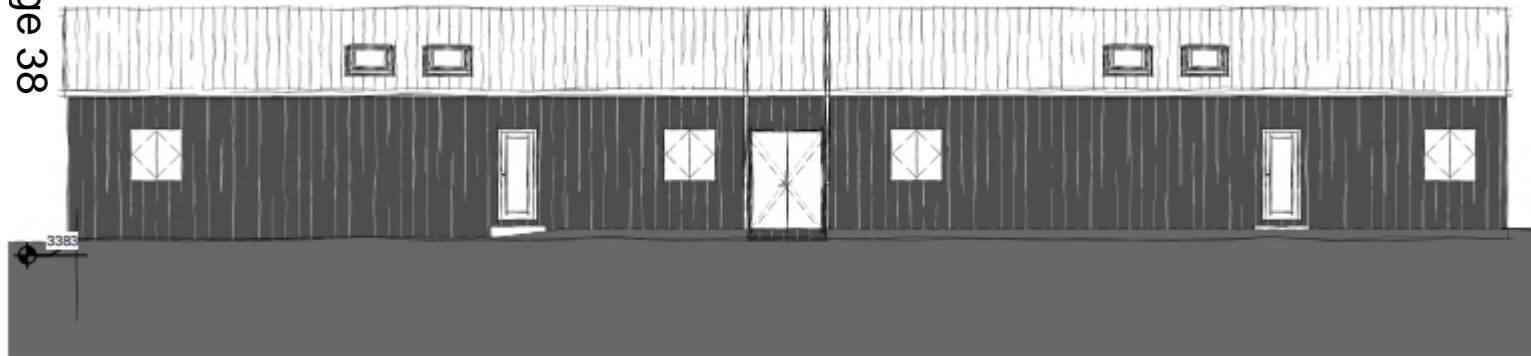
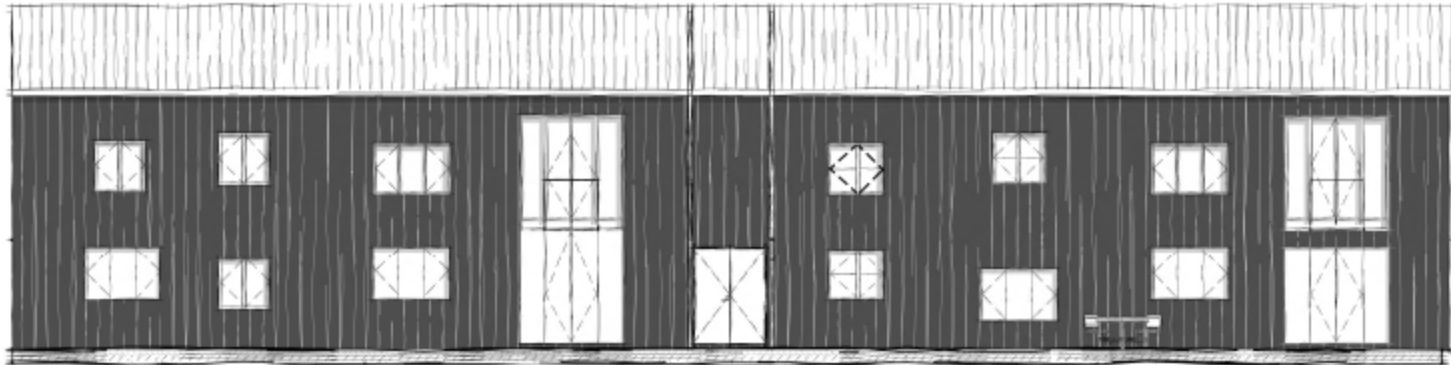


