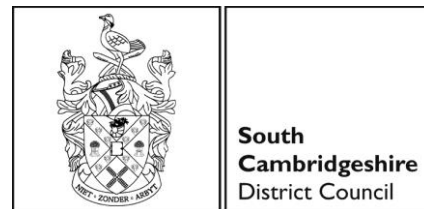


South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

t: 01954 713000  
[democratic.services@scambs.gov.uk](mailto:democratic.services@scambs.gov.uk)  
[www.scambs.gov.uk](http://www.scambs.gov.uk)



Tuesday 6 February 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, 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, 14 February 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

---

## 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'.

**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](mailto: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

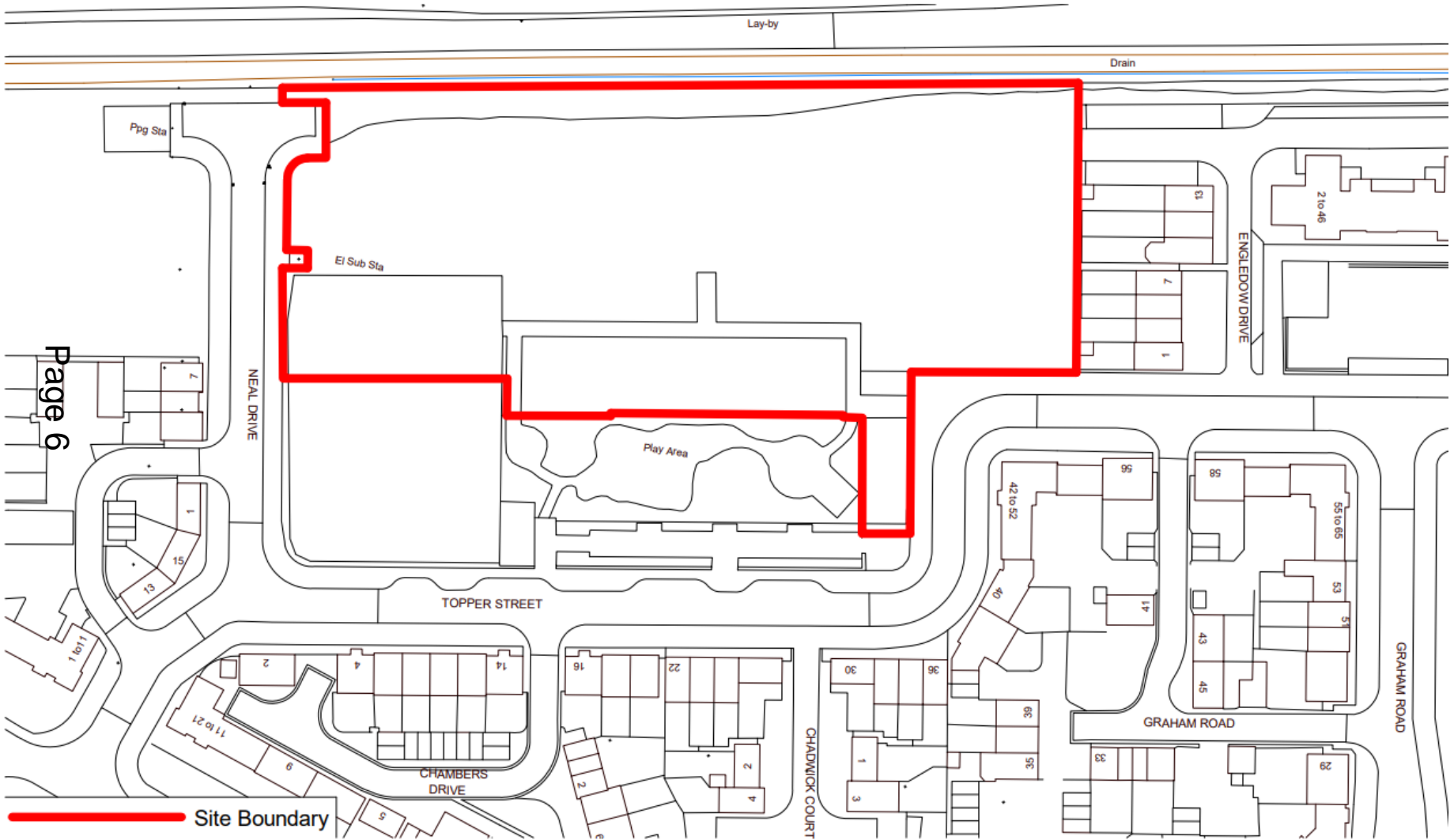
# MAJOR APPLICATIONS

**Planning Application Reference: 22/01632/FUL**

**Orchard Park Parcels Com4 and L2, Topper Street, Orchard Park**

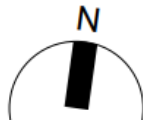
**An aparthotel / hotel with the addition of mixed-use facilities, includes the erection of a building above a basement, car parking, landscaping, and other associated works.**

# Site Location Plan



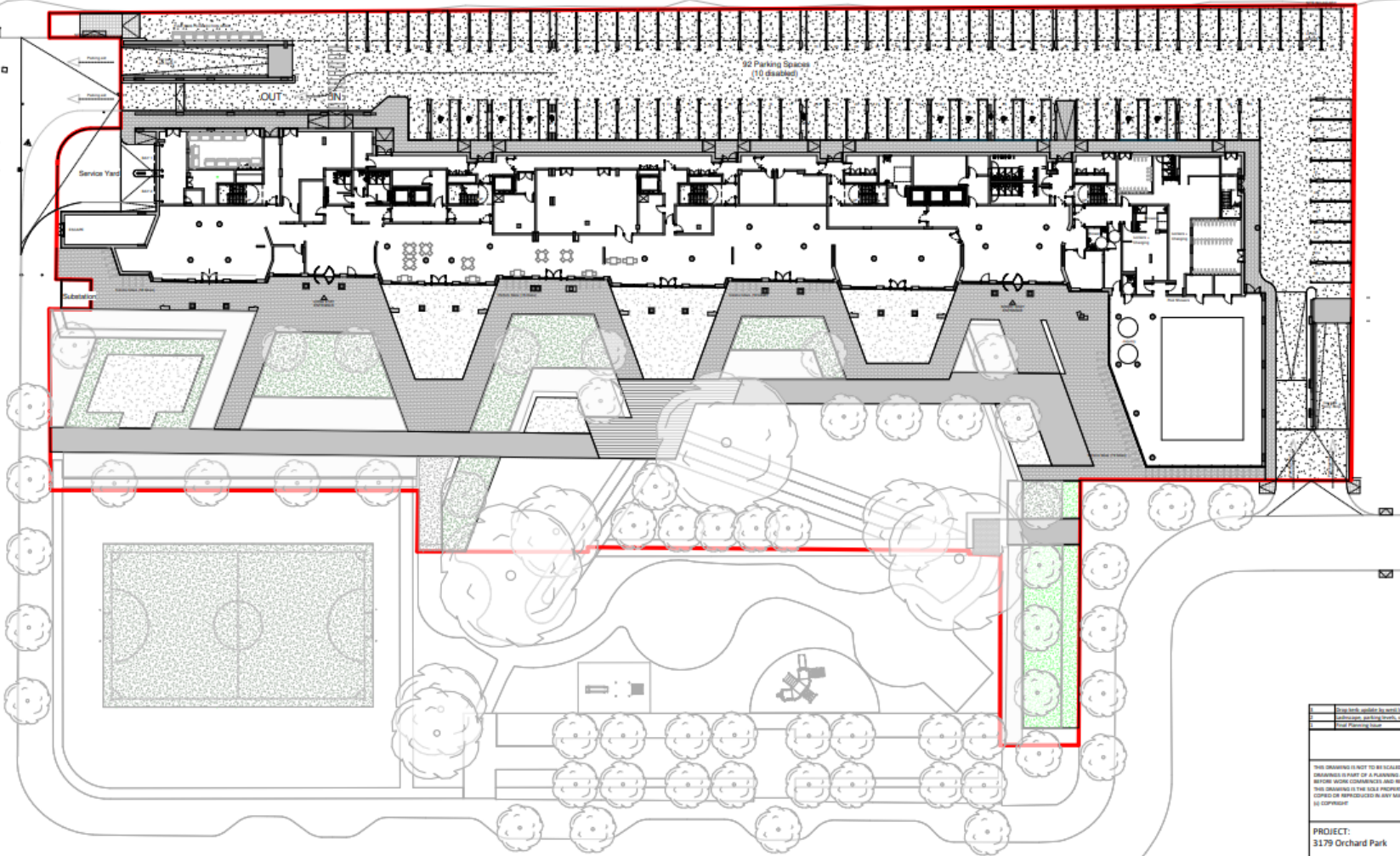
Page 6

Site Plan



# Proposed Site Plan

Page 7



This drawing is not to be scaled  
Dimensions are in feet  
1/8" = 1'-0"

