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1 October 2019

To: Chairman – Councillor John Batchelor

All Members of the Planning Committee - Councillors Henry Batchelor (substitute for Pippa Heylings), Anna Bradnam, Dr. Martin Cahn, Peter Fane, Brian Milnes, Judith Rippeth, Deborah Roberts, Peter Topping, Heather Williams and Nick Wright

Quorum: 3

Substitutes Councillors Grenville Chamberlain, Mark Howell, Dr. Shrobona Bhattacharya,
if needed: Sue Ellington, Graham Cone, Dr. Claire Daunton, Eileen Wilson,
Dr. Tumi Hawkins and Dr. Douglas de Lacey

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER - SOUTH CAMBRIDGESHIRE HALL** at South Cambridgeshire Hall on **WEDNESDAY, 9 OCTOBER 2019 at 10.30 a.m.**

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

Interim Chief Executive

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AGENDA

PAGES

PUBLIC SEATING AND SPEAKING

Public seating is available both in the Council Chamber (First Floor) and the Public Gallery / Balcony (Second Floor). Those not on the Committee but wishing to speak at the meeting should first read the Public Speaking Protocol (revised October 2016) attached to the electronic version of the agenda on the Council's website.

PROCEDURAL ITEMS

- Apologies and appointment of Vice-Chairman for the meeting**
Councillor Pippa Heylings has sent apologies for absence,

appointing Councillor Henry Batchelor as her substitute as a Committee member. To receive apologies for absence from other committee members.

2. **Declarations of Interest**

1. **Disclosable pecuniary interests (“DPI”)**

A DPI is where a committee member or his/her spouse or partner has any kind of beneficial interest in the land under consideration at the meeting.

2. **Non-disclosable pecuniary interests**

These are interests that are pecuniary involving a personal financial benefit or detriment but do not come within the definition of a DPI. An example would be where a member of their family/close friend (who is not their spouse or partner) has such an interest.

3. **Non-pecuniary interests**

Where the interest is not one which involves any personal financial benefit or detriment to the Councillor but arises out of a close connection with someone or some body /association. An example would be membership of a sports committee/ membership of another council which is involved in the matter under consideration.

3. **Recorded voting**

4. **Minutes of Previous Meetings**

1 - 4

To authorise the Chairman to sign the Minutes of the Extraordinary meeting held on 13 May 2019 (to follow) and the scheduled meeting held on 12 September 2019 as correct records.

PLANNING APPLICATIONS AND OTHER DECISION ITEMS

To view plans, drawings and other documents submitted with the application, follow the link called ‘Application file’ and select the tab ‘Plans and Docs’.

5. **S/4619/18/RM - Caldecote / Hardwick (Highfields Caldecote) (Land East of Highfields Road)**

5 - 28

Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/2510/15/OL for phase 1 (66 dwellings) of the residential development with associated infrastructure.

6. **Milton - Cambridge Science Park**

29 - 50

Car Park Management Strategy

MONITORING REPORTS

7. **Enforcement Report**

51 - 60

8. **Appeals against Planning Decisions and Enforcement Action**

61 - 68

INFORMATION ITEM

9. Date of Extraordinary Meeting

There will be an Extraordinary meeting of the Planning Committee on Thursday 24 October 2019 starting at 10.00am. The meeting will consider a single planning application by the Wellcome Trust for which a site visit will take place on 8 October.

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GUIDANCE NOTES FOR VISITORS TO SOUTH CAMBRIDGESHIRE HALL

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If a member of the public interrupts proceedings at a meeting, the Chairman will warn the person concerned. If they continue to interrupt, the Chairman will order their removal from the meeting room. If there is a general disturbance in any part of the meeting room open to the public, the Chairman may call for that part to be cleared. The meeting will be suspended until order has been restored.

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EXCLUSION OF PRESS AND PUBLIC

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"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'.

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Agenda Item 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Thursday, 12 September 2019 at 12.45 p.m.

PRESENT: Councillor John Batchelor – Chairman
Councillor Pippa Heylings – Vice-Chairman

Councillors:	Dr. Martin Cahn	Dr. Douglas de Lacey (substitute)
	Peter Fane	Bill Handley
	Brian Milnes	Judith Rippeth
	Peter Topping	Heather Williams
	Nick Wright	

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Sharon Brown (Assistant Director (Planning Delivery)), Alistair Funge (Planning Enforcement Officer), Stephen Reid (Senior Planning Lawyer), Aaron Sands (Senior Planning Officer) and Ian Senior (Democratic Services Officer)

1. APOLOGIES

Councillor Deborah Roberts sent Apologies for Absence. Councillor Dr. Douglas de Lacey attended the meeting as substitute.

2. DECLARATIONS OF INTEREST

Councillor Heather Williams declared a non-pecuniary interest in Minute 5 (S/3849/18/RM - Arrington (Plot 1, Church End). Councillor Williams had been present at meetings of Arrington Parish Council at which this application had been considered. However, she had not taken part in the debate, had not commented on any material information and was considering the matter afresh.

The Chairman noted that this application had been deferred from the Planning Committee meeting held on 14 August 2019. For clarity, and by affirmation, those Members present both at the current meeting and at the meeting on 14 August 2019 confirmed that they were considering the matter afresh. The Members concerned were Councillors John Batchelor, Peter Fane, Bill Handley, Pippa Heylings, Brian Milnes, Judith Rippeth and Peter Topping (as well as Heather Williams).

3. RECORDED VOTING

Upon the proposal of Councillor Brian Milnes, seconded by Councillor Nick Wright, the Committee unanimously agreed that all substantive votes at the current Planning Committee meeting should be recorded by name and / or number and name.

4. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 14 August 2019.

Minute 6 (S/3187/18/FL – Bar Hill) contained a spelling mistake. In the penultimate line of the paragraph beginning “Most Members focussed on the proposal’s conflict with Local

Plan policies...”, the repeated letter ‘a’ should be deleted from the word ‘trading’.

5. S/3849/18/RM - ARRINGTON (PLOT 1, CHURCH END)

The case officer drew Members’ attention to an objection received subsequent to publication of the agenda. The objection related to the proposal’s impact on the nearby heritage asset. The applicant had submitted a revised plan showing that the ground level and the dwelling had been reduced in height by one metre.

Daniel Fulton (on behalf of local objectors), Mike Briggs (applicant), Councillor Debbie Pearce (Arrington Parish Council) and Councillor Heather Williams (in her capacity as local Member) addressed the meeting.

During the ensuing debate, some Members made the following comments:

- Impact of the building’s mass was unlikely to be reduced simply by lowering the dwelling by one metre, which was not seen as a sufficient reduction
- some weight should be given to the objection of “less than substantial harm” raised by the Historic Buildings Officer
- The proposed building did not sit well within its location and would have a significant and adverse impact
- The Committee needed to see verified views: it had requested these on 14 August 2019, but they had not been provided
- The proposal would be overbearing by virtue of its mass, scale and appearance

However, other Members took a different view:

- Regarding concern raised by the Parish Council about “multi-level” car parking, perceived adverse impact of this should be mitigated by appropriate soft landscaping: on balance, the application should be approved
- The revised plan represented a significant change and demonstrated the applicants’ determination to address local concerns
- While the design could have been better, the proposal’s status as an eco-home was to be welcomed and impact was unlikely to be as severe as some people feared

The case officer made it clear that the revised plan showed the entire building as having been lowered by one metre – not simply the ridge height. He advised Members that the status as an eco-home could not be given particular weight and that conflicting comments had been received from Historic Buildings Officers in respect of the harm to surrounding heritage assets.

By seven votes to four, the Committee **approved** the application, subject to the Conditions and Informatives set out in the report from the Joint Director of Planning and Economic Development.

(Councillors John Batchelor, Cahn, de Lacey, Fane, Handley, Milnes and Rippeth voted to approve the application. Councillors Heylings, Topping, Heather Williams and Wright voted for refusal.)

6. ENFORCEMENT REPORT

The Committee **received and noted** an Update on enforcement action.

Regarding 147 St. Neots Road, Hardwick, the Senior Enforcement Officer updated the Committee on the current situation, concluding that South Cambridgeshire District Council was unlikely to be able to resolve this case until early in 2020.

Councillor Bill Handley referred to recent events surrounding Northstowe and construction traffic. In response to Councillor Handley, the Assistant Director (Planning Delivery) agreed that it would be helpful to detail as part of the enforcement report progress being made in resolving local concerns relating to construction vehicles travelling to the site.

7. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee received and noted a report on Appeals against planning decisions and enforcement action.

The Meeting ended at 1.40 p.m.

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Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Planning Committee	9 October 2019
AUTHOR/S:	Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire	

Application Number:	S/4619/18/RM
Parish(es):	Highfields Caldecote
Proposal:	Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/2510/15/OL for phase 1 (66 dwellings) of the residential development with associated infrastructure.
Site address:	Land east of Highfields Road, Highfields Caldecote, Cambridgeshire, CB23 7NX
Applicant(s):	Linden Homes
Recommendation:	Approval
Key material considerations:	Approach to phasing of the development Reserved Matters; layout, scale, appearance and landscape Drainage Neighbouring amenity
Committee Site Visit:	Yes
Departure Application:	No
Presenting Officer:	Rebecca Ward (Principal Planning Officer)
Application brought to Committee because:	Local member call-in and recommendation of refusal by the Parish Council.

