

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

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Tuesday 05 March 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, Dr Lisa Redrup,
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, Helene Leeming,
William Jackson-Wood, Corinne Garvie 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 March 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 - 28

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

23/01134/FUL – Melbourn Science Park Site Location Plan



Proposed Site Plan

Page 6



1. Moat House
2. DaVinci Building
3. Block F
4. Mobility Hub
5. Block E
6. Block D
7. Block C
8. Block B
9. Block A
10. Substation
11. Waste Compound
12. Energy Centre
13. Logistics Hub
14. Village Green
15. Woodland / Wetland
16. Science Square
17. Birchwood Site

Proposed Landscape Plan



7. Order of construction and setting out to be agreed on site.
8. See MSP-PLA-XX-GF-DR1-0002 and MSP-PLA-XX-GF-DR1-0003 for more info.

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The spaces indicated

Site Wide Elevations

Block A

Block B

Block C

Block D

Block E

South Elevation (Cambridge Road)

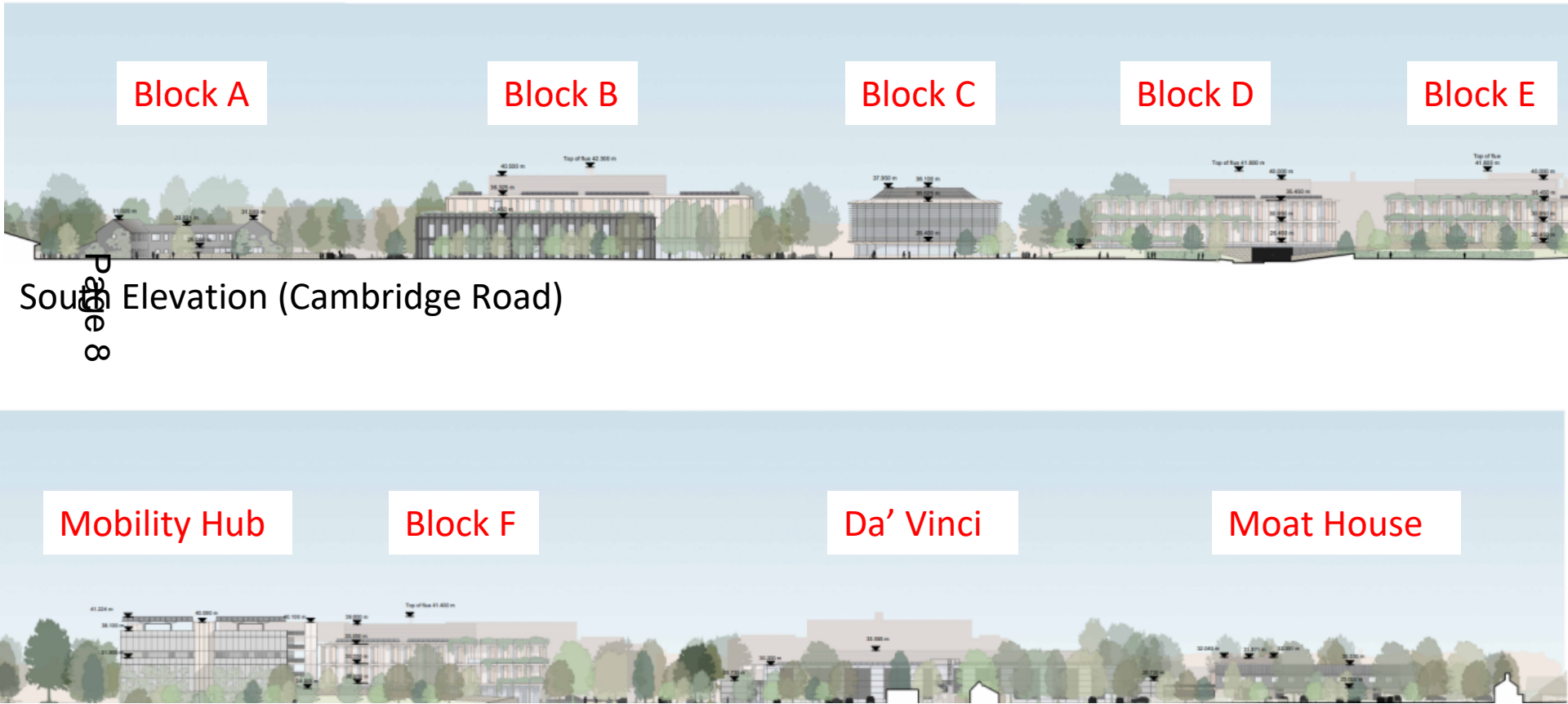
Mobility Hub

Block F

Da' Vinci

Moat House

North Elevation



Site Wide Elevations



Block E

Mobility Hub

East Elevation
Page 9

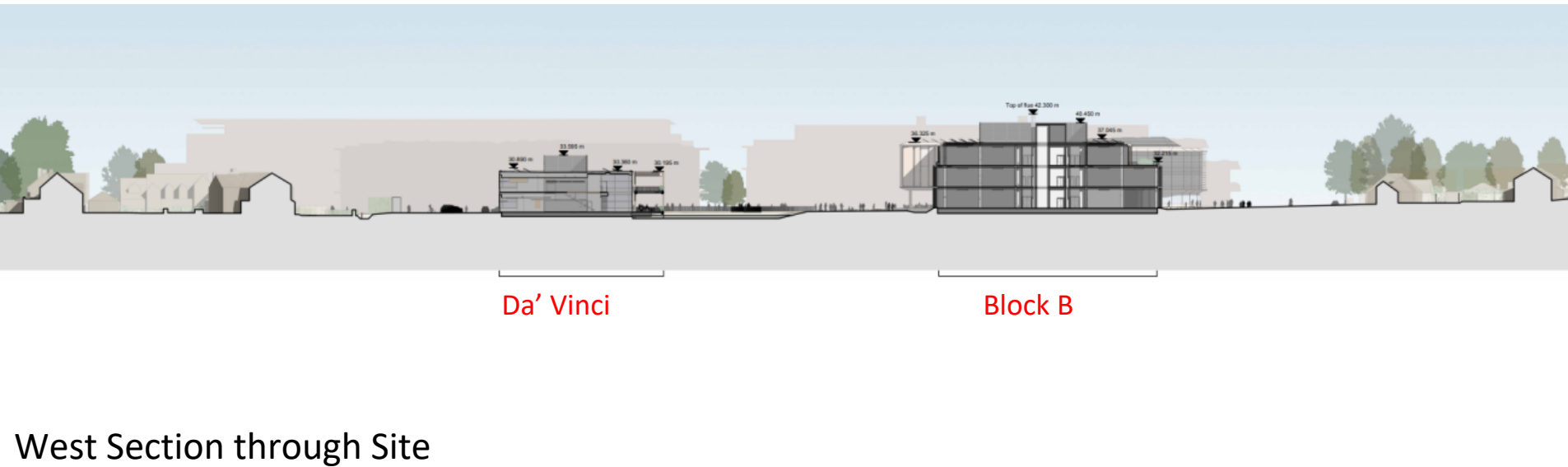


Moat House (foreground)

Block A (foreground)

West Elevation

Site Wide Sections



Site Wide Sections



Block E

Block D

Block C

Block B

Block A

North Section through Site
Page 11



Proposed Section CC

Block D

Block F

East Section through Site

Illustrative Aerial View

5.10 Illustrative Aerial View

1. Maat House
2. Da'Vinci Building
3. Block A
4. Block B