THIS DRAWING IS NOT TO BE SCALE  
DIMENSIONS OR PART OF A PLANING  
BEFORE WORK COMMENCES AND NO  
THIS DRAWING IS THE SOLE PROPERTY  
COPYED OR REPRODUCED IN ANY WAY  
BY COPYRIGHT

PROJECT:  
3179 Orchard Park

DRAWING:  
Prop\_00\_Site Plan

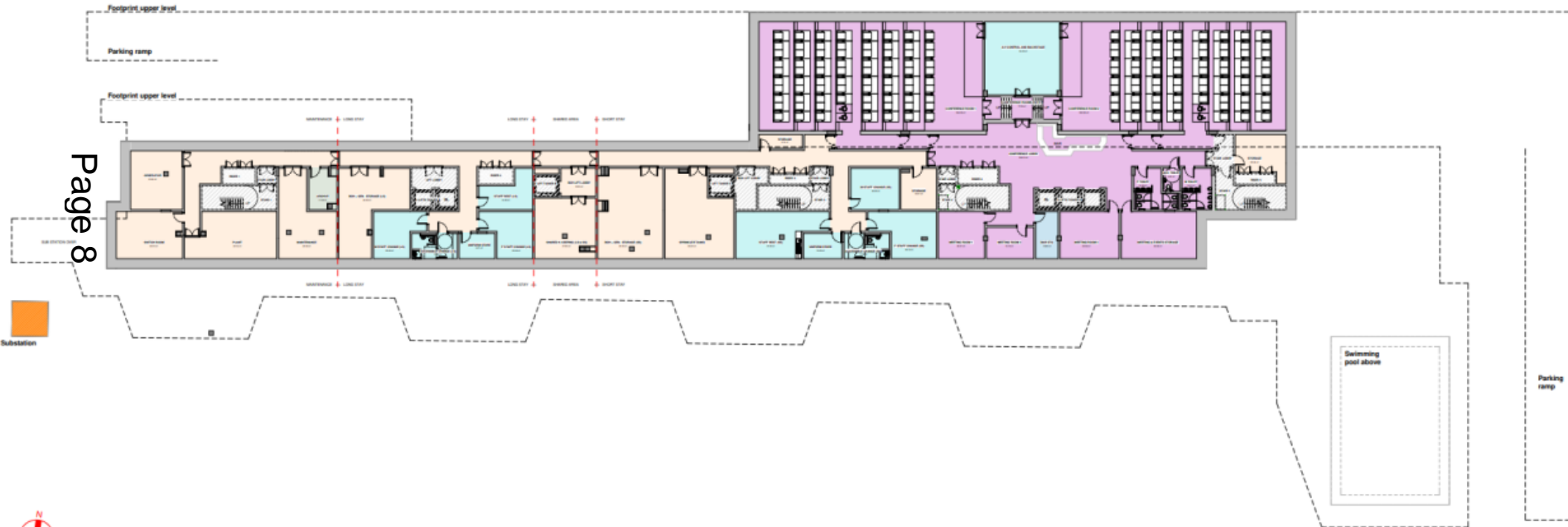


41-42 PIC  
LONDON  
T: +4420  
E: info@gh

DATE:  
01/12/2021  
DWG No. 3179










# Proposed Basement Floor Plan



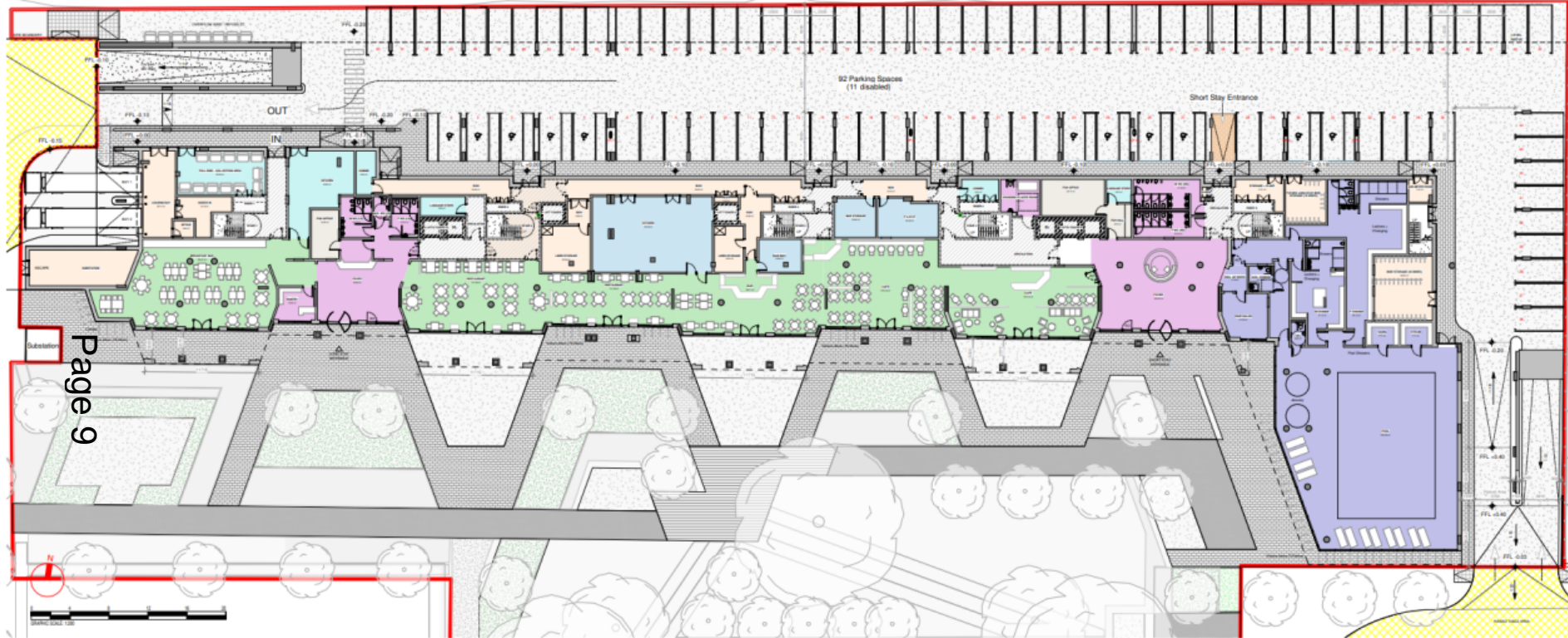
Page 8

## Department Legend











- |   |  |
|---|--|
|  Admin Offices |  Public Areas |
|  Back of House |  Risers       |
|  Circulation   |  Staff spaces |
|  F&B Support   |  |