Date by which decision due:

Executive Summary

1. Outline planning permission was granted at appeal in June 2017 for up to 140 dwellings and associated infrastructure. This subsequent reserved matters scheme seeks permission for Phase one of the development which is for 66 dwellings and associated open space areas.
2. The time limit for the submission of a reserved matters for Phase two expired in June 2019. The applicants, Linden Homes, are reviewing this and how they intended to proceed. The Phase one details have therefore been considered on their own merits in relation to planning policy and the obligations of the outline.

3. Earlier versions of the reserved application have been through the Councils Design Enabling Panel and to Design Workshops with specialist officers. There have also been three amendments to this planning application to address some of the concerns raised through the consultation process and to better align the scheme with the draft Village Design statement.
4. Officers consider the reserved matters including the layout, scale, appearance and associated landscaping to be acceptable. The proposal would provide a high-quality scheme that would positively contribute to the character and appearance of the area. In the event Phase two does not come forward, Phase one in isolation is compliant with the affordable housing requirements, contributes a mix of properties and is supported by a suitable landscape scheme.
5. During the consultation process there have been various objections from the Parish Council, Ward Member and third parties. This has been mainly linked to drainage, heights/appearance of the dwellings, the phasing approach taken to the development and approach to the layout. Officers have addressed the concerns raised within the body of this report. On balance, the objections raised are not considered to warrant the scheme for refusal.
6. The scheme has therefore been recommended for approval subject to planning conditions.

Relevant Planning History

7. Pre-application PRE/0178/18 - Reserved matters details for 140 dwellings. Including youth engagement design workshop at Caldecote Primary School and presentation to the Design Enabling Panel.

S/2510/15/OL - Outline planning permission for up to 140 residential dwellings (including 40% affordable housing), removal of existing temporary agricultural structures, introduction of structural planting and landscaping, informal public open space and children's play area, community orchard and allotments, surface water flood mitigation and attenuation, vehicular access points from Highfields Road, and associated ancillary works. All matters to be reserved with the exception of the main site access - Allowed at appeal.

National Guidance

8. National Planning Policy Framework 2019 (NPPF)
Planning Practice Guidance
9. **South Cambridgeshire Local Plan Submission – Adopted September 2018**
 HQ/1 Design Principles
 H/8 Housing Density
 H/9 Housing Mix
 H/10 Affordable Housing
 H/12 Residential Space Standards
 NH/2 Protecting and Enhancing Landscape Character
 NH/4 Biodiversity
 CC/3 Renewable and low carbon energy in New Developments
 CC/4 Sustainable Design and Construction
 CC/4 Water Efficiency
 CC/6 Construction Methods

CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
SC/10 Lighting Proposals
SC/11 Noise Pollution
TI/3 Parking Provision
TI/10 Broadband

10. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**

Open Space in New Developments SPD - Adopted January 2009
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
District Design Guide SPD - Adopted March 2010

11. Caldecote Village Design Statement - draft document dated April 2019

Consultation

12. **Caldecote Parish Council** - Recommendation of refusal and request the application is determined by the Councils Planning Committee (19 June 2019). See full Parish Council comments in appendix 1 of this report. In summary the key material considerations raised include:

- Drainage details inadequate
- Design code only covers the phase 1 area of the site
- Internal roads are not built to adoptable standards
- No road access to the new pumping station
- Southern ecology corridor needs to connect to the wider ecological environment
- Removal of hedgerow along Highfields Road.
- Building heights - 2.5 storey houses and 3 storey apartments is out of character with the village.
- Allotments and community orchard have been replaced by edible planters which are sited in private areas.
- Badgers relocated
- Affordable housing in two large clusters.
- Nearest bus stop is 800m from the site not 400m
- Local cycle network is in adequate
- No travel plan has been submitted

13. **Hardwick Parish Council** - Hardwick Parish Council has no recommendation but wishes to thank SCDC for keeping the Parish Council informed.

14. **Urban Design Officer** - No objection to the general approach to layout, scale and appearance. The scheme would benefit from further amendments to the Design Code and elevational treatment. In summary the following points were considered acceptable:

- The revised Design Code now has a clear structure and provides comprehensive information to guide future development.
- The layout is generally acceptable. The dwellings are arranged in perimeter block fashion to create a positive relationship with the public realm. The incorporation of small rear parking courts to help reduce frontage parking to the terrace blocks is supported.
- The overall approach to height is supported. Officers do not object to the rationale of having two 3-storey apartment buildings in key locations to address the main access and the public open space.

Following additional amendments (August 2019), the Council's Urban Design Officer welcomes the changes and continues to have no objections.

15. **Landscape Officer** - No recommendation. However in further verbal discussions, has requested the following information/amendments by condition:
- Trees in open spaces should include timber stakes, ties and strimmer guards.
 - Implementation programme to be submitted under condition 6
 - Applicant to confirm surface material of footpaths, width, gradients and signposts
 - Soft landscape scheme to include bulb planting
 - Additional planting between plot 1 & 18, 21 & 37
 - Planting to rear of plot 61-66 to be confirmed
 - Green fingers to be enhanced by planting additional native species
 - Enhancement of existing hedgerows
 - Block and slab paving and kerb specification required
 - Details of traffic calming
 - LEAP surface should be a wet-pour or tiger mulch surface
 - LAP should include benches, bins
 - Boundary materials should include a rear panel with a gap for hedgehog highway to all plots.

16. **Ecology Officer** - No objections (updated comments 26 October). Updated ecological information has been submitted and considered by the Ecology Officer including:
- Phase 2 Ecological Impact Assessment (SES, August 2019);
 - Response to Feedback from South Cambridgeshire County Ecologist (SES, August 2019);
 - Drainage Strategy and SUDS Report (Walker Associates, July 2019)
 - Existing Pond Treatment (Walker Associates, July 2019)

Condition 10 - Judgement deferred to case officer with regards to whether variation to this condition is required, which is a separate issue to this Reserved Matters application. All works will need to proceed in accordance with the approach to badger mitigation detailed in *Phase 2 Ecological Impact Assessment* (SES, August 2019), including obtaining a Natural England badger mitigation licence before works commence.

Defer to your judgement with regards to whether Condition 8 of S/2510/18/OL is sufficient to cover a long-term (ten year) ecological management plan if consent is granted. A condition such as the below for a detailed Landscape and Ecological Management Plan attached to any Reserved Matters.

17. **Tree Officer** - No objections following amendments however the following should be provided by planning condition:
- Update tree protection zone and impact of the ditch to hedgerows.
 - Fruit tree rootstocks to be provided
 - Details of the understorey along eastern boundary
18. **Lead Local Flood and Water Authority** - No objections (updated comments 25 October). We have reviewed the amended documents which address our concerns as follows:
1. Both the drainage strategy and proposed layout now include the overflow swale from Highfields Road.
 2. In respect of the drainage feature along the southern boundary, we understand this does not form part of this reserved matters application and therefore we are unable to

require details of the proposals at this time. We would however strongly request the applicant considers this early in any plans for the second phase of development and we will require details as part of any future submission.

19. **Anglian Water** - No objections, informative to be included due assets close to or crossing this site or there are assets subject to an adoption agreement. We have reviewed the applicant's submitted foul drainage strategy and flood risk documentation and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. We request that we are consulted on any forthcoming application to discharge Condition 22 of the outline planning application S/2510/15/OL, to which this Reserved Matters application relates, that require the submission and approval of detailed foul drainage information.

We have reviewed the applicant's submitted surface water drainage Flood Risk Assessment and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset.

20. **Councils Drainage Officer** - No objections to the amended details following the conclusion of the Lead Local Flood and Water Authority.
21. **Sustainability Officer** - Condition 21 of the outline application may not yet be discharged. Further details required.
22. **Local Highways Authority** - Update to be provided in follow up report.
23. **Natural England** - No comments
24. **Historic England** - No comments
25. **Environment Agency** - No comments
26. **Archaeology Officer** - No objections. Condition on outline is sufficient.
27. **Sports England** - No comments

Representations

28. Cllr Dr Tumi Hawkins, District Councillor for Caldecote Ward (original comments) - See appendix 2. In summary, Cllr Hawkins objects to the planning application for the following key reasons:
- Phasing of the development
 - Affordable housing clustering
 - Not the same layout that was considered by the Design Enabling Panel
 - Concerns about the impact of phase 2 in terms of layout and drainage issues
 - Surface water risk to Highfields
 - House types and styles
 - Insufficient landscaping details
29. Approximately sixteen letters of objection have been submitted with the application. In summary the following key concerns have been raised;

General

- Application details should include the whole of the development site.

- Separating the scheme into two phases leaves little room to negotiate phase 2 layout.
- Inconsistency between the design code and the original plan in terms of landscape boundaries
- Unsustainable location and outside of the village framework
- Close proximity to Bourn airfield

Layout and Design

- Affordable housing needs to be better distributed through the application site.
- Affordable housing types are not representative of the local need
- Bungalows should be built to respond to local need
- No allotments included in the layout.
- Height of the apartment buildings are not in character with the area.
- Density of the site is not in keeping with the area
- Concerns about proximity of properties to properties along Clare Drive
- No road to the pumping station
- Some roads not built to adoptable standards
- New footway needed on east side of Highfields Road
- Undergrowth removed along Highfields Road along central open space.
- Travel Plan has not been included.