5. Block C
6. Block D
7. Block E
8. Block F
9. Mobility Hub
10. New entrance for Maat House Guests
11. New entrance to Block A car park
12. New gateway entrance
13. New exit to promote traffic away from the centre of The Village
14. Energy Centre
15. Logistics Hub
16. Birchwood site

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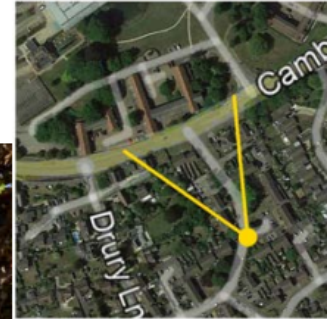
View 1: Fully rendered photomontage | View South westwards From Cambridge Road



View 6: Fully rendered photomontage | View Northwards from Russet Way



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Approval Planning Balance Refusal

Material considerations

- Principle of Development acceptable in terms of Policy E/12.
- The proposal has been through a series of pre-application and design review panel iterations. Urban Design and Conservation have not identified any harm to character and appearance of area or setting of any heritage assets.
- Significant economic benefits through the delivery of circa 27,500 net additional R&D floorspace, 530no. new jobs on-site and 1,860no. in wider sub region. Approximately £32m gross value added per annum.
- Moderate social benefits from financial contributions towards local infrastructure, improvements to the range of hotel and community facilities in the area and the landscape and permeability improves to open space.
- Moderate environmental benefits through re-use of previously developed (brownfield) land, embodied carbon and enhancements to operational sustainability performance. Uplift of 44% biodiversity net gain.
- Temporary harm from construction can be mitigated by way of planning conditions.
- Quantum of car parking justified by travel survey data and no objection from Transport Assessment Team.