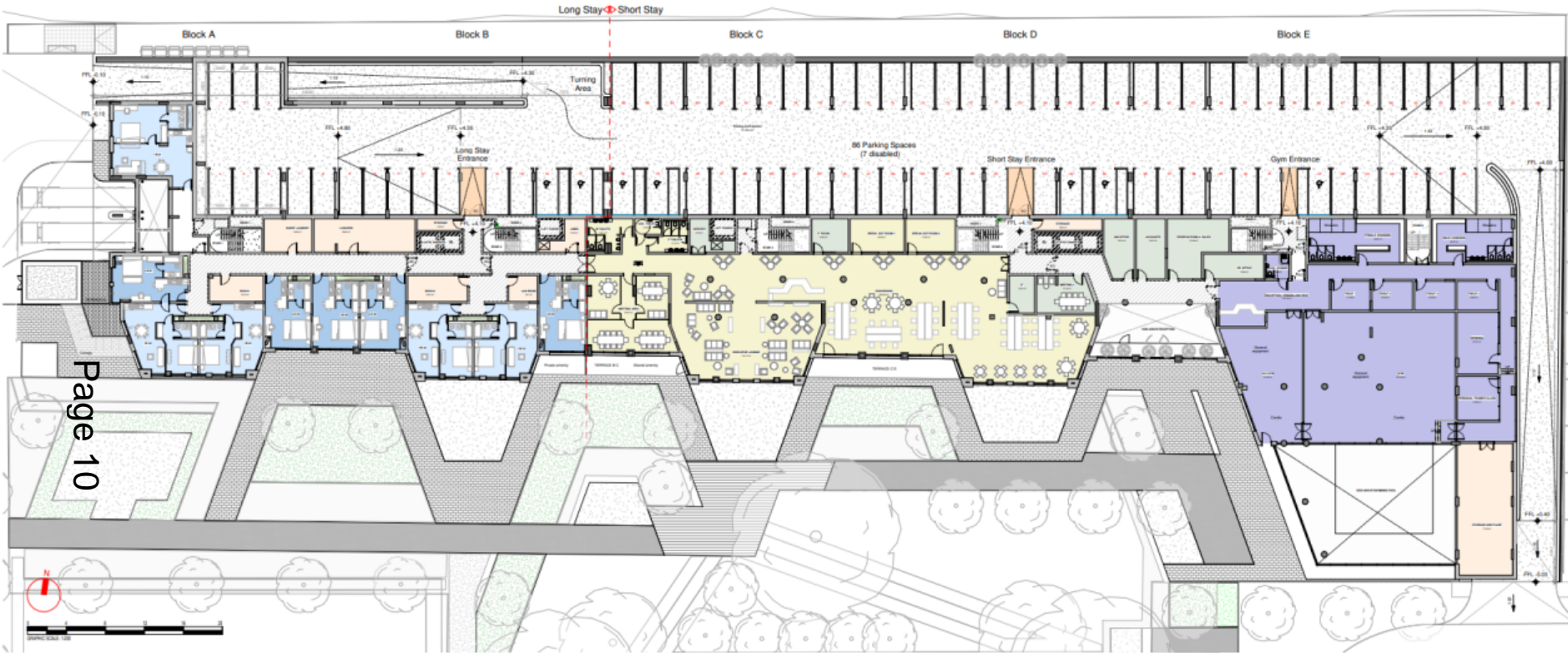
# Proposed Ground-Floor Plan












## Department Legend

 Back of House	 Public Areas
 Circulation	 Recreation
 F&B Support	 Restaurant & Bar
 Front of House	 Risers
 Parking, Ext. Refuse and Loading Dock	 Staff spaces

# Proposed Mezzanine Floor Plan



## Department Legend

 Admin Offices	 Long Stay - Studio
 Back of House	 Parking and External areas
 Circulation	 Recreation
 Coworking	 Risers
 Double Height	 Risers (Single Level)
 Long Stay - 1 Bedroom	

# Proposed First-Floor Plan












## Department Legend

	Back of House		Risers
	Circulation		Risers (Single Level)
	Long Stay - 1 Bedroom		Short Stay - Accessible
	Long Stay - Accessible		Short Stay - Studio
	Long Stay - Studio		

# Proposed Second-Floor Plan



## Department Legend

- |   |   |
|---|---|
|  Back of House           |  Risers                   |
|  Circulation            |  Risers (Single Level)   |
|  Long Stay - 1 Bedroom  |  Short Stay - Accessible |
|  Long Stay - Accessible |  Short Stay - Studio     |
|  Long Stay - Studio     |   |

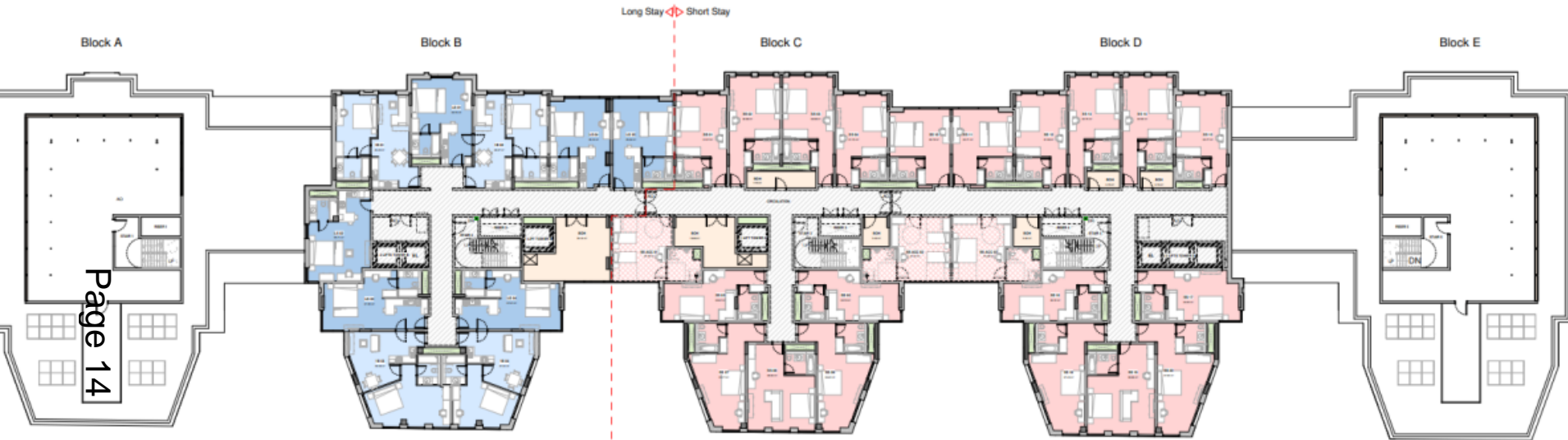
# Proposed Third-Floor Plan



## Department Legend









- |                        |                         |
|------------------------|-------------------------|
| Back of House          | Risers                  |
| Circulation            | Risers (Single Level)   |
| Long Stay - 1 Bedroom  | Short Stay - Accessible |
| Long Stay - Accessible | Short Stay - Studio     |
| Long Stay - Studio     |                         |

# Proposed Fourth-Floor Plan

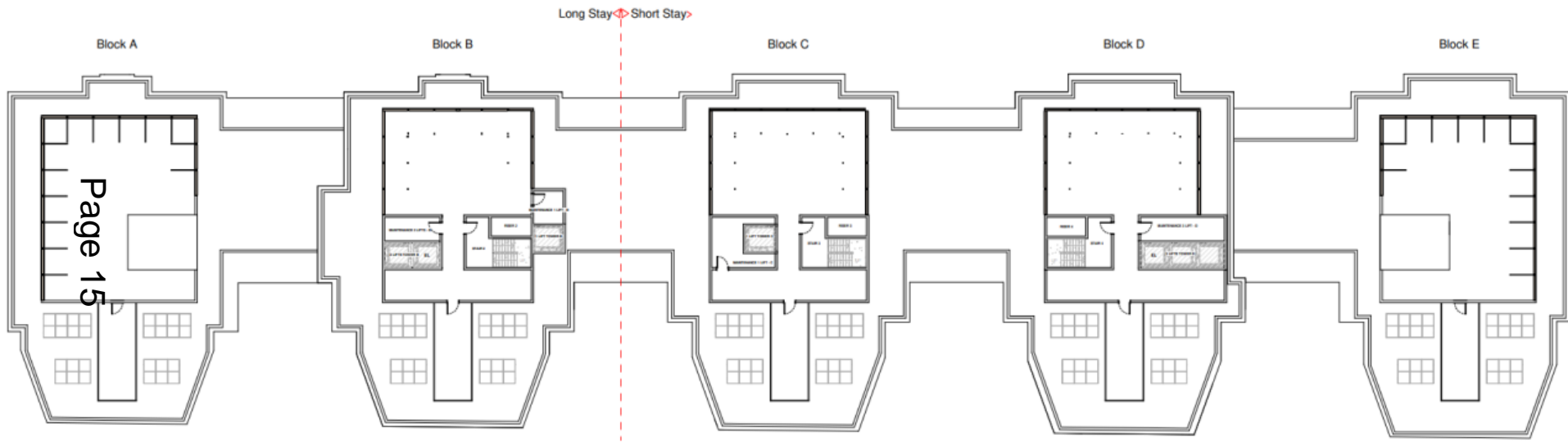


Page 14

## Department Legend

 Back of House	 Risers
 Circulation	 Risers (Single Level)
 Long Stay - 1 Bedroom	 Short Stay - Accessible
 Long Stay - Studio	 Short Stay - Studio