Drainage

- Flood Risk Assessment Reference 5933/R2 Rev B October 2015 as summarised and clarified by the Highfields Caldecote Surface Water Drainage Strategy presented and accepted as part of the Gladman planning appeal for this site. Run-off rates calculated in the drainage report are not accurate
- Concern that the northern and eastern ditches have not been included as per original application
- Concern that the proposed french drains will not work in clay-soil
- No details of the long-term maintenance of the drainage scheme

Biodiversity

- Loss of biodiversity

Site and Surroundings

30. The whole site comprises 7.17 hectares of agricultural land on the east side of Highfields Caldecote, at the north end of the village. The site is bounded on the east by Highfields Road, with residential properties opposite. To the south the site adjoins the boundaries existing residential properties on Clare Drive and Damms Pastures.
31. To the north the site adjoins an unadopted roadway leading from Highfields to St Neots Road, which serves several residential properties. It is also the line of Public Footpath No.1 Caldecote. To the west is agricultural land.
32. There is a tall mature hedgerow and ditch on the west boundary of the site fronting Highfields Road, and a hedgerow on the south boundary with existing properties. There is also a hedgerow on the north boundary. The block of woodland planting extends along part of the east boundary, with the remainder of that boundary being more sporadically planted.

Proposal

33. This reserved matter application has been submitted following the approval of an

outline application for up to 140 dwellings under application reference S/2510/15/OL. The reserved matters application covers 4.63ha of developable area and comprises Phase one, delivering 66 dwellings and associated works. Amendments were made on 19 June 2019 and 20 August 2019 to address the concerns that had been raised by third and consultees parties during the application process. Key amendments include:

- Removal of indicative plans for Phase two (including its drainage infrastructure)
- Amendment to house types
- Amendment to layout of the development
- Amendment to landscaping details
- Amended drainage strategy
- Submission of design code

Planning Assessment

Principle of Development

34. The principle of residential development on the site was established through outline planning consent S/2510/15/OL. The pedestrian and vehicle access points into the site (and along Highfields Road), along with planning obligations was secured in the associated S106 agreement and through planning conditions. These principle matters cannot be re-visited within this reserved matter assessment.
35. The key issues to consider in the determination of this application are therefore; compliance with outline consent including; housing mix and affordable housing, layout, scale, appearance, landscaping and residential amenity of neighbouring properties.

Housing mix and affordable housing

36. Condition 4 of the outline planning permission required details of the housing mix to be submitted with any reserved matters application. The S106 agreement also requires that 40% of the dwellings shall be constructed for affordable housing (70% affordable rent and 30% intermediate housing).
37. Phase one proposes a total of 66 dwellings, 30 will be affordable dwellings (45%) and 36 private dwellings (55%). Phase one would therefore comply with the S106 obligation and policy H/10 which seeks to ensure a minimum of 40% affordable housing is provided.
38. The proposed affordable housing tenure mix is ; 6x 1-bedroom apartments, 9x 2-bedroom apartments, 2x 2-bedroom FOGs, 5x2 bedroom houses and 8x 3bedroom houses. The Councils Affordable Housing Officer has confirmed that the proposed affordable housing mix will meet a local identified need. The space standards in H/12 have been met on all house types.
39. In terms of the market housing, policy H/3 states that 30% of each housing type (1-2-bedroom, 3 bedroom and four plus bedrooms) should be provided on the site along with 10% flexibility allowance. The following market housing mix has been provided; 12x2 bedroom units (36%), 9x3 bedroom units (25%), 15x4 bedroom units (42%).
40. The three-bed unit type would fall short of meeting the 30% requirement by one unit; however, officers consider the shortfall is not significant and there is still a general mix of smaller and larger homes in this phase of the development. The proposal would therefore generally accord with policy H/8 of the Local Plan. The space standards in

H/12 have been met on all house types.

Open space and amenity

41. The S106 for the whole site requires the following areas of open space/landscaping across the whole of the site; Children's Play Space 0.28ha (including LEAP), Informal Open Space 2.08 ha and structural landscaping 0.44ha.
42. The proposed Phase one layout has provision for; Children's Play Space (including LEAP), informal open space and structural landscaping.
43. The description on the outline permission includes the provision of allotments. Condition 15 'Parking arrangements' and 28 'Design Code' and through the outline application DAS, also refers to the provision of allotments. The S106 in paragraph 1.1.33 includes reference allotments in the open space definition. Whilst there are various references, the amount, size and ongoing management of the allotments is undefined in all documents.
44. Rather than set allotment spaces, Linden homes in consultation with the design team, have adopted the approach of 'edible streets' with the provision of additional fruit trees and planters throughout the development. Given there was no formal mechanism to secure allotments in a reserved matters application and with the lack of a specific policy requirement for allotments in the local plan. Whilst there have been third party objections to their loss from the plans, officers accept that 'edible street' to be a suitable alternative and there are no grounds to recommend refusal.

Reserved Matters

45. The application has been presented to the Local Planning Authority at various stages of the design process. A design workshop was held in June 2018 and attended by various specialist consultees. Following this the proposal was presented to the Councils Design Enabling Panel in both July 2018 and August 2018.
46. The application includes a Design Code. The Design Code includes a 'Design Strategy' (section 2) which sets out how the whole scheme relates to the setting and the edge of the settlement. It includes green infrastructure and blue infrastructure. It then comments in more detail on Phase one. An update will need to be provided on any development linked to Phase two.
47. During the formal application process, the Council consulted on the draft Village Design Statement for Caldecote. Whilst the consultation process is now closed, the documents have not yet been adopted by the Council and therefore only moderate weight can be applied to the content in decision-making process.
48. Notwithstanding this, an additional design workshop was held in May 2019 with Linden Homes to address some of the matters raised through the consultation process in relation to what had been detailed in the draft Village Design Statement. Relevant parts have been referred to in the following sections.
49. *General layout*
50. The green infrastructure has been planned to create a central area of informal open space on the site. This includes the provision of a Local Equipped Area of Play for existing and new residents. The schemes seeks to retain existing trees through the site

and link them through green fingers to public open space, enhancing biodiversity, providing surface water drainage and linking the scheme into the wider landscape.

51. The scheme utilises permeable paving and swales on the site to manage water run-off from the new dwellings. A new ditch system has also been included from Highfields Road to alleviate local flooding concerns. A new attenuation pond will also be located to the south-east of the site.
52. The movement through the site has been designed to create a legible hierarchy of roads that area centred around the main public open space. Footpaths have been included behind the hedgerow along Highfields Road, through the development site and linking to the proposed new circular bridleway and connection to the existing Public Right of Way to the North.
53. The dwellings are arranged in perimeter block fashion to create a positive relationship with the public realm and open spaces. The incorporation of small rear parking courts to help reduce frontage parking to the street-scene.
54. A group of eight affordable houses have been located to the north of the site facing the countryside. Another group of three units face Highfields Road. The apartments are located in two central blocks mainly surrounded by the market homes. Officers do not therefore consider the affordable housing to be in 'large clusters' as described by third parties.
55. In terms of access to the pumping station, the applicants have advised that a temporary haul road to be constructed until development on phase 2 has been completed. A condition will be included for details of this temporary road to be submitted.
56. The overall layout of the development is considered by specialist officers to be of a high-quality design and would have a positive contribution on the local and wider context in accordance with policy HQ/1 of the Local Plan.

Appearance

57. The appearance of dwellings is varied at this end of Highfield Road and Claire Drive. Whilst the Village Design statement comments chalet style dwellings are common, these types of units are associated with those who have direct access from the Highfields Road. Given the variety including those properties found on Claire Drive, this provides some flexibility to the overall design and appearance of the dwellings on this site.
58. The amended dwelling types are of a traditional building form with contemporary details (such as the style of windows) and elevational treatments (such as brick detailing, projecting porch). The materials specification includes buff multi brick, red multi-brick, anthracite cladding, grey concrete tiles and red/brown concrete tiles to bring more variety. These materials can be found throughout the village.
59. The overall appearance of the dwellings is considered to be acceptable, including variety interest within the development. The materials palette will enable the development to fit in with the surroundings responding to the local context. To ensure the quality is taken through to completion samples of the final materials will be conditioned on any decision notice. The appearance of the development would therefore accord with policy HQ/1 of the Local Plan.

Scale

60. In terms of heights, the proposed dwellings that surround the edges of the site are two stories to respond to the transition between the built-up framework and the countryside. The dwellings have been located on the inner edge of the secondary roads to also mitigate the impact. Two-half storey units are restricted in number and placed in key locations within the development. There are two three storey apartment buildings (third storey is in the roof form) at two focal points on the site. The height was reduced by 1m following local concerns.
61. There has been concern locally about the scale of these three storey apartments and whether the fit in the character of Highfields Caldecote. Reference has been made to the restrictions set out in the draft Village Design Guide. Regarding building heights, the draft guide states the following in paragraph 6.1;

'New development should reflect the characteristic height and scale of the village - typically 1.5 or 2 stories. This is particularly important where adjacent to existing dwellings, road and paths where taller buildings would change the distinctive visual character of the village'.

62. Whilst the proposed development includes two three storey apartment building and two two-half storey units, these units are located within the confines of the development rather than adjacent to the Highfields Road and separated from boundaries by landscaping. As such the buildings would not change the overall visual character of the village. Within the development will act as providing a suitable design response to the end of vistas and to respond to the open space. On balance officers consider the proposed scale of the development would be acceptable and would accord with policy HQ/1 of the Local Plan.