Material considerations

- Landscape Team objection due to Landscape and Visual Impact Assessment (LVIA) not being in accordance with best practice and subsequent potential harm to character and appearance of area due to scale and massing.
- Harm from temporary construction process (approximately 8 – 10 years).
- Quantum of car parking proposed (937no. Spaces) below the indicative standards sought by Policy TI/3 (1,663no. Spaces)

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

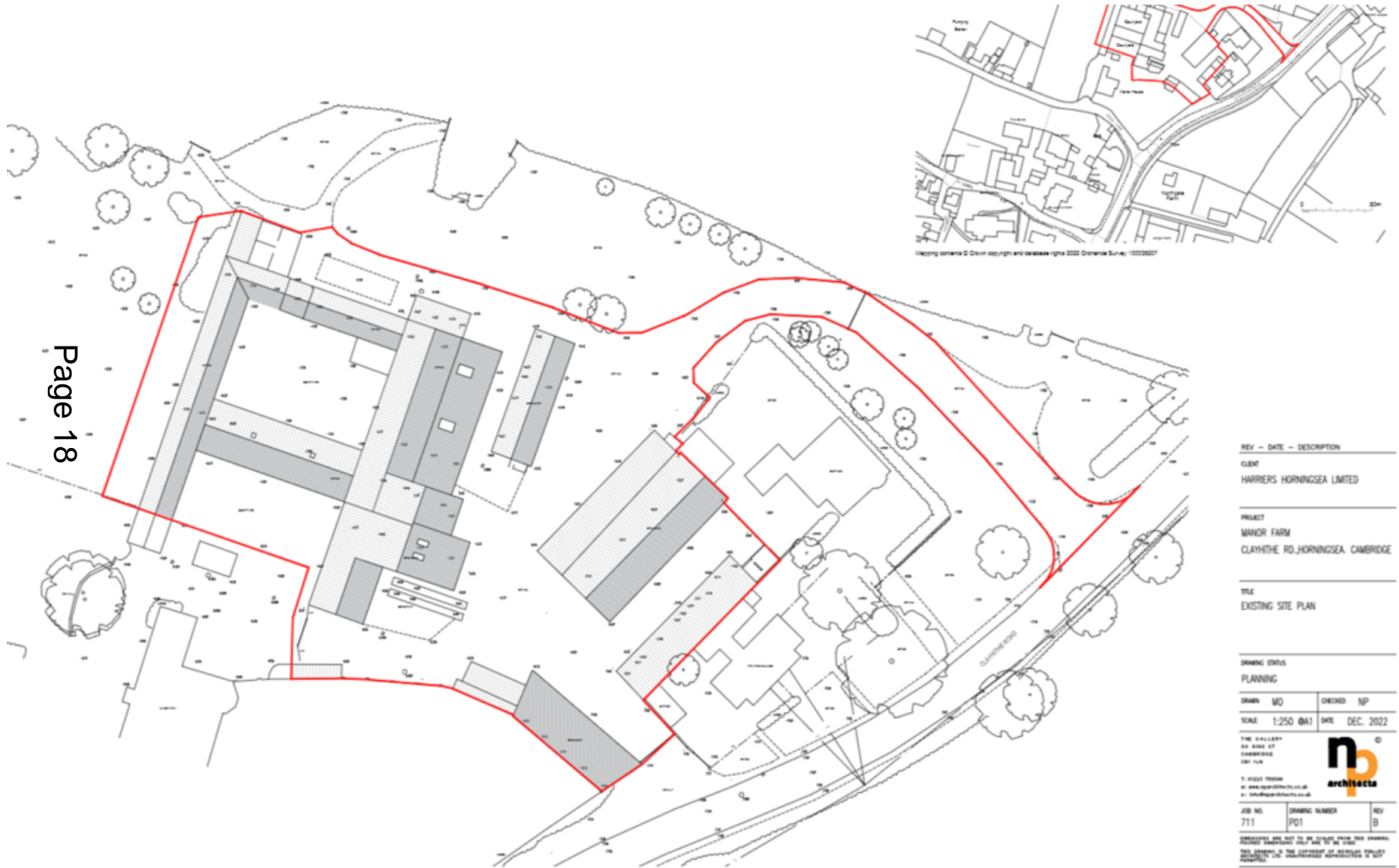
MINOR APPLICATIONS

23/01581/FUL – Manor Farm, Clayhithe Road, Horningsea Location Plan

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Existing Site



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REV - DATE - DESCRIPTION

