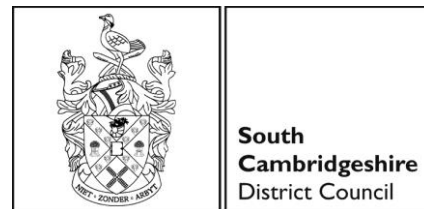


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Tuesday 13 February 2024

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

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### Supplementary Agenda

6. **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.

**Pages**  
**3 - 6**

### 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.**

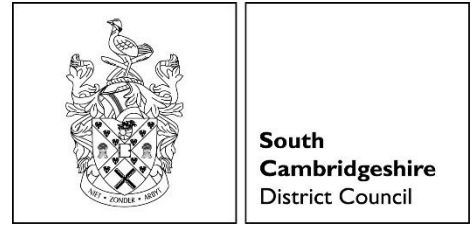
[Link to the Public Speaking Scheme](#)

**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.

# Agenda Item 6



<b>Planning Committee Date</b>	14 <sup>th</sup> February 2024
<b>Report to:</b>	South Cambridgeshire District Council Planning Committee
<b>Lead Officer:</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	22/01632/FUL
<b>Site:</b>	Orchard Park Parcels Com4 And L2 Topper Street Orchard Park Cambridge Cambridgeshire
<b>Ward / Parish</b>	Histon & Impington – Orchard Park
<b>Proposal</b>	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.
<b>Applicant</b>	The TLC Group
<b>Presenting Officer</b>	Michael Hammond

## To Note/ Amendments to report:

- For clarification, paragraph 1.2 of the report states that “two design enabling panel meetings” have taken place but this should be “three design enabling panel meetings” as correctly set out at 9.17 of the report.
- Corrections are needed to errors relating to the sought financial contributions towards outdoor sports and green infrastructure described in paragraphs 9.106, 9.110 and 9.112 of the report. In addition, the trigger points for these were omitted in error. The relevant sections should be amended as follows:

9.106:

Obligation	Contribution / Term	Trigger
Outdoor Sports	<del>£37,536.80</del> <b>£23,310.64</b> – towards improvements to the Orchard Park sports facilities including the pavilion, football pitches, Astro turf pitch and tennis courts.	<b><u>Prior to occupation of development</u></b>
Green infrastructure	<del>£27,720</del> <b>£17,297.28</b> - towards the creation of new green infrastructure including but not limited to Milton Country Park and Coton Countryside Reserve.	<b><u>Prior to occupation of development</u></b>

9.110:

A contribution of ~~£37,356.80~~ **£23,310.64** has been requested by the Section 106 Team towards improvements to the Orchard Park sports facilities including the pavilion, football pitches, astro turf pitch and tennis courts. Planning policy requires all housing developments to contribute towards Outdoor Playing Space and Informal Open Space to meet the need generated by the development. It is reasonable in the circumstances to consider this application a housing development for the purpose of section 106 mitigation. ~~The contribution is based on expected full time single occupancy across all 80 apart hotel units. No evidence has been submitted to demonstrate that the units would be occupied at a lower rate than this.~~ **The Section 106 Officer has advised that the England Occupancy Survey (which measures bedroom and bedspace occupancy across the serviced accommodation sector, including mostly hotels, with a very small proportion of serviced apartments and larger B&Bs/guesthouses) highlighted that for 2022 the national occupancy rate was 78% and that it would be appropriate for the financial contributions to reflect that. In addition, occupants of the aparthotel are less likely (than residents would be) of using outdoor sports facilities at Orchard Park.**

9.112:

A contribution of ~~£27,720~~ **£17,297.28** towards the creation of new green infrastructure including but not limited to Milton Country Park and Coton Countryside Reserve has been requested by the Section 106 Team. Planning policy requires all developments to contribute towards green infrastructure which is described as a strategic, multi-functional network of public green spaces and routes, landscapes, biodiversity and heritage. It includes a wide range of elements such as country parks, wildlife habitats, rights of way, bridleways, commons and greens, nature reserves, waterways and bodies of water, and historic landscapes and monuments. The policy does not exclude apart-hotels and it is considered that occupants of the development will have an expectation to use the same amenities and facilities as a permanent residence. The

development proposes provision of hireable meeting space and indoor sports space. This supports the view that use of local facilities is expected. ~~The contribution is based on expected full time single occupancy across all 80 apart hotel units. No evidence has been submitted to demonstrate that the units would be occupied at a lower rate than this.~~ **The Section 106 Officer has advised that the England Occupancy Survey (which measures bedroom and bedspace occupancy across the serviced accommodation sector, including mostly hotels, with a very small proportion of serviced apartments and larger B&Bs/questhouses) highlighted that for 2022 the national occupancy rate was 78% and that it would be appropriate for the financial contributions to reflect that. In addition, occupants of the aparthotel are less likely (than residents would be) of using green infrastructure areas such as Milton Country Park.**

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