# Proposed Roof Plan



# Proposed North and East Elevations



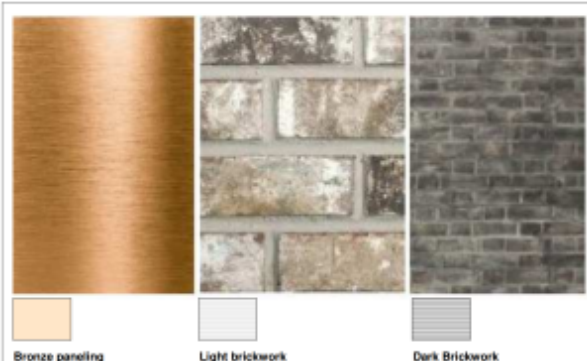
Elevation - North  
1 : 200

Page 16



Elevation - East

**MATERIAL PALETTE**



Rev	Description	Date
0	Final drawing issue	01/Dec/2022
1	Final drawing issue	01/Dec/2022
2	Final drawing issue	01/Dec/2022
3	Final drawing issue	01/Dec/2022
4	Final drawing issue	01/Dec/2022
5	Final drawing issue	01/Dec/2022
6	Final drawing issue	01/Dec/2022
7	Final drawing issue	01/Dec/2022
8	Final drawing issue	01/Dec/2022
9	Final drawing issue	01/Dec/2022
10	Final drawing issue	01/Dec/2022
11	Final drawing issue	01/Dec/2022
12	Final drawing issue	01/Dec/2022
13	Final drawing issue	01/Dec/2022
14	Final drawing issue	01/Dec/2022
15	Final drawing issue	01/Dec/2022
16	Final drawing issue	01/Dec/2022
17	Final drawing issue	01/Dec/2022
18	Final drawing issue	01/Dec/2022
19	Final drawing issue	01/Dec/2022
20	Final drawing issue	01/Dec/2022

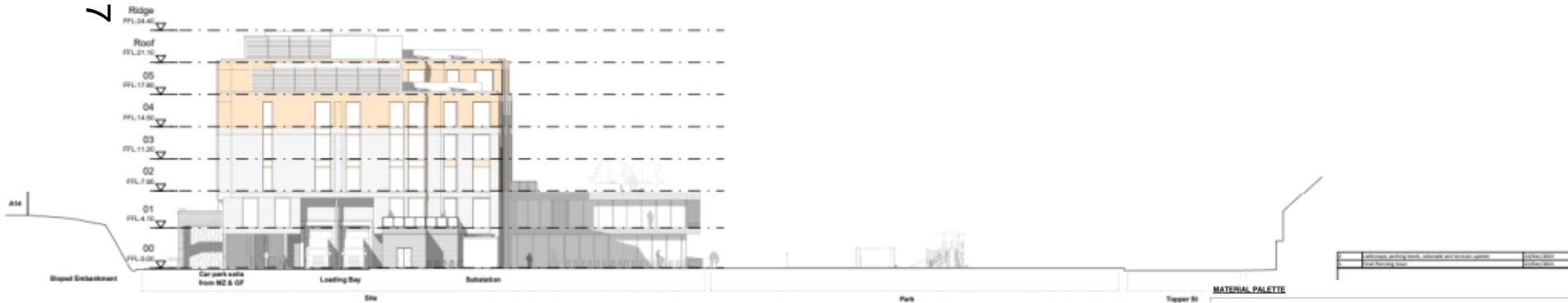


# Proposed South and West Elevations

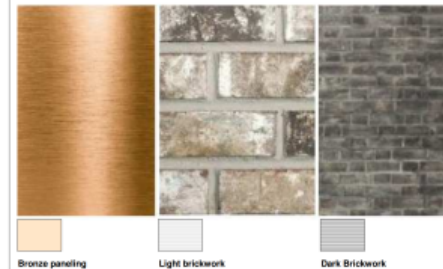


Elevation - South  
1 : 200

Page 17



Elevation - West



# Planning Balance

## Approval

### Material considerations

- Principle of Development acceptable.
- The proposal has been through a series of pre-application and design enabling panel iterations and does not harm character or appearance of area.
- Economic benefits through the creation of local employment opportunities within the area from the operation of the hotel, aparthotel, recreation and conference facilities
- Social benefits from financial contributions towards local infrastructure, the improvements to the range of accommodation facilities in the area and the provision of recreational facilities for the general public.
- The purchasing of habitat units would ensure that the scheme delivers a biodiversity net gain.



## Refusal

### Material considerations

- The quantum of proposed car parking (178no. spaces) falls below the Local Plan standards for the mix of proposed uses (361no. spaces).

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

# MINOR APPLICATIONS

**Planning Application Reference: 23/01581/FUL**

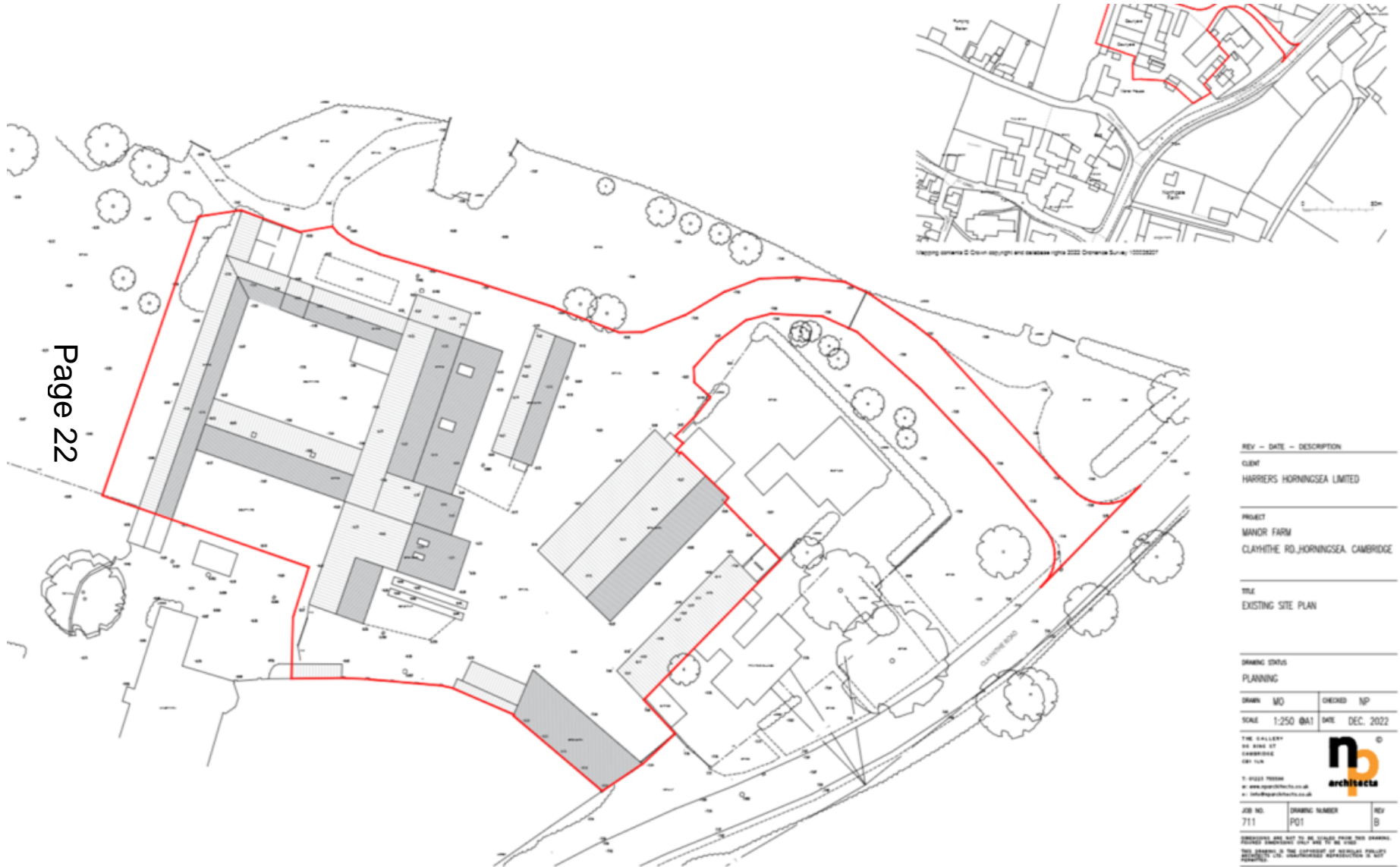
**Manor Farm, Clayhithe Road, Horningsea, Cambridgeshire, CB25  
9JE**

**Conversion of existing vacant farm buildings into seven dwellings  
with access, parking, landscaping and associated infrastructure**

# Location Plan



# Existing Site



Page 22

REV - DATE - DESCRIPTION

CLIENT  
HARRIS HORNINGSEA LIMITED

PROJECT  
MANOR FARM  
CLAYHITHE RD, HORNINGSEA, CAMBRIDGE

TITLE  
EXISTING SITE PLAN

DRAWING STATUS  
PLANNING

DRAWN	MO	CHECKED	NP
SCALE	1:250 @A1	DATE	DEC. 2022

THE GALLERY  
65 KING ST  
CAMBRIDGE  
CB2 1JH

T: 01223 703004  
W: www.nparchitects.co.uk  
E: info@nparchitects.co.uk



JOB NO.	DRAWING NUMBER	REV
711	P01	B

DESIGNED AND DRAWN TO BE CHECKED FROM THE DRAWING.  
REVISIONS SHOULD BE PLACED IN THE 'REV' COLUMN.  
THIS DRAWING IS THE PROPERTY OF NP ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NP ARCHITECTS.