Proposed basement floor Plots B and C

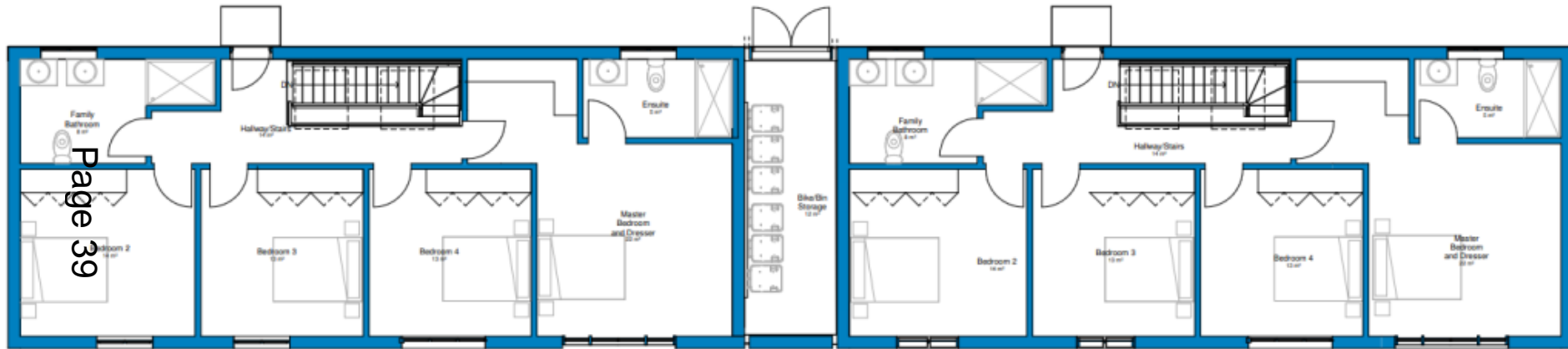


Proposed elevations Plots D and E

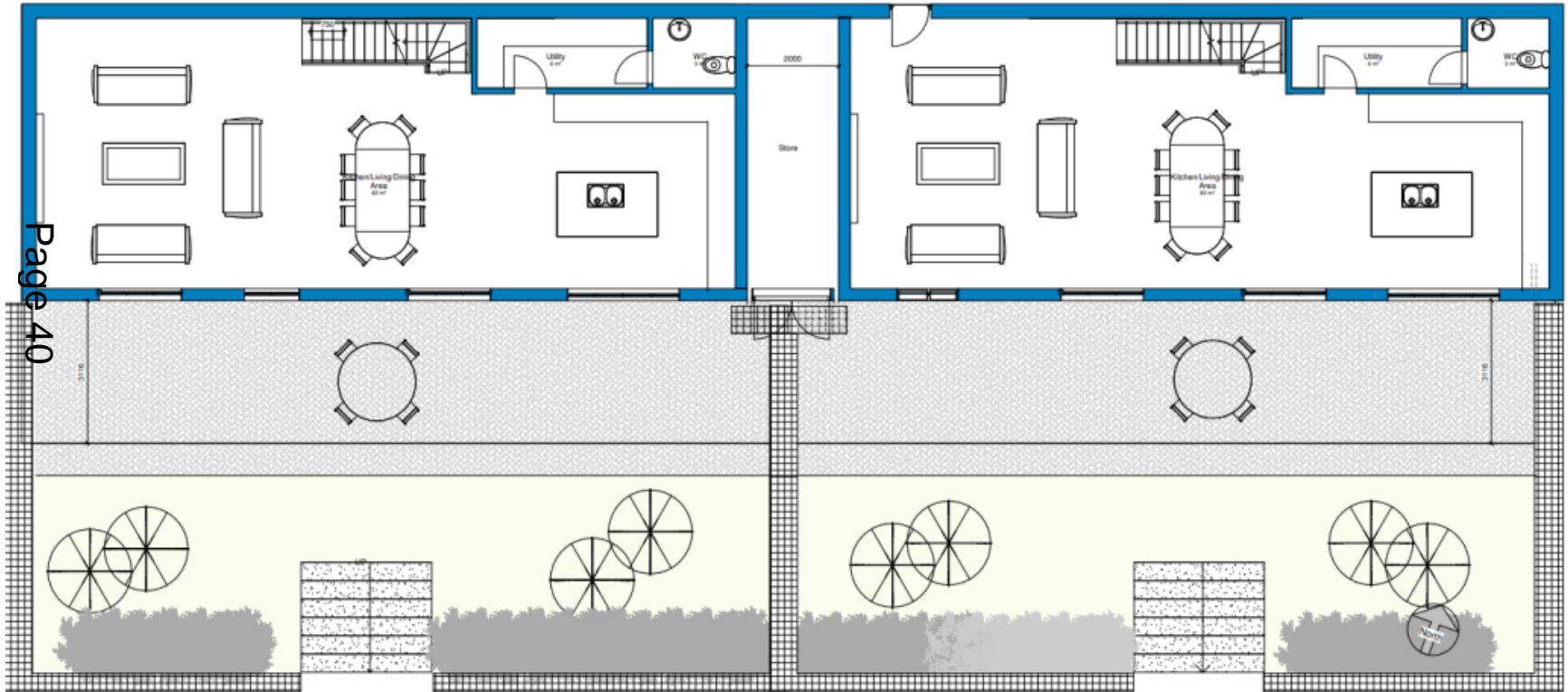
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Proposed ground floor Plots D and E