Landscaping

63. In terms of strategic landscaping, the applicant has retained a landscape buffer around the edges of the site that abut the countryside. The ditch along the Highfields Road is to be retained and majority of the existing hedgerow managed. Green fingers (containing existing and new trees, planting and swales) stretch from this buffer into the open space at the centre of the site. The Landscape Officer approves of the approach to the strategic landscaping scheme. In the event Phase two does not come forward, there would be sufficient landscape mitigation in place.
64. There has been third party concern about the removal of some hedgerow along the Highfields Road to open up the new play area. This was supported by the Design Enabling Panel and Urban Design Officer as it opens the facility making it more visible for everyone to use. However, locally there is concern that opening the hedge will significantly change the character of the area going against principles in the draft design statement. In the event, members consider the hedge should be retained a compliance condition could be included on the permission.
65. In terms of the soft landscaping details, the application has been amended to include a variety of plants/trees that enhance the landscape character and biodiversity. The landscape officer has requested further amendments to the soft landscaping specification such as; bulb planting and additional native species along the green fingers. The applicants have agreed to update their landscape plans with the suggested changes in order to discharge condition 6 (Landscaping scheme) of the original outline planning permission.
66. The applicants have agreed to update their landscape plans with the suggested changes in order to discharge condition 6 (Landscaping scheme) of the original outline planning permission.

67. To ensure the retention of the hedgerow along the field edge to the south following drainage works, a compliance condition will be included on the decision notice to ensure a gap of 1.2m is left between the edge of the ditch and the existing hedgerow.

In terms of the hardstanding, the proposed materials for the public and private spaces are considered to be acceptable in principle. Details of traffic calming measures and the specification/finish of the internal footways can be agreed in the final specification under condition 6 (landscaping scheme) of the original outline planning permission.

The proposed development would therefore accord with policy HQ/1 which seeks to secure high quality landscaping and public spaces that would integrate the development in with the surroundings.

Biodiversity

70. The reserved matters application is accompanied an amended Phase 2 Ecological Impact Assessment (SES, August 2019); Response to Feedback from South Cambridgeshire County Ecologist (SES, August 2019); Drainage Strategy and SUDS Report (Walker Associates, July 2019) and Existing Pond Treatment (Walker Associates, July 2019).
71. The Councils Ecologist has reviewed the details and is in general agreement with the assessments commenting that the proposed plans are an improvement and provide improved habitat opportunities for wildlife.
72. As part of the proposals, the protected species are to be re-located on the application site. Whilst there have not been any objections to this on ecological grounds, the applicant would be best advised to submit a separate Section 73 application to amend the wording of Condition 10 of original planning permission as this would be a variation to that previously approved.
73. The proposal would therefore accord with NPPF (2018) paragraph 170, 174, and 175, and the Adopted South Cambridgeshire District Council Local Plan Policy NH/4, which requires development to enhance, restore and add to biodiversity with opportunities should be taken to achieve a net gain in biodiversity through the form and design of development. A Landscape and Ecological Management Plan condition is considered necessary in this instance to ensure the ecological features are protected by future management companies. This was not included on the outline consent.

Flood Risk and Drainage

74. The application is accompanied by an amended Drainage Strategy and SUDs Report (updated July 2019). The application site is in a Flood Zone 1 and therefore is considered as having low probability of flooding. The methodology (including soil testing type) and conclusions have been accepted by the Lead Local Flood Authority despite third party concern.
75. As part of the outline application a site wide Flood Risk Assessment; Ref 5933/R2, Rev B dated October 2015 was prepared by Lees Roxburgh. This report was produced as a result of discussions with the Environment Agency and Anglian Water and was approved by the inspector at the outline application stage. Condition 23 'Surface water drainage' requires a scheme to be submitted along with its management.
76. Ground conditions on the site are not considered suitable for a full infiltration strategy and therefore, it was proposed at outline stage to pipe surface water run-off to the

nearby ditch to the south. As the run-off rates would exceed the existing green field rates, an attenuation pond was in the field to the south this would control the run-off. The details confirm that the system will not flood for the 1 in 100-year event plus 40% climate change allowance.

- 77. SUDs measures in the form of shallow swales and permeable paving have been introduced through the scheme to help reduce run-off rates and improve quality of the discharge.
- 78. Whilst details of how the water will be transferred to the attention basin have changed as a result of detailed design, the direction of the flow of water is still the same as that in outline drainage strategy.
- 79. During the consultation, concerns were raised from the Parish Council, Ward member and third parties regarding surface water flooding along Highfields Road. It was confirmed that the existing ditch along the eastern side of Highfields Road and the pipe of which it connects to (which is 100mm thick), has been prone to flooding in the past due to blockages. This has resulted in flooding and considerable damage to nearby properties as a result.
- 80. To alleviate the flooding concern along Highfields Road, the applicant has proposed to install an overflow weir from the existing ditch to a new ditch system running through the development site down to the existing water course to the south-east. This has been provided in addition to what was approved in the outline application to reduce the risk of flooding on Highfields Road.
- 81. Serious concern was raised by third parties over the detail of the drainage along the southern boundary adjacent to properties along Clare Drive. Given the concerns raised, the drainage details have been removed from this application and will only come forward as and when Phase two of the development progresses. The LLFA have advised the applicant to consider the detail early in the design process.
- 82. The proposed development on Phase one therefore complies with the requirements of policy CC/8 which requires developments to have an appropriate sustainable surface water drainage system. This drainage scheme has been supported by the Lead Local Flood and Water Authority.

Highway Safety and management of roads

- 83. The two vehicle access points from Highfields Road into the site were approved under the outline planning permission and are fixed.
- 84. During the consultation process concern was raised over the adoption of the internal roads. The applicant has indicated that the main spinal road and the road around the perimeter of the site will be built to adoptable standards. The footway along the eastern boundary will also be built to adoptable standards.
- 85. All other private roads/drives and car parking areas will be managed privately by either a management company or the occupiers. This arrangement not unusual for schemes of this nature. An update will be provided from the County Council Highways Authority on the most recent plans and this will be reported in advance of the Planning Committee meeting.

Impact to Residential Amenity

86. Whilst there will be an noticeable intensification to the site and this intensification is likely be experienced from the closest properties, there is considered to be suitable separation from Phase one and mitigation treatments to not cause significant or adverse impact on residential amenity, to existing properties along Claire Drive and Highfields Road to warrant the scheme for refusal in accordance with policy HQ/1, SC/10 and SC/12 of the adopted Local Plan.
87. There is considered to be sufficient space for development to come forward on the Phase two land and subject to detailed layout.

Other Matters

88. Matters relating to archaeology, contaminated land and transport have been considered by the Councils representative consultants in the outline planning application and the details are considered to be acceptable.

Conclusion

89. Officers consider the reserved matters including the layout, scale, appearance and associated landscaping to be acceptable. The proposal would provide a high-quality scheme that would positively contribute to the character and appearance of the area. In the event Phase two does not come forward, Phase one in isolation is compliant with the affordable housing requirements, contributes a mix of properties and is supported by a suitable landscape scheme.

For the reasons set out in this report, officers consider the reserved matters for phase 1 to be acceptable in accordance with the relevant policies in the adopted Local Plan. Subject to conditions the application is recommended for approval.

90. Conditions

- a) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers to be confirmed.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- b) No development above foundation level shall take place until details of external materials of construction for the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. (Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the adopted Local Plan 2018)
- c) Prior to the use of the pumping station, details of the temporary haul road to access the facility shall be submitted to and approved in writing by the Local Planning Authority along with a timetable for its use. (Reasons - In the absence of details submitted with the reserved matters application).
- d) No development shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed, to include integrated

bat and bird nesting boxes on all dwellings, provision of four reptile hibernacula, hedgehog permeability throughout the whole site, provision of wildflower grassland, strengthening of current boundaries, and a strong north/ south corridor through the centre of the site.

- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results form monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details. (Reason - To conserve biodiversity in accordance with policy NH/4 of the adopted South Cambridgeshire Local Plan 2018).

e) All accesses including driveways shall be constructed so that their fall and levels are such that no private water from the site drains across or onto the adopted public highway (the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided). (Reason - In the interests of highway safety to comply with Policy HQ/1 of the adopted Local Plan 2018.)

f) All accesses including driveways shall be constructed using a bound material to prevent debris spreading onto the adopted public highway. (Reason - In the interests of highway safety to comply with Policy HQ/1 of the adopted Local Plan 2018.)

g) No development shall be occupied until details of the cycle stores have been provided in accordance with plan XXX. (Reason – To provide adequate cycle parking in accordance with Policy TI/3 of the adopted Local Plan 2018).

- i) Apart from any top hung vent, the proposed first floor windows in the eastern elevation of Plot 8, western elevation of Plot 12, eastern elevation of Plot 19, northern elevation of Plot 27 and northern elevation of Plot 35 of the development, hereby permitted, shall be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be permanently fixed shut unless the opening section is at least 1.7 metres above finished floor level. The development shall be retained as such thereafter. (Reason - To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

Informatives

1. Anglian Water has assets close to or crossing this site or there are assets

subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- Planning File Reference: S/4619/18/RM

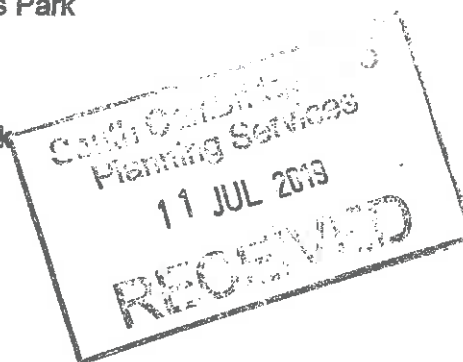
Report Author:

Rebecca Ward
Telephone Number:

Principal Planning Officer
01954 713236

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 CB23 6EA
www.scambs.gov.uk
 0345 045 5215



**South
 Cambridgeshire
 District Council**

Frances Laville,
 Caldecote Parish Council Clerk
 32, High Street
 Great Eversden
 Cambridge
 Cambridgeshire
 CB23 1HW

Planning and New Communities

Contact: Rebecca Ward

Tel: 03450455215

Email: planningcomments@scambs.gov.uk

Our Ref: S/4619/18/RM

Date: 19 June 2019

Dear Sir/Madam

Proposal: Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/2510/15/OL for phase 1 (66 dwellings) of the residential development with associated infrastructure.