CLIENT
HARRIS HORNINGSEA LIMITED

PROJECT
MANOR FARM
CLAYHIRE RD, HORNINGSEA, CAMBRIDGE

TITLE
EXISTING SITE PLAN

DRAWING STATUS

PLANNING

DRAWN	MO	CHECKED	NP
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SCALE	1:250 @A1	DATE	DEC. 2022
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THE GALLERY
65 KING ST
CAMBRIDGE
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E: www.nparchitects.co.uk
I: 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 REVISIONS
BLOCK AT THE BOTTOM OF THE SHEET OR LIST
SEPARATELY IN THE FOOTING OF A SEPARATE SHEET
IF APPLICABLE.

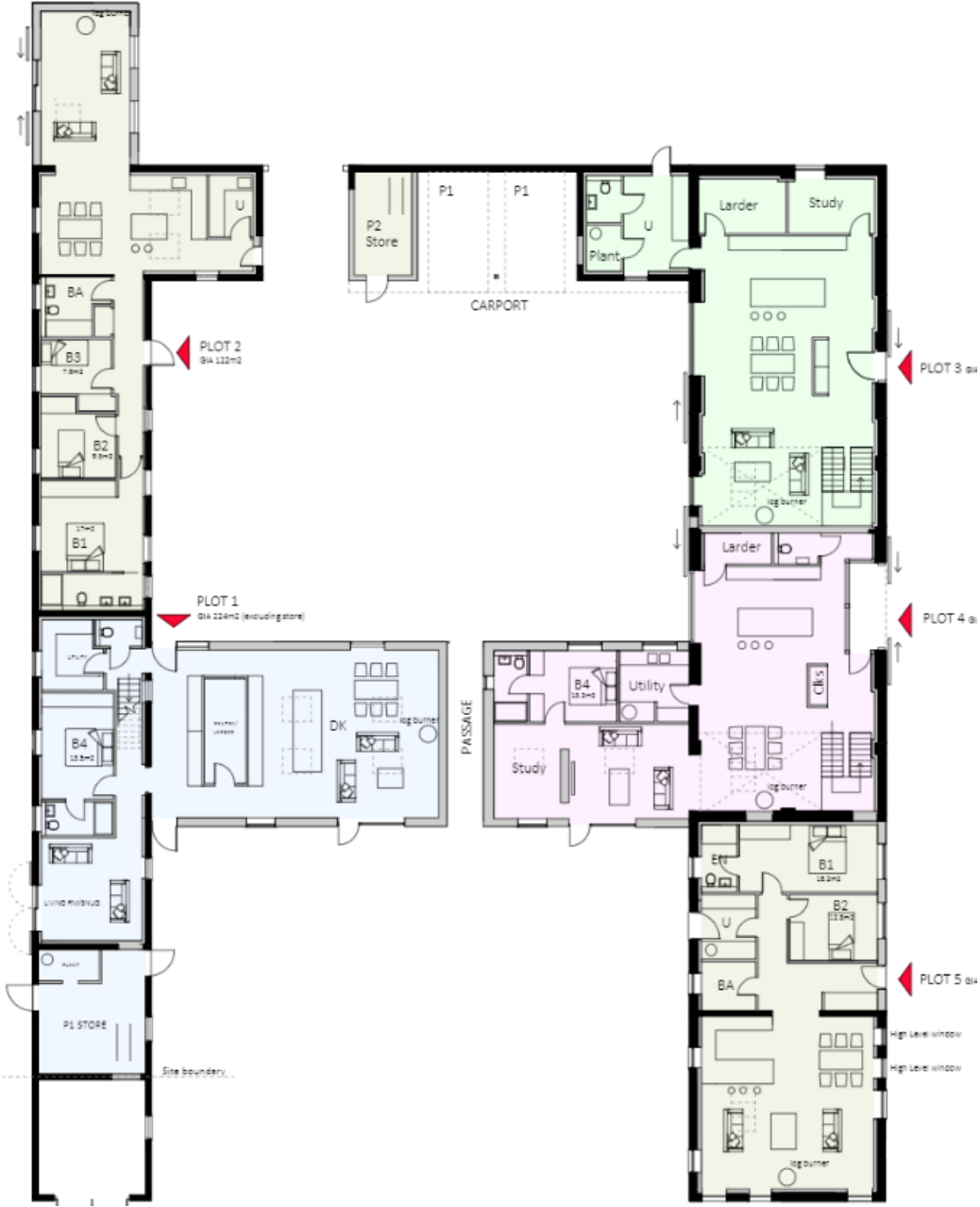
Proposed Site Plan

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PROPOSED SITE PLAN Scale 1:250