Proposed basement floor Plots D and E and rear garden



Planning Balance

Approval

Material considerations

- Design and scale would sustain the character and appearance of the rural area
- Provision of 5 sustainably constructed homes contributing to housing needs of District
- Biodiversity Net Gain



Refusal

Material considerations

- Outside Development Framework in countryside.
- Encroach into countryside, harm to landscape character and views
- Harm to protected species and biodiversity
- Large dwellings do not meet local need

Officer Recommendation:
Approve subject to conditions

23/02572/OUT

**Land north of David's Lodge, Old North
Road, Bourn**

Page 42

**Outline application for the erection of up to 5
No. self-build dwellings with some matters
reserved except for access off Fox Road.**



Existing Site



Constraints

TPO – Blue

Development Framework – Black

Listed Buildings – Pink/Hatched

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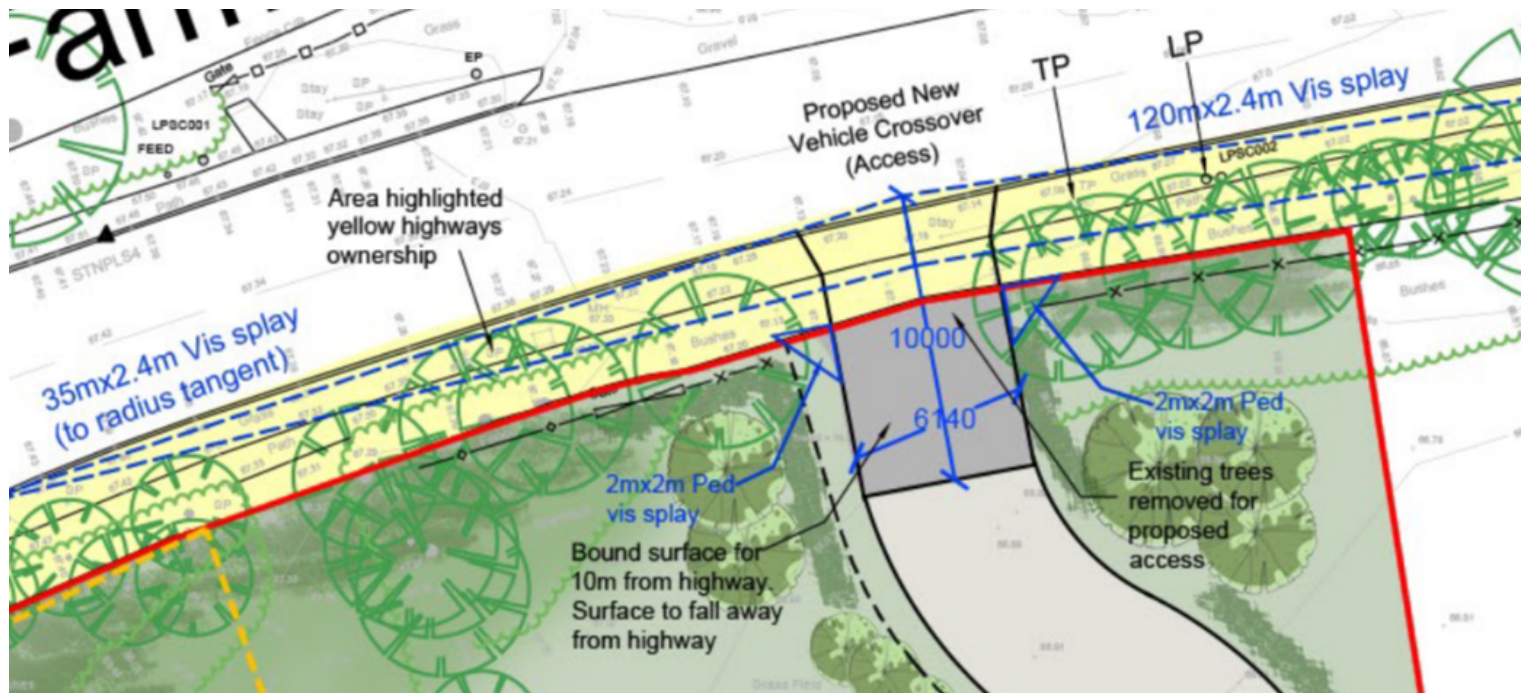