Application Ref: S/4619/18/RM

Location: Land east of Highfields Road, Highfields Caldecote, Cambridgeshire, CB23 7NX

Applicant: Hannah Short, Linden (Highfields Caldecote) LLP

Please click on the link <http://plan.scambs.gov.uk> to view the amended documents/plans in respect of the above proposal.

- Amendments to Design code and Design and Access Statement
- Amendments to layout, elevations and floor plans
- Amendments to landscaping and biodiversity plan
- Amendments to surface water drainage strategy

As the website updates overnight, these will be available to view the following day.

Please note any comments you wish to make on the planning application will be uploaded onto the Councils website prior to the case officer reviewing them. Please see our privacy notice below. Please contact the case officer directly if you have any concerns with this or if certain information needs to remain private and confidential.

I would appreciate any comments that you may have within **21 days** of the date of this letter.

Yours faithfully

*PLEASE NOTE COMMENTS ATTACHED ARE FULLY ENDORSED
 BY THE PARISH COUNCIL*



10/7/2019

From: Mary-Ann Claridge <maryannclaridge@gmail.com> on behalf of Mary-Ann Claridge <[REDACTED]>
Sent: 04 July 2019 09:40
To: Katy Reeves; <parishclerk@caldecote.gov.uk>; Caldecote Parish Councillors
Subject: Linden development plan (S/4619/18/RM) notes

At the last meeting I said I would look over the plans and pass on any information that might be useful.

I have separately submitted my own objection, but I **objectively** believe the points below will be useful to the Council, and the wider village.

These are points I would have raised at the meeting, but I can no longer attend.

If you need help to formalise any of this wording to pass on to the District Council, please contact me.

S/4619/18/RM – Notes for Parish Council

This resubmitted proposal is largely unchanged from the original proposal. Virtually every point of your original objection still stands. In addition, the points below refer to the updates.

- Drainage is still inadequate. There is a swale to take overtopping from the Award Ditch, but as this swale is supposed to also mitigate all the water from within the northern two thirds of the site, and entering from the north, it is not clear that this will mitigate village flooding issues. Details of my objections on the grounds of drainage are in the attached objection.

Note – Drainage Officer finds the plan unacceptable.

- The Design Code only covers the phase 1 area of the site. It excludes the southern half, so is inadequate. The plan does not define the handling of the southern half of the site. Apart from the removal of the roadway, this proposal is largely unchanged from the earlier version, so the layout still constrains the later development, leaving no space to make changes to the layout indicated in the original proposal.

- Some of the internal roads appear not to be built to adoptable standards (see statements by Highways dept - "From the information contained within the Design and Access Statement the Local Highway Authority will not seek to adopt in its present format the proposed Secondary Streets and Tertiary Lanes due to the proposed dimensions as shown on page 32 point 5.0")

- There is no road access to the new pumping station – how is this to be accessed for construction/maintenance?

- Design Code p10 indicates there is a medical practice in the village, in West Drive

- Design Code includes Ecology Corridors – the southern one needs to connect to the wider ecological environment

- Removal of hedgerow along Highfields Road (Design & Access Statement P 21, and "Trees retained along Highfields Road to screen site and undergrowth removed along central open space to open up to surrounding area" P 26) . This is out of character for the village, as compared with the public open space south of the shop (Village Green), where existing hedging to the road was left in place. Opening up the hedgerow will significantly change the character of the entrance to the village, and goes against all the comments by villagers in producing the VDS, where hedges were highly valued. Leaving the existing hedging was a condition on the outline development.

- Building height - 2.5 storey houses, 3 storey apartment buildings (Design & Access Statement P 24). In particular, on looking in the entrance road, the view will lead directly to a 3 storey building (Design Code P 24)

- Allotments & community orchard – replaced by ‘edible planters’ which are sited in the ‘private’ areas at the rear of the apartment blocks – not exactly available to wider community
- Badgers relocated to artificial sett, immediately adjacent to existing housing (Design & Access Statement P 25)
- All affordable housing in 2 large clusters housing (Design & Access Statement P 29 & Design Code p28). These clusters are very large, especially compared to the rest of the village. It is not clear how the remaining affordable housing will fit in the southern half of the site.
- Note error in transport statements throughout documentation (Design & Access Statement P 51 “The nearest bus stop to the site is 400m north on St Neots Road”) It is almost exactly 800m away, at the extreme limit of accepted normal walkable distance (this was discussed extensively at the Public Inquiry).
Also used in response to sustainability questionnaire: P 56: “Does the scheme have good access to public transport to help reduce car dependency? - Existing bus stop 400m north on St Neots Road with services to Cambridge and Cambourne.”
- The Public inquiry established that the local cycle network is inadequate. However Design & Access Statement (P 51) plans for cycling as part of the transport planning, stating: “In order to encourage cycling as an alternative mode of transport to journeys by car, these proposals are well integrated with the pedestrian and cycle movement network in the surrounding area which will provide safe and convenient access by cycle to local facilities.”
- There is no Travel Plan as required by the planning inspector (Outline planning travel plan allowed for just 7 journeys from the 140 houses)

Regards

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S/4619/18/RM – Land East of Highfields Road, Highfields Caldecote, Cambridge CB23 7NX.

Comments from Cllr Dr Tumi Hawkins, District Councillor for Caldecote Ward

I object to this application in the strongest of terms.

1. This application is for 66 dwellings – even though the original outline permission S/2510/15/OL granted at appeal is for 140 dwellings. The permission granted did not envisage a phasing of site delivery, so the reserved matters should address all issues relating to all dwellings up to the approved number.

Condition 4 of the Appeal Decision Notice requires that the: ***Details of the dwelling mix of housing for the entire scheme hereby approved including market and affordable housing shall be submitted with any reserved matters application The details submitted shall provide the housing mix for all dwellings to be implemented on the site***

2. I am surprised that the Applicant has split the site, contrary to the proposal that they discussed at a meeting held with me and the Planning officer prior to their submission of this application.

The layout proposed seeks to bunch up the affordable housing, contrary to the requirement by SCDC to pepperpot these with the market housing. The proposed layout also seems different to the one that was discussed which had gone through the Design Enabling Panel.

3. Furthermore, in selecting 66 dwellings in a phase to the north of the site, the Applicant is potentially storing up significant problems for the part of the site that is close to existing houses, in particular in terms of drainage and layout issues.
4. This is a very sensitive site in the village especially due to the surface water flooding risk to the rest of Highfields. The drainage proposal for the site as proposed by Gladmans, and upon which the Planning Inspector granted the permission is outlined in Appendix 5 of the Appeal Notice.

Appendix 5: Surface Water Drainage Strategy by Lee Roxburgh Limited Drg No. 5933-01-01A. It proposed a series of ditches along the southern, northern and eastern boundaries of the site, in addition to the existing ditch on the western boundary of the site.

Condition 23 requires the applicant to provide details of the drainage proposal for the whole site. They have not done so, and have not followed the strategy upon which the outline application was granted.

By breaking the development into phases, the Applicant is also potentially

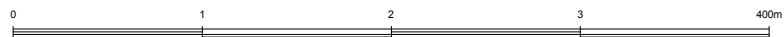
creating additional drainage problems for the rest of the site which slopes southwards away from proposed phase 1, and therefore increasing the likelihood of flooding of properties along Clare Drive/Damms Pastures.

5. The house types and styles proposed by the applicant are not acceptable to the community. The applicant was informed of the existence of the Village Design Statement (VDS) group, creating the VDS statement for the village, and were encouraged to consult and engage with this group so that the design of the development can be informed by the unique characteristics of the village. The Applicant however has chosen to date not to engage and in so doing ignoring a key design component to the crucial place making required for this sensitive site. It is therefore not compliant with condition 28 of the Appeal Decision Notice
6. There is insufficient landscape detail in the proposal, as required by Condition 6 of the Appeal Decision Notice

There are other issues that have not been sufficiently addressed by this application. It is unacceptable that a developer should flout the conditions attached to a development granted planning at appeal, especially not one that is so sensitive.

It is also particularly concerning especially after having met with the Elected Member and the Parish Council, heard concerns about the issues that were discussed extensively at the 3-day appeal hearing – which the Applicant seemed to be unaware of. But having then been fully briefed, should have taken the time and care to ensure that it addressed those issues carefully and considerately.

Linden Homes clearly have not done so in this case. This submission is completely unacceptable.