Plots 1-5 Ground Floor Plan



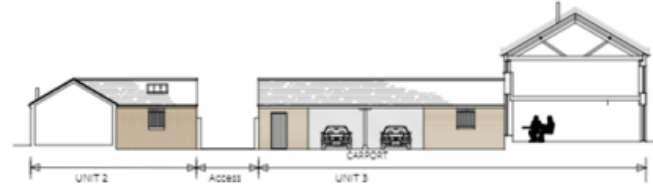
Plots 1- 5 First Floor Plan



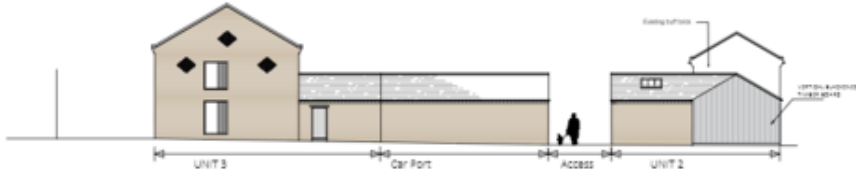
Plots 1-5 Elevations



1. SOUTH ELEVATION- EXTERNAL PERIMETER



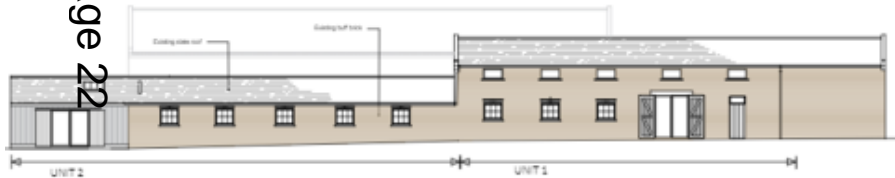
1 SOUTH ELEVATION- COURTYARD



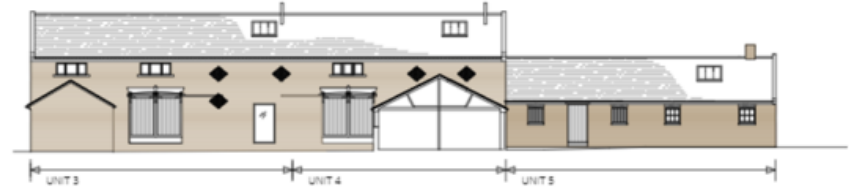
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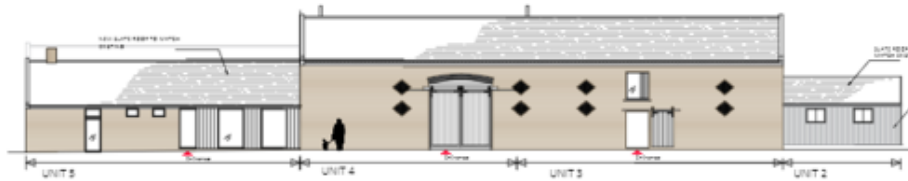
2 NORTH ELEVATION- COURTYARD