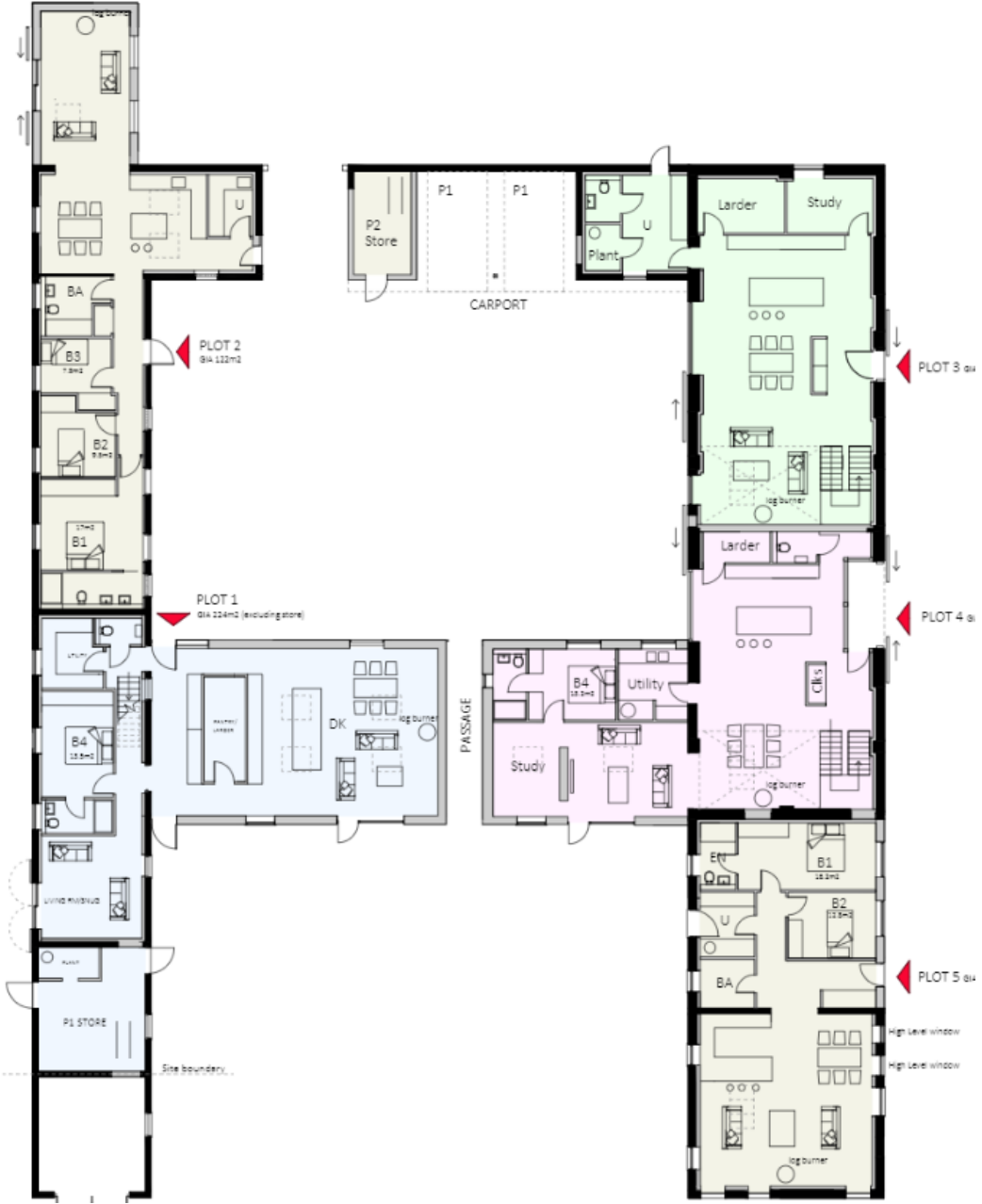
# Proposed Site Plan

Page 23



PROPOSED SITE PLAN Scale 1:250

# Plots 1-5 Ground Floor Plan





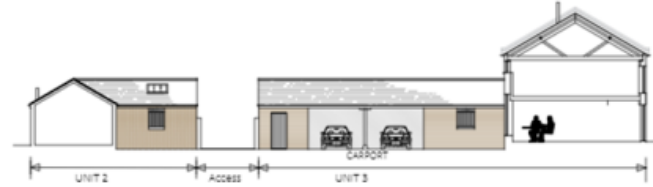
# Plots 1- 5 First Floor Plan



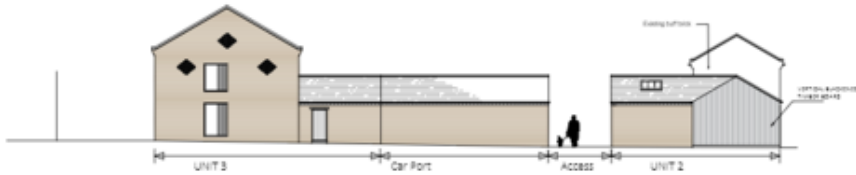
# Plots 1-5 Elevations



1. SOUTH ELEVATION- EXTERNAL PERIMETER



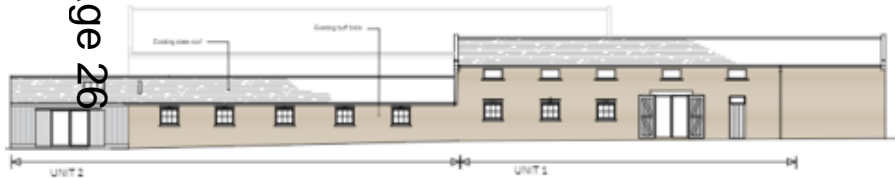
1 SOUTH ELEVATION- COURTYARD



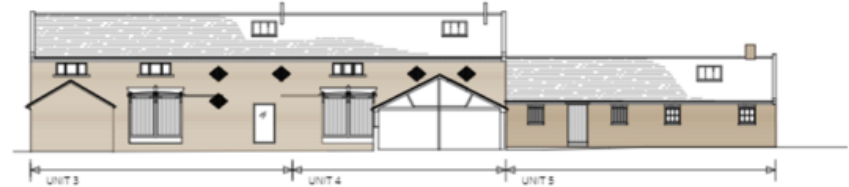
2. NORTH ELEVATION- EXTERNAL PERIMETER



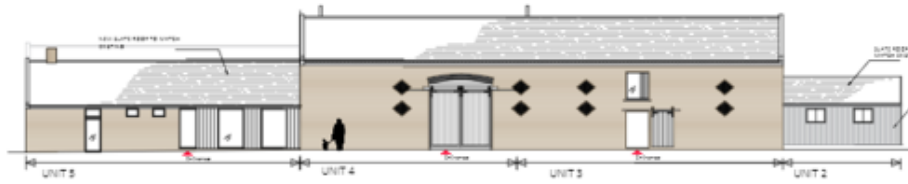
2 NORTH ELEVATION- COURTYARD



3. WEST ELEVATION- EXTERNAL PERIMETER



3 WEST ELEVATION- COURTYARD

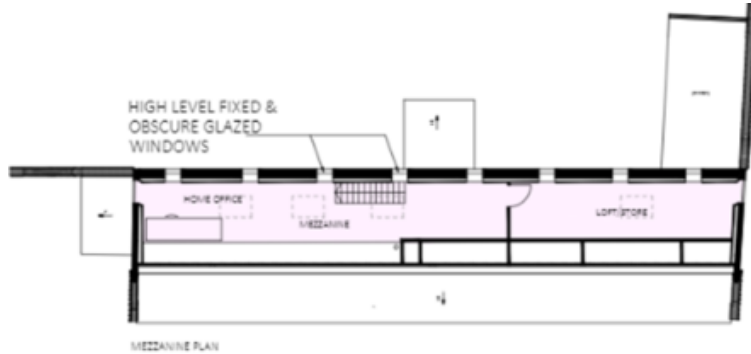