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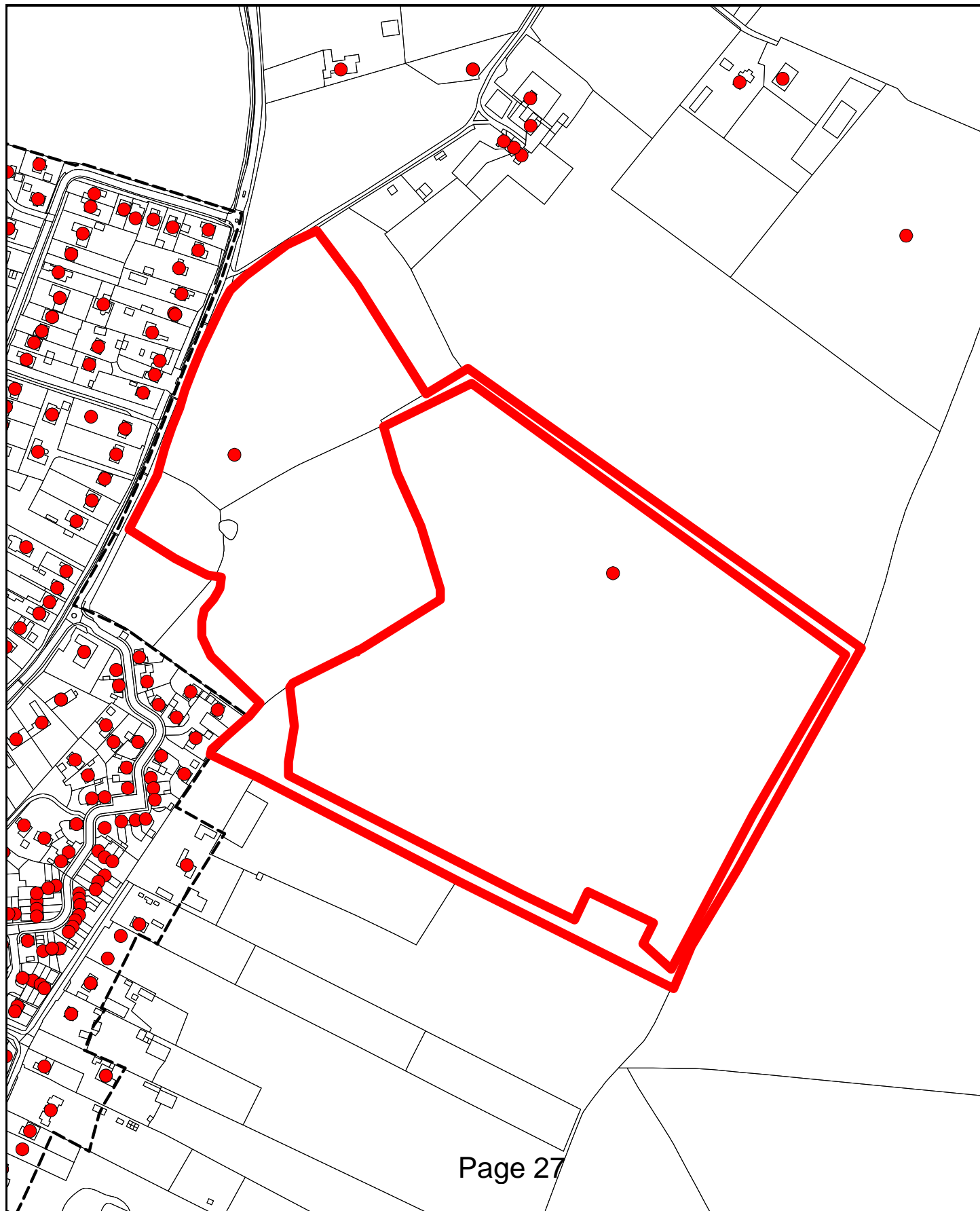
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Date of plot: 24/09/2019



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Cambridgeshire
District Council**

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Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 October 2019

AUTHOR/S: Joint Director for Planning and Economic Development for
Cambridge and South Cambridgeshire

Application Number: N/A

Parish(es): Milton

Proposal: Car Park Management Strategy

Site address: Cambridge Science Park

Applicant(s): Trinity College

Recommendation: Members authorise and delegate authority to officers to negotiate, secure and complete, upon terms considered appropriate, the S106 framework agreement, the subject matter of the report.

Committee Site Visit: No

Departure Application: No

Presenting Officer: Rebecca Ward (Principal Planning Officer)

**Application brought to
Committee because:** S106 framework agreement.

Date by which decision due:

Summary

1. This proposal, to manage car parking on the Cambridge Science Park and encourage a modal shift away from single use car, has been brought forward following a briefing to the South Cambridgeshire Planning Committee.
2. If agreed the framework will be a material planning consideration on planning applications for Plot 24 (The Hub) and Plot 1-21. It will also provide a car parking cap for any future schemes.

Site Description / Area Context

3. The Cambridge Science Park lies to the north of Cambridge City. A small part of the Science Park lies within the City Council boundary with most of the park situated within South Cambridgeshire District Council boundary. Appendix 1 includes a boundary plan. The site is not within the Joint Development Committee area.
4. The Cambridge Science Park was established about 48 years ago. Some of the earlier buildings on the park are out of date and not fit for purpose. As a result, there have been various proposals to re-develop some of the plots for new labourites and offices to retain existing world leading companies and attract new hi-tech industries and small start-up companies.
5. Whilst the park is owned by Trinity College, the plots have various lease hold periods which has meant development opportunities have come forward in a more piecemeal fashion to date.
6. The most recent proposals to note are;
 - Plot 1-21 - Demolition of existing buildings and erection of two four storey buildings for B1 use and a multi-storey car park, including access and landscaping) to allow amendments to cycle parking and car deck footprint, removal of external stair, amendments to bin stores, relocation of phase 1 access road and additional landscaping. Cambridge City reference number - 17/1193/FUL. South Cambridgeshire reference number - S/2436/17/FL
 - Plot 24 - Hybrid Planning Application comprising in Detail the demolition of the gym, Trinity Centre and Innovation Centre and the construction of hotel with gym, restaurant, café and business suite; and a building comprising multi-storey car park and three storey commercial floorspace (B1 floorspace to the first and second floor; flexible accommodation to the ground floor (A1, A2, A3, A4, A5, B1, D1 and/or D2)) along with associated access, infrastructure and landscaping, and the change of use of the Trinity Centre to B1 as part of a phased development; in Outline the construction of a building up to seven stories to provide B1 floorspace, with all matters reserved. South Cambridgeshire reference number S/4629/18/FL.

The Proposal and Agreement

7. At present there are 6,977 consented car parking spaces on the whole Cambridge Science Park. Approximately one third are controlled by Trinity College and the others controlled by various lease holders.
8. Trinity College wishes to see Plot 24 (also known as the Hub site) and Plot 1-21 re-developed to create additional research and development facilities, hotel (including gym and swimming pool) and small retail units. As a result

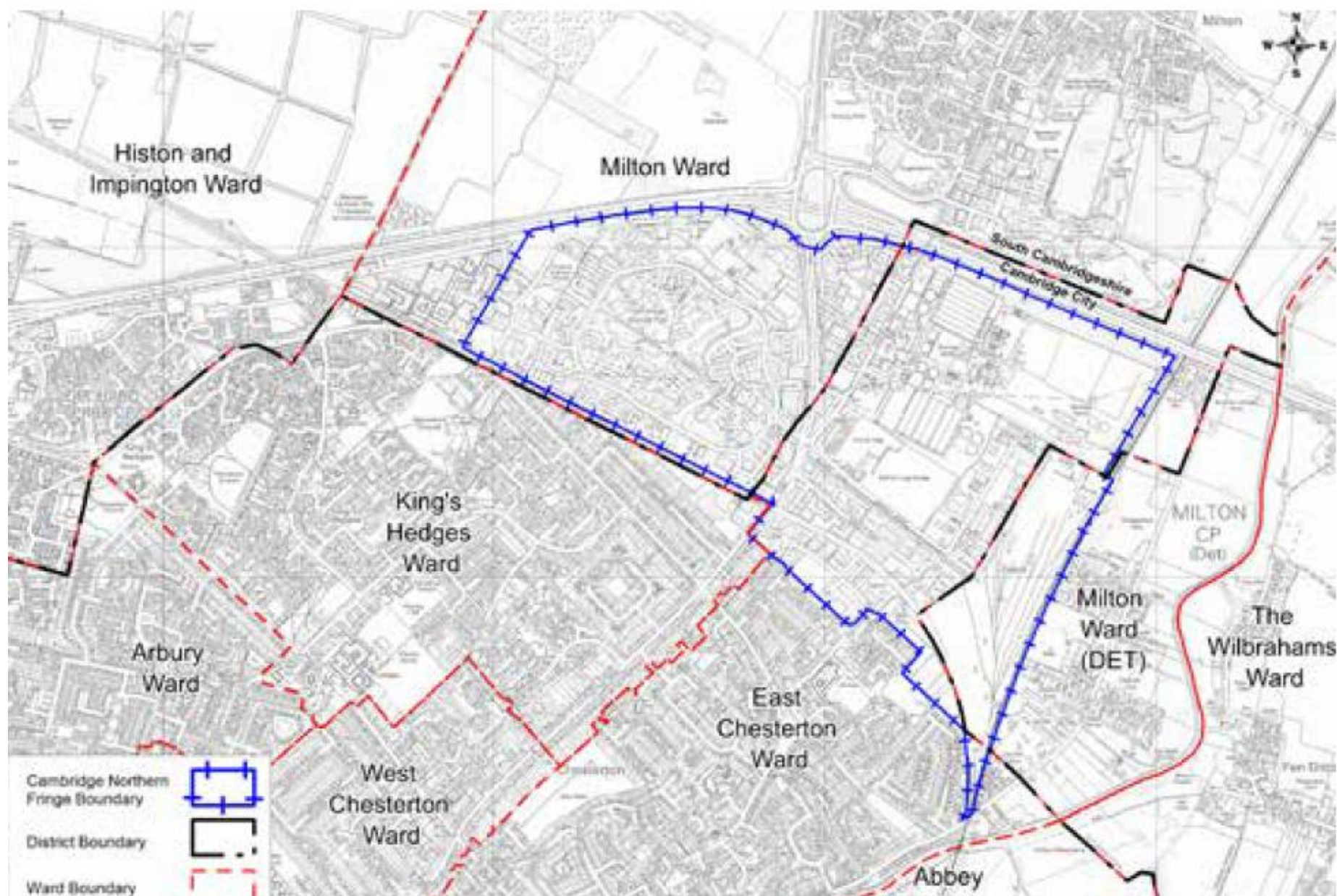
of these proposals the area would see a short-term spike in parking spaces to 7,498.