3. WEST ELEVATION- EXTERNAL PERIMETER



3 WEST ELEVATION- COURTYARD

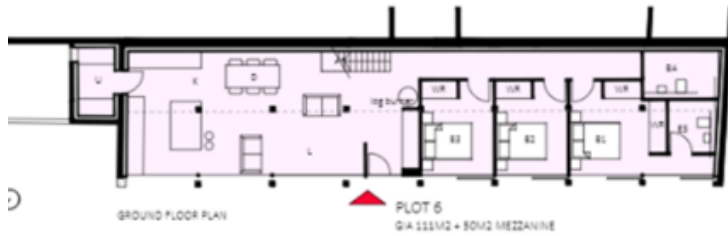
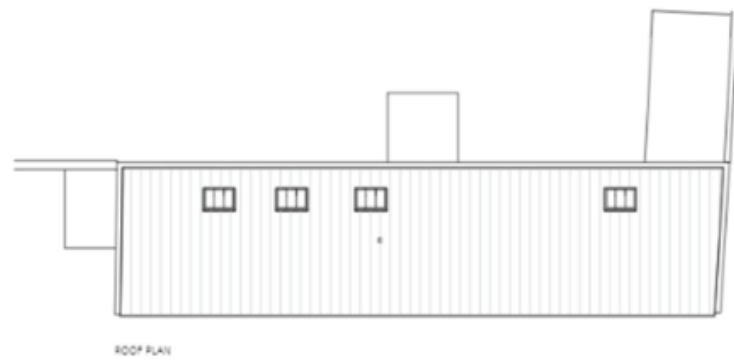
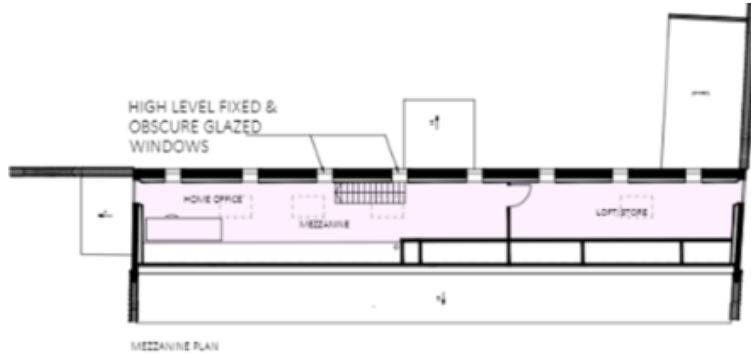


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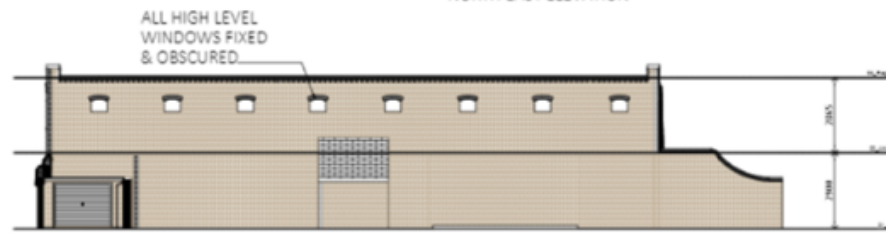
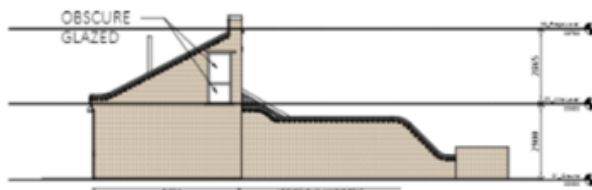
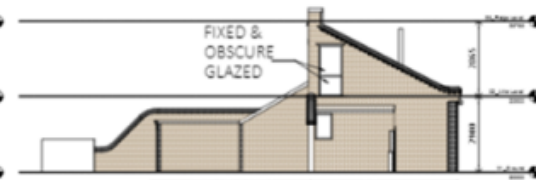
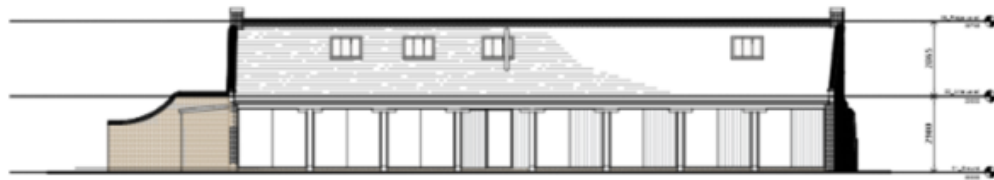