4. EAST ELEVATION- EXTERNAL PERIMETER

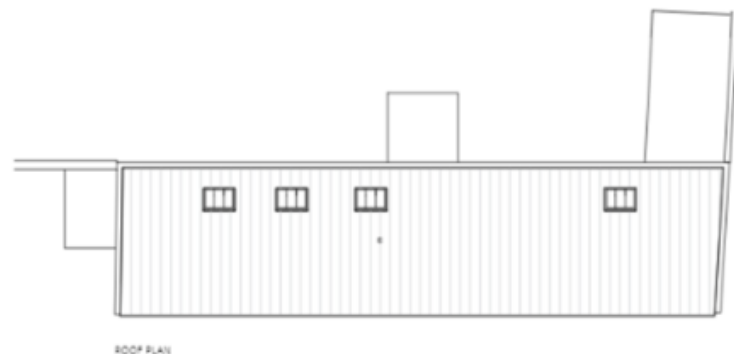


4 EAST ELEVATION- COURTYARD

# Plot 6 Floor Plans and Elevations



MEZZANINE PLAN



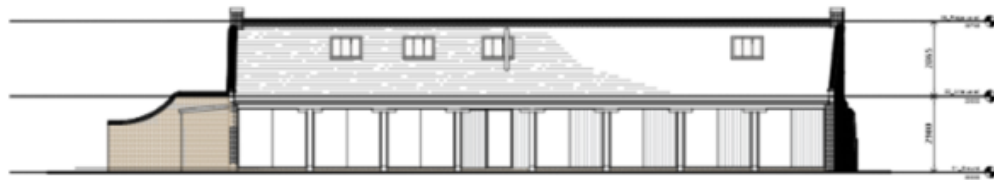
ROOF PLAN



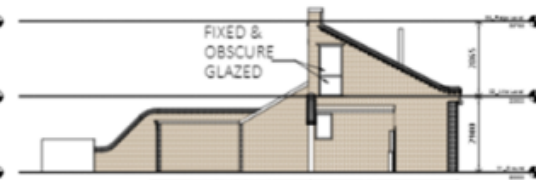
GROUND FLOOR PLAN

▲ PLOT 6  
GIA 111M2 + 80M2 MEZZANINE

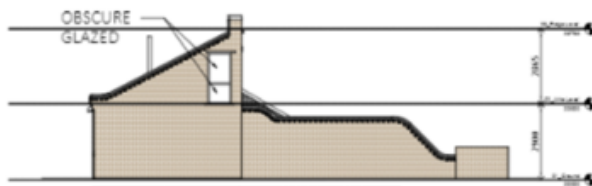
Page 27



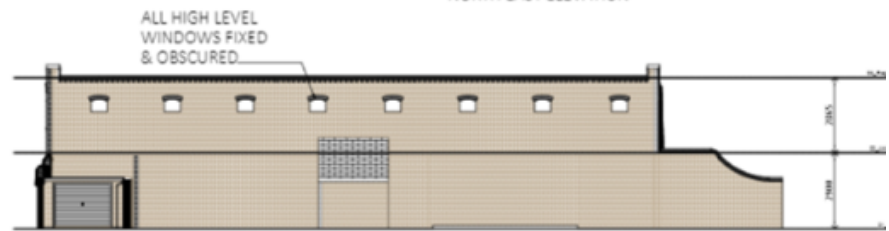
NORTH WEST ELEVATION



NORTH EAST ELEVATION

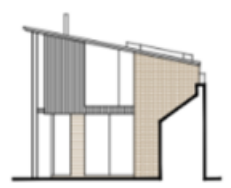
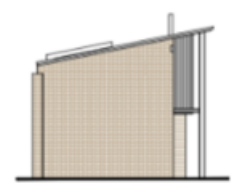
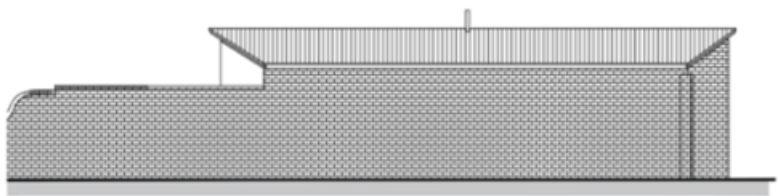
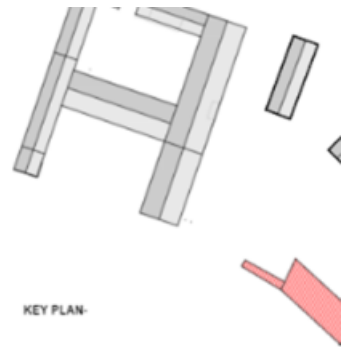
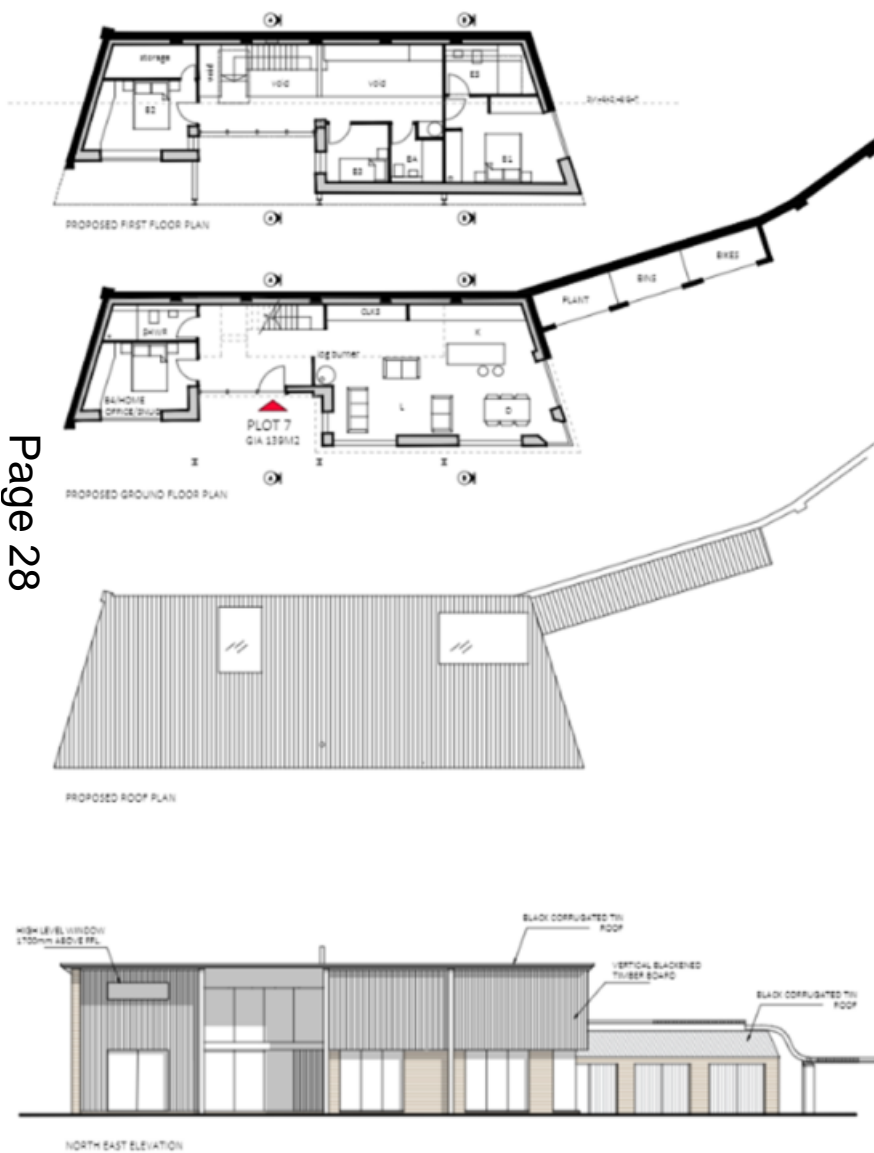


SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

# Plot 7 Floor Plans and Elevations



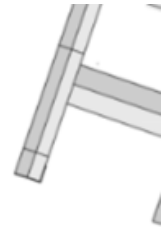
# Cartlodges



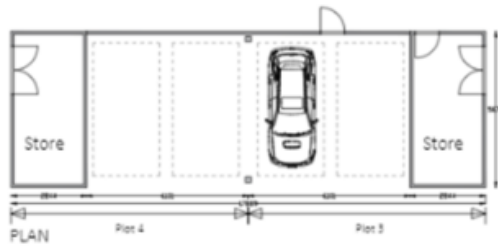
ROOF PLAN



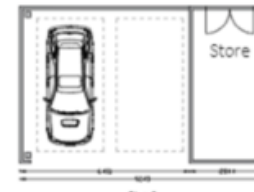
ROOF PLAN



KEY PLAN

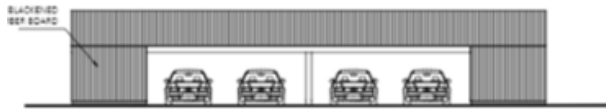


PLAN



PLAN

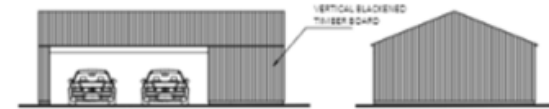
Page 29



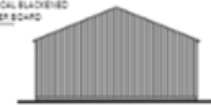
SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

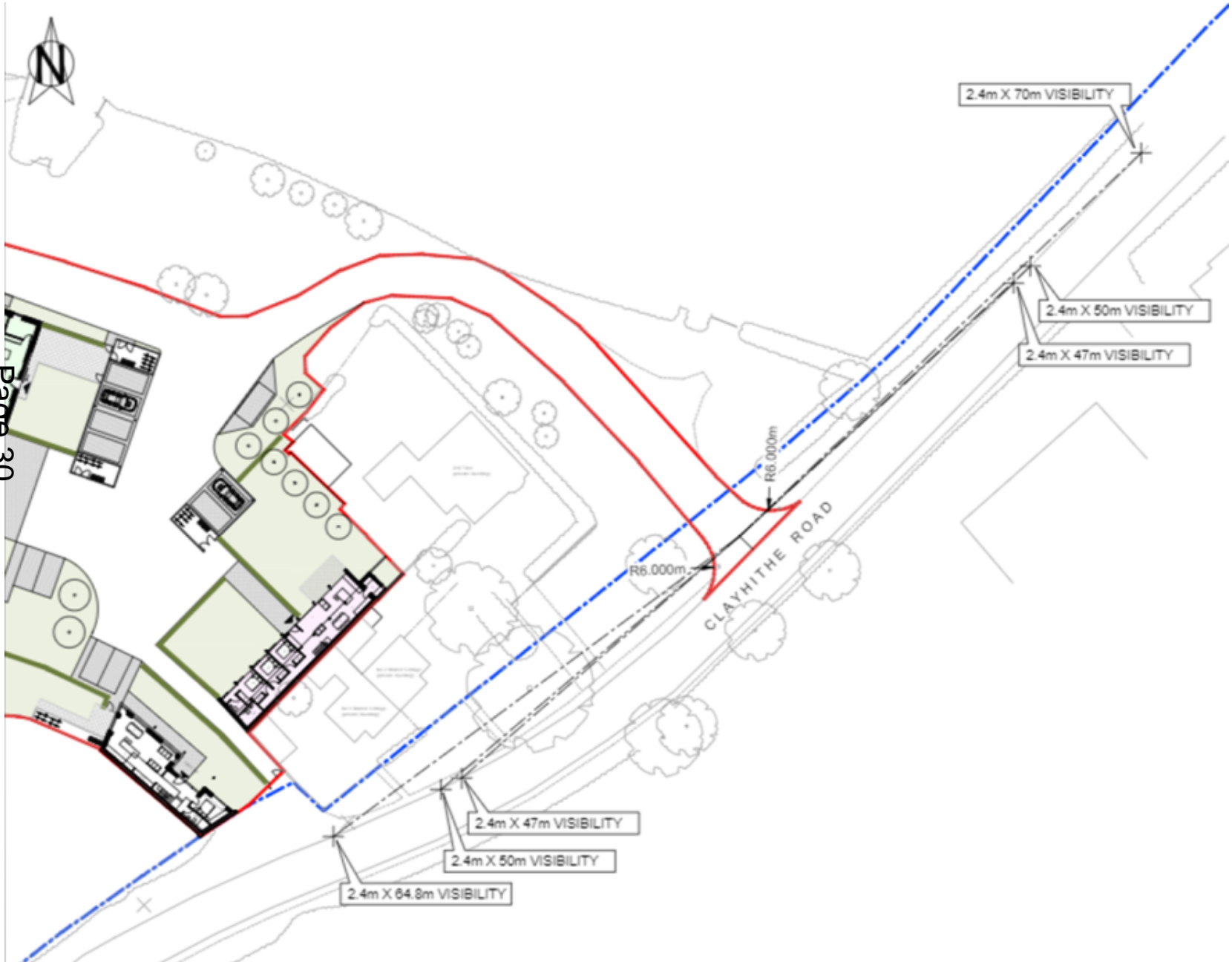


SOUTH EAST ELEVATION



NORTH EAST ELEVATION

# Site Access



# Landscape Plan



# Planning Balance

## Approval

### Material considerations

- The development would see the re-use of structures to provide housing, of an appropriate design, responsive to heritage assets, and neighbouring properties.



## Refusal

### Material considerations

- Contrary to Policies S/2, S/3, S/7, S/11, and TI/2 of the South Cambridgeshire Local Plan 2018 as a matter of principle.
- Would provide a level of development that is not appropriate to its location (seven new dwellings in an Infill Village, which sets a maximum indicative size of two)
- Fails to promote a sustainable form of development that could be adequately supported by the local infrastructure.
- Fails to reduce the need of future occupants to travel by car for daily needs, generating a disproportionate number of additional journeys outside the village of Horningsea.