9. In recognising the challenges in the wider area; including air quality issues, capacity of the highway network and permeability of the area, Trinity College have proposed to claw back these additional spaces to ensure there is a 'no net increase' bringing levels back to the 6,977 figure.
10. The intention of this proposal is to encourage a modal shift away from single occupancy car and encourage the use of sustainable transport modes of travel to the park. This strategy is a short-medium term mitigation measure to enable the re-development of these two plots. The Cambridge North East Area Action Plan will seek to guide developments in this area in the long term.
11. Details of how the strategy will be fulfilled by Trinity College has been set out in appendix 2 'Car Parking Management Strategy'. Details of how the strategy will be monitored is set out in appendix 3 'Monitoring Framework'.
12. This strategy will need to be secured in a freestanding S106 framework agreement. Once completed it will be a material planning consideration on planning applications for Plot 24 (The Hub) and Plot 1-21. It will also provide a parking cap for any future schemes.

Recommendation

13. Members authorise and delegate authority to officers to negotiate, secure and complete, upon terms considered appropriate, the S106 framework agreement, the subject matter of the report.

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Table of Contents

1.0	Introduction	1
2.0	Trinity College’s Strategy for clawing back spaces	2
3.0	2028 Scenario	3
4.0	Delivery of the Strategy	4
5.0	Car Park Strategy Monitoring Framework Report	6
6.0	Summary	6

Appendix 1
TENANCY PLAN

1.0 Introduction

At present, there are 6,977 consented car spaces on the Cambridge Science Park. Approximately one third of these are directly controlled by Trinity College with the remainder controlled by various long leaseholders, some investors and some occupational tenants (i.e. Cambridge Consultants Limited and NAPP Pharmaceuticals). The plan in Appendix A identifies those sites let on long leases and those directly under the College’s control.

Trinity College wishes to see the Hub developed on Phase 1 which will result in an additional 206 spaces. MACE has aspirations in relation to Plot 1-21 to redevelop that site and create an additional 315 spaces. Accordingly, when both of these schemes are complete the car space numbers on the Park would increase to 7,498 spaces.

The table below sets this out.

	Car Parking Numbers			Car Parking Allocation as a %		
	Trinity controlled	Long leaseholder controlled	Total	Trinity controlled	Long leaseholder controlled	Total
Existing Consented Spaces	2,340	4,637	6,977	33.5%	66.5%	100.0%
Consented Spaces & Hub	2,546	4,637	7,183	35.4%	64.6%	100.0%
Consented Spaces & Hub & 1-21	2,546	4,952	7,498	34.0%	66.0%	100.0%
Difference between consented and post Plot 1-21 and Hub development	206	315	521			

2.0 Trinity College's Strategy for clawing back spaces

The Trinity College controlled parts of the Park are let under numerous occupational leases, the majority of these leases grant statutory protection to the tenants entitling them to renew the leases on similar terms with the current level of parking provision (Protected Leases). However, there are a number of leases which are contracted outside of the 1954 Act (Unprotected Leases) where the College has the ability to reduce parking provision at lease expiry. The proposal is that Trinity will do this subject to the parking ratios remaining commercially sustainable. In respect of the Protected Leases, where tenants do not choose to renew at lease expiry, then the College has the ability to reduce parking ratios on any reletting and the proposal is that it would treat such events as an opportunity to further reduce parking provision.

Looking purely at Unprotected Leases or where there are currently voids or car spaces let on licences, it is possible to see that by 2025, 245 spaces could be clawed back by the College which would more than cover the additional 206 spaces being created at the Hub by the College. In addition to this, there are certain protected tenants whom Trinity College is not expecting to renew their leases, which by 2025 could result in the realistic potential for the number of released car spaces increasing to a total 454 by 2025 and to 521 by 2030. These numbers are set out in the table below.

The theoretical cap on site is 7,498 car spaces, which allows for a short term peak to deliver the immediate new developments (Units 1-21 and The Hub). The long term cap is 6,977 car spaces against which the no net interest is based. The table below does not show the full 7,498 peak because the expectation is that some car spaces will be removed before the new developments are ready for occupation.

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Unprotected leases under Trinity control	98	83	8	0	12	9	0	35	22	11	13	0	0
Cumulative "clawback" by Trinity	98	181	189	189	201	210	210	245	267	278	291	291	291
Total car spaces on Park based off 7,498 CPS reflecting the above "clawback"	7,400	7,317	7,309	7,309	7,297	7,288	7,288	7,253	7,231	7,220	7,207	7,207	7,207
Realistic potential (including the above clawback, plus other leases Trinity control where tenants expected to leave)	153	140	8	22	12	62	0	57	22	11	13	0	0
Resulting cumulative "clawback" by Trinity	153	293	301	323	335	397	397	454	476	508	521	521	521
Total car spaces on Park based off 7,498 CPS reflecting the above "clawback"	7,345	7,205	7,197	7,175	7,163	7,101	7,044	7,022	6,990	6,977	6,977	6,977	6,977

This assessment has been based on the lease expiry profile of the Park's tenancies. If more Protected Tenants than expected decide not to renew their leases then this number could increase.

3.0 2028 Scenario

Accordingly, if planning permission were granted for the Hub and the development of 1-21 in accordance with current proposals, car spaces on the Park would increase to 7,498 (an increase of 521) but could, utilising plots under Trinity College's control, realistically be reduced back to 6,977 spaces by 2028.

The table below summarises the 2028 situation. It can be seen that the car parking reduction set out is solely delivered by directly controlled sites owned by Trinity College. A further reduction in car parking spaces could take place if other Protected Leases came back under Trinity College control (at the discretion of those tenants) and if a similar approach were to be taken by the long leaseholders, that control some two thirds of the consented car parking on the Park or imposed by the Planning Authority as opportunities arise.

	Car Parking Numbers			Car Parking Allocation as a %		
	Trinity controlled	Long leaseholder controlled	Total	Trinity controlled	Long leaseholder controlled	Total
Existing Consented Spaces	2,340	4,637	6,977	33.5%	66.5%	100.0%
2028 scenario just utilising Unprotected Leases under Trinity control	2,255	4,952	7,207	31.3%	68.7%	100.0%
2028 realistic potential scenario (including the above clawback, plus other leases Trinity control where tenants may well not renew)	2,025	4,952	6,977	29.0%	71.0%	100.0%

4.0 Delivery of the Strategy

For the period of 10 years identified in the Section 106 Agreement, the strategy will involve the following steps (unless and until the long term cap of 6,977 is achieved):

- Where appropriate, letting accommodation on the Park with lower levels of parking provision than has historically been the case;
- Removing unused parking spaces, which have been de-allocated from a lease and which are not to be reused or redistributed from future parking use by re-purposing them for alternative uses (see further on this below);
- On all new lettings to only agree with the tenant a maximum parking ratio of 1 space per 40 sqm GIA (except where there is a reasonable prospect of this resulting in a tenant not taking a lease and subject to Trinity being confident that it can claw back the excess spaces elsewhere);
- On all protected lease renewals, or lease renegotiations (re-gears), to act in good faith and encourage tenants to accept that car parking ratios are reduced to a level no greater than 1 space per 40 sqm GIA;
- On all lease renewals of excluded leases to only accept a parking ratio that is no greater than 1 space per 40 sqm GIA except where there is a reasonable prospect of the tenant leaving the Park if the lesser parking provision were insisted upon by the Owner and Trinity is confident that it can claw back the excess spaces elsewhere;
- Where leases benefit from protection, the Owner is not expected to serve hostile section 25 Notices under section 30 of the L&T Act 1954, purely in an attempt to reduce the extent of the parking provision under the lease to be renewed;
- Where a tenant accepts a lower parking ratio than 1 space per 40 sqm GIA, to negotiate a rent to reflect the lower parking ratio agreed;
- Where on a protected lease, a tenant insists on a more generous parking ratio than 1 space per 40 sqm GIA, to use reasonable endeavours to charge a rent to reflect the higher parking provision;
- To encourage tenants and occupiers on the Park to adopt green travel plans and promote modes of transport which are more sustainable than single occupancy vehicles;

The management of car parking through lease events is a core part of the strategy, but this in itself does not prevent car spaces that are not let to tenants being used. Accordingly, methods will need to be implemented to decommission car parking spaces (which are not to be reused or redistributed) and in so doing, prevent them being used.

These measures may include converting car spaces to:

- Cycle parking
- Refuse compounds
- Improving footpath/cycle path provision through the car parks
- Additional landscaping
- Larger car spaces to provide more accessible parking spaces in accordance with current regulations
- Larger car spaces to provide EV charging points
- Increasing parking space sizes where appropriate
- Loading bays
- Temporary planters installed to prevent access
- Additional amenity space (i.e. external break out space, sports provision etc)
- Plot redevelopment

Implementing these solutions are unlikely to follow the immediate removal of car spaces from leases, but will be implemented as expeditiously as possible, initially through temporary measures whilst longer term solutions are identified, designed and implemented. In some locations, the solution may be to create parking hubs overtime for multiple tenants/buildings. To enable this to happen, there may need to be the ability to re-commission spaces that have previously been taken out of use to move parking provision around the Park, but the principle to be applied is that any such re-commissioned spaces will require at least the same number of parking spaces to be de-commissioned elsewhere on the Park at the same time, so numbers of spaces do not increase.