4 EAST ELEVATION- COURTYARD

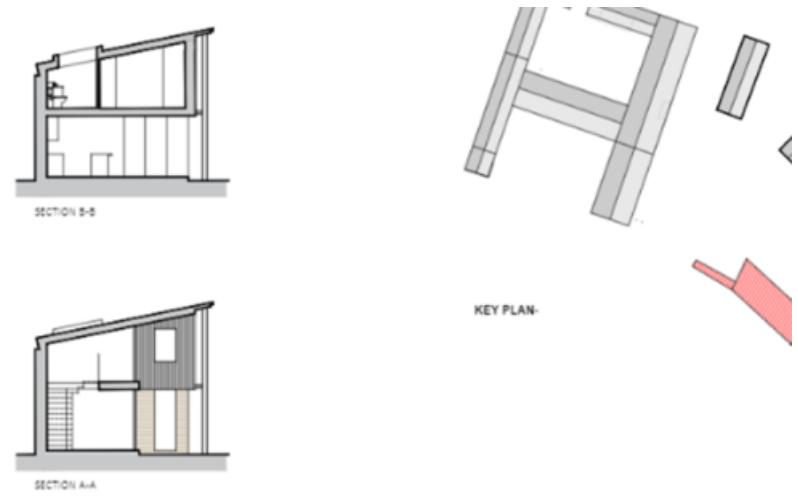
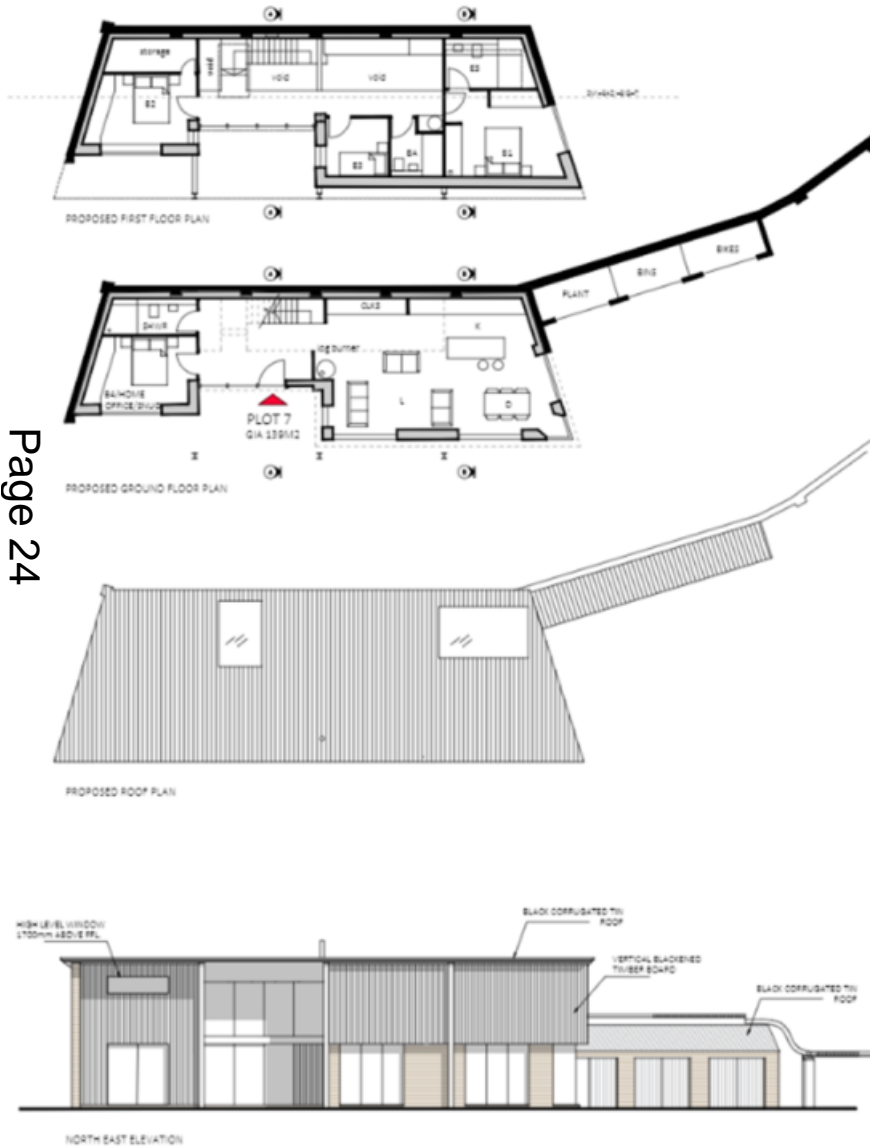
Plot 6 Floor Plans and Elevations



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Plot 7 Floor Plans and Elevations



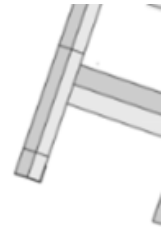
Cartlodges



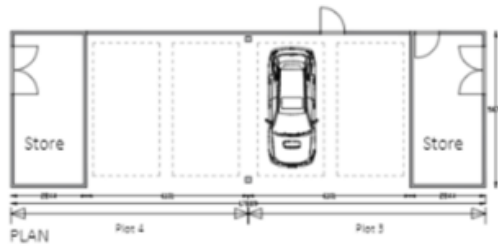
ROOF PLAN



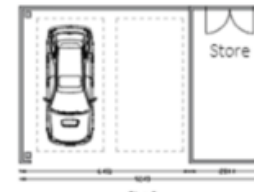
ROOF PLAN



KEY PLAN



PLAN



PLAN

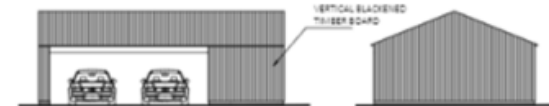
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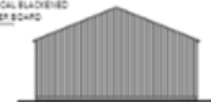
SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