Proposed Site



Proposed Access

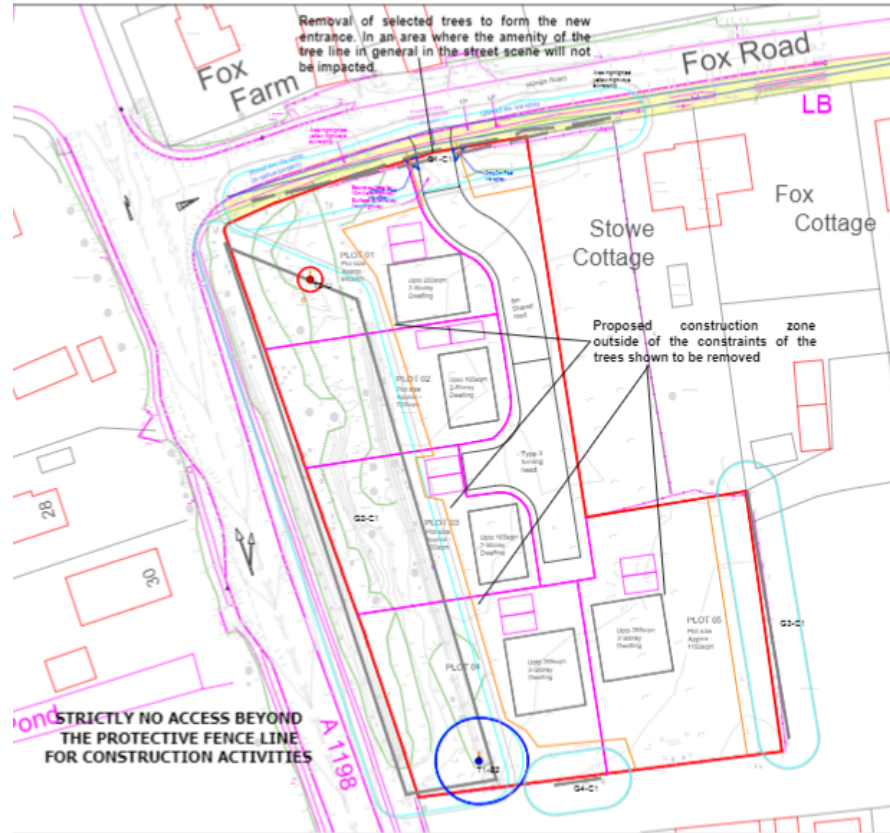
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BNG Land (Yellow Boundary)



Tree Protection Plan



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