**Planning Application Reference: 23/04804/HFUL**

**24 South Road, Great Abington, Cambridgeshire, CB21 6AU**

**Single storey side extension together with Internal alterations**

# Location Plan



# Proposed Elevations

NORTH ELEVATION



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EAST ELEVATION



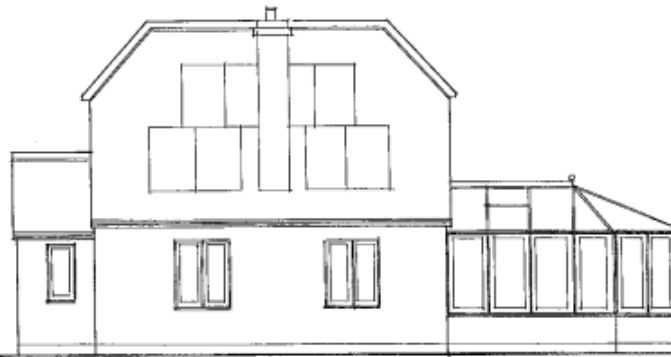
# Proposed Elevations

SOUTH ELEVATION



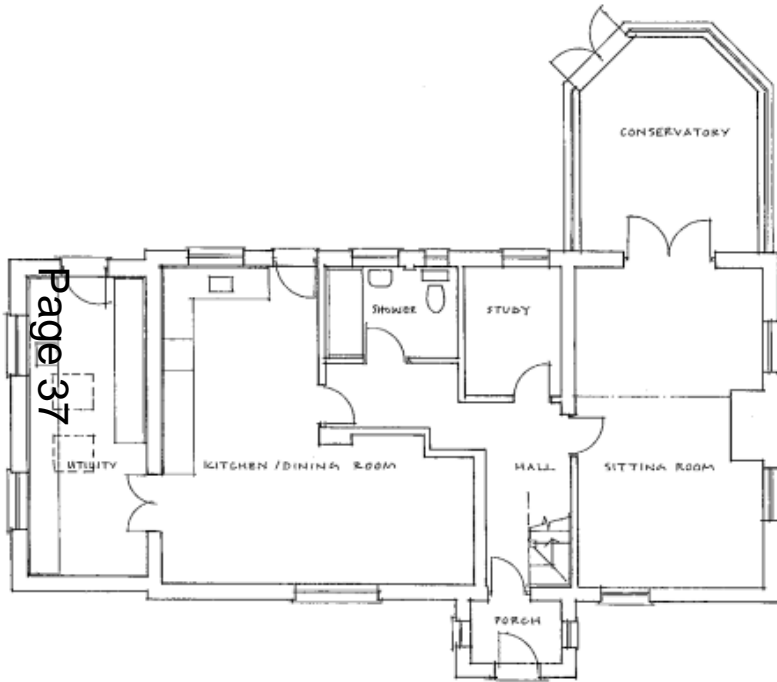
Page 36

WEST ELEVATION

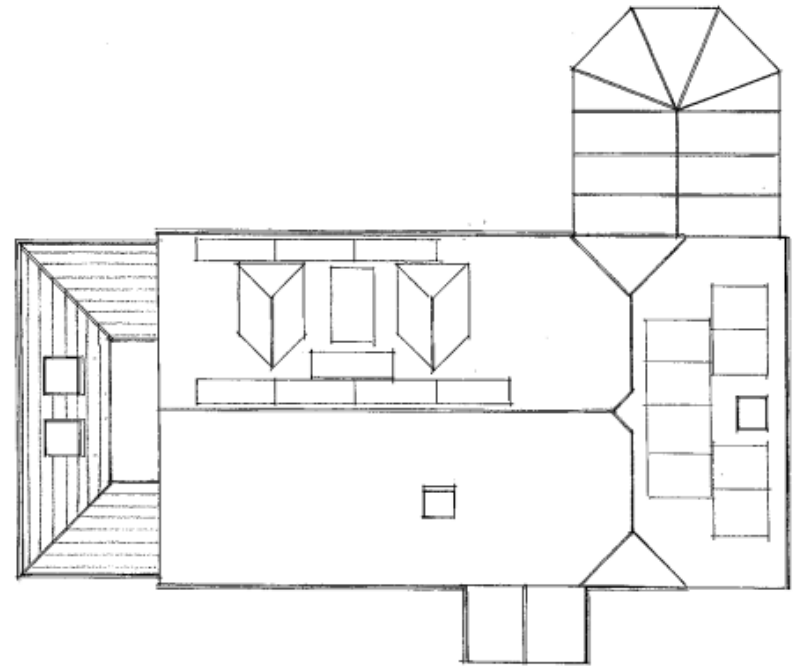


# Proposed Floor Plans

GROUND FLOOR PLAN



ROOF PLAN



# 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

**Planning Application Reference: 23/03234/HFUL**

**12 Silver Street, Litlington, Cambridgeshire, SG8 0QE**

**Existing outbuildings to be replaced with new Nissen style  
outbuilding**

# Location Plan

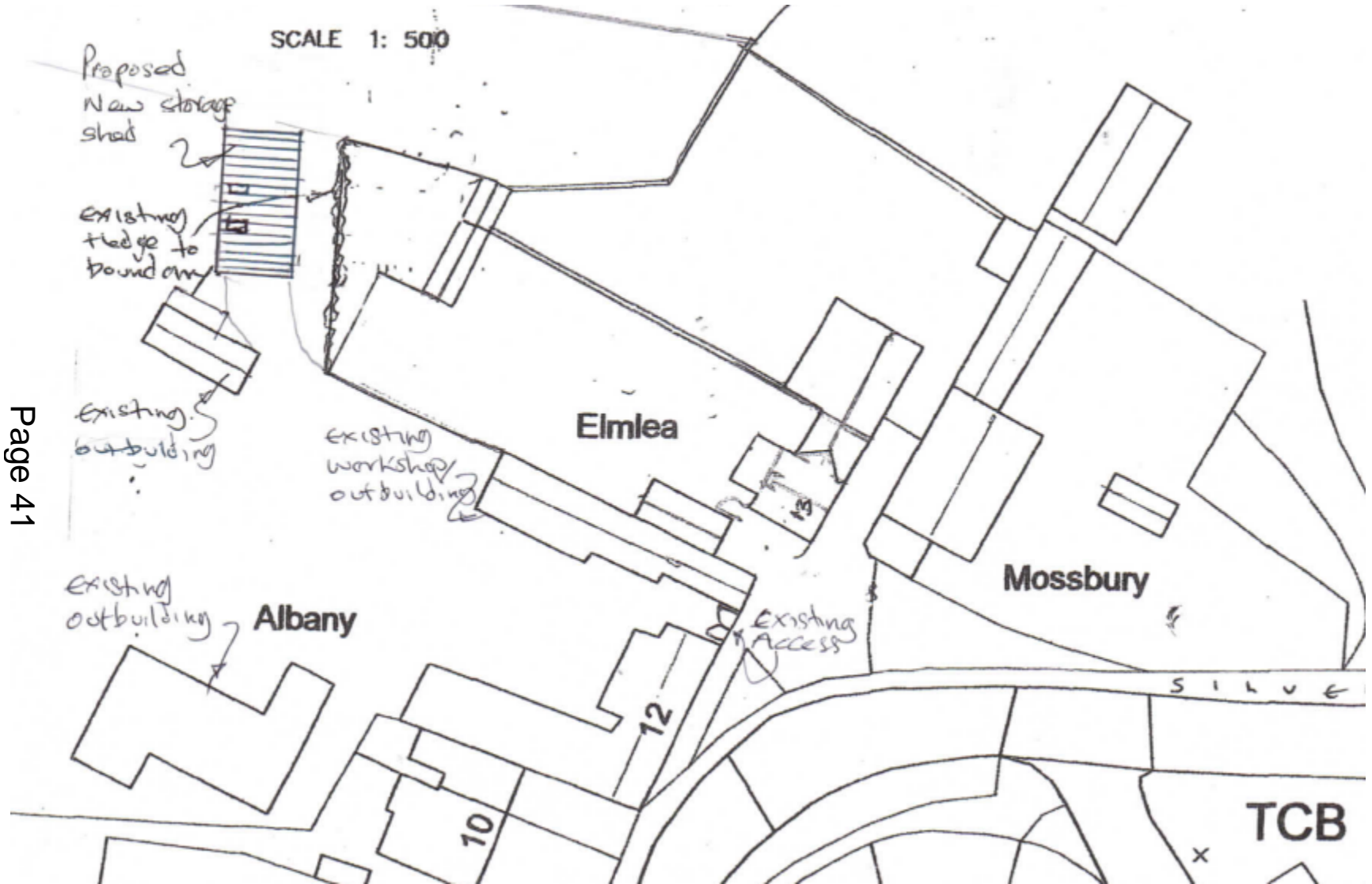
LOCATION PLAN - 1:1250

METRES  
0 5 10 15 20  
SCALE 1:1250

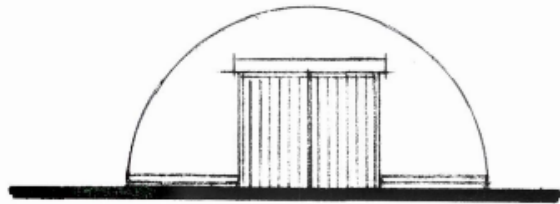
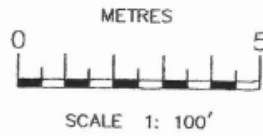




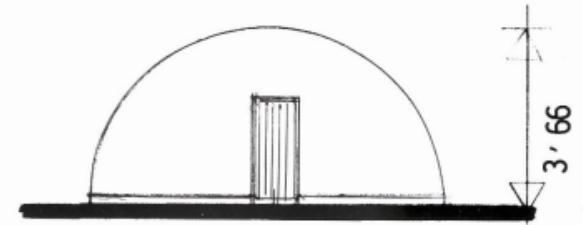
# Site Plan



# Plans



front elevation



rear elevation

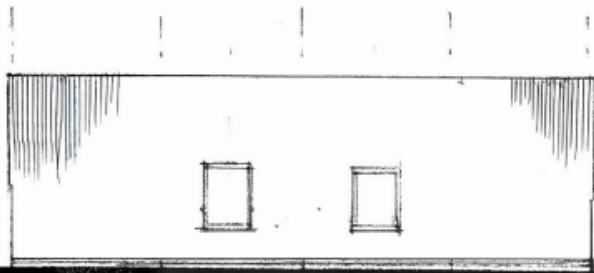
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Page 42

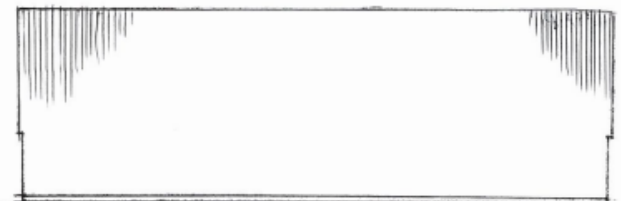
12.000



7.310



Side elevation



side elevation

plan of Nissen shed

# 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

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