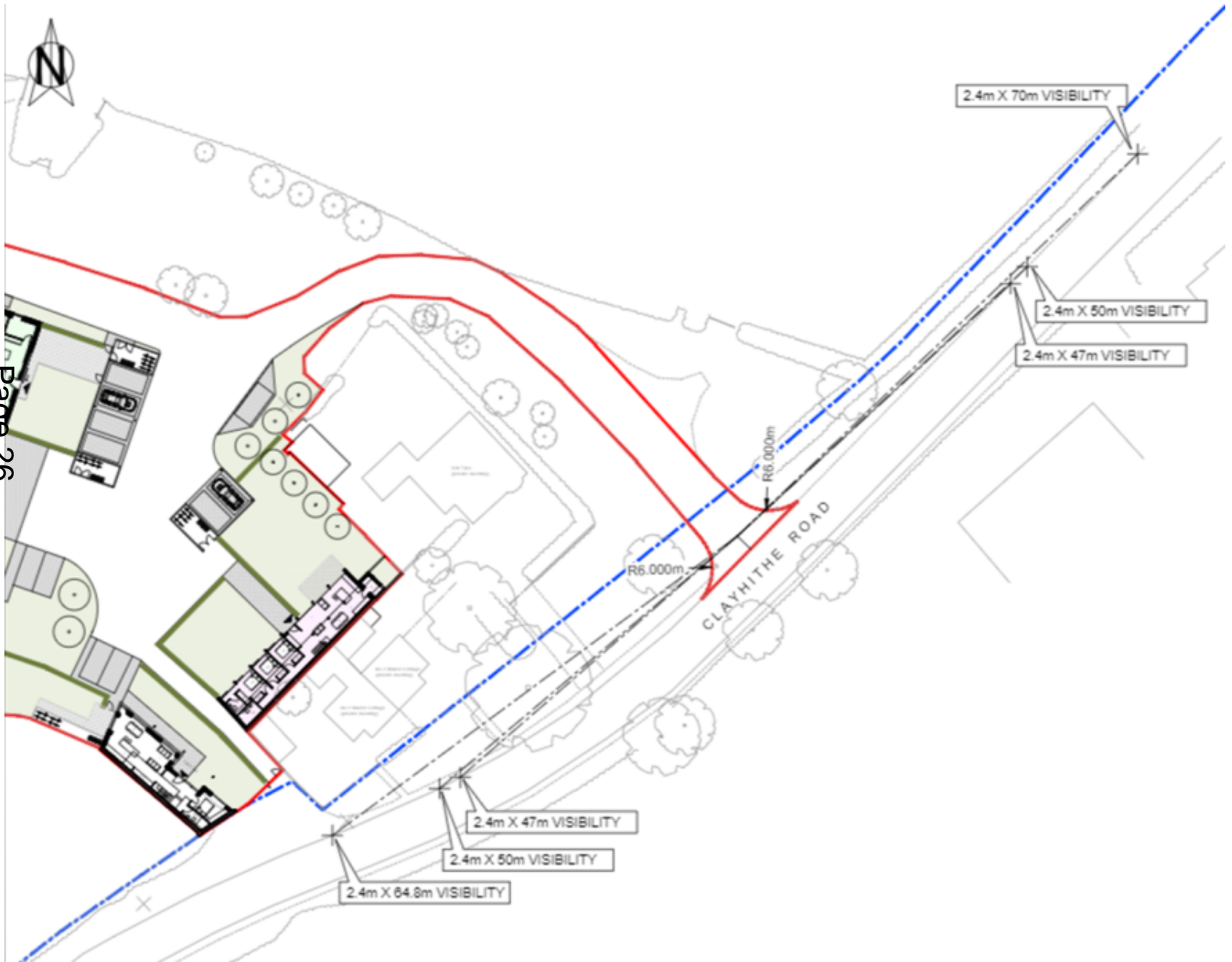


SOUTH EAST ELEVATION



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.