In order for the strategy to be delivered, the control of car parking will need to be more restrictive than it is today. The concept of “unallocated” spaces which are capable of being used by anyone on or off the park will undermine the delivery of the strategy. Having unallocated spaces will lead to drivers “hunting” for spaces across the park, leading to greater congestion and pollution on the park. It will also not prevent those tenants with already generous parking provision from utilising unallocated parking spaces. An objective behind the implementation of the strategy will be for Trinity to redistribute parking provision on a managed and co-ordinated basis amongst occupiers wherever possible, with similar parking ratios applicable to each tenant when dealing with lease end events, with the potential for that ratio reducing over time if public transport provision significantly improves over the life of this strategy. This will not prevent tenants from accepting a lower parking ratio if that meets their business needs. Accordingly, in the event of any “unallocated” spaces being created and those not being de-commissioned, they will be redistributed by Trinity to specified tenants or occupiers (rather than individuals) in accordance with this strategy across the Park, subject to this not placing the leaseholders’ in breach of their covenants, which are otherwise not capable of being varied.

As parking provision reduces, it is likely that barrier controls on parking will become more prevalent and occupiers will need to improve the management of their own staff parking allocation than has previously been the case. The involvement of key stakeholders in the delivery of Green Travel Planning will be key, particularly in relation to on and off Park infrastructure and public transport provision. Accordingly, those key stakeholders include:

- Trinity College
- Park tenants and occupiers
- The Local Authorities
- Central Government
- Owners and occupiers of other parts of the Northern Fringe of the city
- Public Transport providers

5.0 Car Park Strategy Monitoring Framework Report

It is recognised by the College that the Local Authority will require the College to commit to this management strategy through the completion of a section 106 Agreement. The Local Authority will also need to have the ability to monitor progress with the strategy to gain comfort that the reduction in car parking provision is being delivered over time. Accordingly, in line with the terms of the Framework S.106 Agreement the College will agree to a Monitoring Report being prepared periodically and issued to the Local Authority and then jointly reviewed between the parties to either agree that matters are progressing satisfactorily or what additional reasonable measures will be implemented to seek to achieve reducing parking spaces down to a maximum of 6,977 by 2030. The report will not release commercially sensitive information or negotiations about individual leases in order to protect commercial confidentiality but will supply an over view of parking provision.

6.0 Summary

The reduction in car parking numbers described in this document have all been assessed on what is considered to be an aspirational but realistic change, assuming current and foreseen travel planning measures to underpin the associated modal shift to sustainable travel.

By 2028, it is hoped that the modal shift away from single occupancy cars can be improved further, including through improved public transport provision to the Park from locations where users reside. This ought to create the opportunity to reduce parking ratios further and more quickly, whilst remaining commercially sustainable.

APPENDIX 1

TENANCY PLAN



BIDWELLS

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CAMBRIDGE SCIENCE PARK
SECTION 106 FRAMEWORK AGREEMENT
MONITORING FRAMEWORK

1.0 Introduction

This document sets out the Monitoring Requirements in accordance with the Cambridge Science Park Framework Section 106 Agreement (“the Agreement”) between South Cambridgeshire District Council (SCDC) and Cambridgeshire County Council (CCC) (“the Councils”) and Trinity College Cambridge (“the College”). The Section 106 Agreement’s aim is to achieve a reduction in car spaces on the Cambridge Science Park (“the Park”) from a peak of 7,498 spaces to a maximum of 6,977 spaces over a 10-year period from the date of the Section 106 Agreement (referred to as the “no net increase” objective).

2.0 The Monitoring Framework

The Monitoring Report will be based on an initial assessment of car parking spaces in 2019, split between those spaces that are controlled by the College under leases it has granted on a rack rented basis and those spaces let by the College to long leaseholders where the College does not have the ability to control parking over the next 10 years.

It is proposed that the Monitoring Report will contain a summary of parking spaces as at the date of the report along with the target parking provision the College is aiming to achieve in the next 12 months (the next Monitoring Period) in order to work towards the overall goal of reducing car park space numbers down to a maximum of 6,977 over the 10 year period to 2030. It will not contain confidential or commercially sensitive information.

The Monitoring Report will set out progress since the last report and will identify:

- I. which spaces have been taken out of tenancies as a result of lease expiries, lettings and lease renewals,
- II. how they have been or are intended to be re-purposed for alternative uses along with a time scale to do this;
- III. the number of spaces that are likely to be removed from tenancies over the next 12-months;
- IV. an updated estimate of how parking spaces will be taken out of leases for the remainder of the 10 year period;
- V. Whether there is an intention to re-commission any de-commissioned spaces, and if so, what further spaces are to be de-commission to ensure the total number of commissioned spaces does not increase.

The report will not release commercially sensitive information or negotiations about individual leases in order to protect commercial confidentiality but will supply an over view of parking provision.

If the College’s projection of total car spaces over the 10-year period is not expected to achieve the target of 6,977 car spaces, as part of its Monitoring Report, the College will present a plan to the Councils setting out how the College intends to rectify the position.

The report will be followed by a site meeting between the College representatives and the Councils, so progress on site can be audited, both in terms of assessing the number of spaces that have been de-allocated and progress in re-purposing such spaces to alternative uses. At the

Section 106 Framework Agreement – Monitoring Framework

site meeting the College representative will verbally explain the detail of how the target number of spaces identified in point III above is to be achieved over the next Monitoring Period.

The parties may, by mutual agreement decide to adjust these reporting requirements as is sensible depending on the circumstances and lease activities in the forthcoming year.

2019 04 08 Framework Monitoring Report (005)

Agenda Item 7



REPORT TO: Planning Committee

9 October 2019

LEAD OFFICER: Joint Director of Planning & Economic Development

Enforcement Report

Purpose

1. To inform Members about planning enforcement cases as at 25 September 2019
Summaries of recent enforcement notices are also reported, for information.

Executive Summary

2. There are currently at the end of August 2019, 98 active cases (Target is maximum 150 open cases, Stretch target 100 open cases).
3. Details of all enforcement investigations are sent electronically to members on a weekly basis identifying opened and closed cases in their respective areas along with case reference numbers, location, case officer and nature of problem reported.
4. Statistical data is contained in Appendices 1, and 2 to this report.

Updates to significant cases

5. Updates are as follows:

(a) **Cottenham - Smithy Fen:**

Work continues at Setchel Drove, following the placement of a number of static caravans on four plots in breach of the current planning consent and High Court Injunction applicable to each plot. Formal letters have been issued to those reported owners and occupants on Setchel Drove, covering the breaches of planning control and breach of the High Court Injunction - Copies of the Injunction and Housing leaflets, covering those that may be threatened with homelessness or eviction has been issued – Given the complexity and number of departments within the organisation that may be involved in any future action the Councils Tasking & Coordination group are facilitating a joint approach with Planning, Environmental Health, Housing, Benefits & Council Tax, and Legal.

Following a full survey of the site , Including Needs assessments preparation was made for the issue of twenty two (22) Breach of Condition Notices

covering five plots in Water Lane, one plot in Orchard Drive, four plots in Pine Lane, three plots in Park Lane, and nine plots in Setchel Drove, who have been found to breach their planning permission.

A compliance inspection carried out after the 31 July 2017 confirmed that 54% of the plots previously identified as being in breach of their planning permission in relation to planning conditions are now complying with them. Work is currently underway to identify the persons continuing to breach planning and to instigate prosecution proceedings against them. Investigation now complete and prosecution files relating to ten (10) plots, which are still in breach of the notice have been submitted to the council's legal team for summons. Cambridge Magistrates Court are now currently processing the application for Summons. All cases have now been heard and where breaches were identified Cambridge Magistrates levied fines totalling £72,566.57p – A further inspection and survey of the site has now been carried out on the 26th June 2018 which revealed that 12 plots are currently in breach of planning control. Further prosecutions will now be considered /carried out in addition to two further breaches of Condition Notices issued and one prosecution in the High Court for breaching the current site Injunction. A further application to the High Court for an Injunction is to be made at the earliest opportunity. Barrister identified; detailed chronology compiled next steps agreed - Work in progress

(b) Whaddon – 9A Bridge Street

Without planning permission, the erection of a six-metre-high pole for CCTV equipment. Enforcement Notice SCD-ENF-094/17/A was issued with a compliance date of 25th November 2017 to remove the pole and CCTV equipment. The notice has not been complied with and a file was submitted to the Councils Legal office to issue a Summons. The date of the summons was set for 10am 15th March 2018 however the accused did not attend, and the Court issued a Warrant for his arrest. Case continues - No further information at this time – Legal office have liaised with the Court and have been informed that the Arrest Warrant is live and waiting to be executed by Police. Referred to Legal as Police have no current knowledge of the Warrant – No further details are available at this time. Councils Legal and Planning department to review next steps including Injunctive action to remove unauthorised Pole and CCTV camera. Report to be submitted to Planning Committee seeking approval for direct action – Costings now obtained, and it is proposed to take direct action for the removal of the unauthorised pole and cctv equipment

(c) Gothic House 220 High Street Cottenham

The property which is a grade 2 Listed building is unoccupied and in a serious state of disrepair which not only affects the fabric of the building but is also considered an immediate danger to the Public. A s215 Amenity Notice was issued in order to address the immediate concerns with a compliance date of 19 May 2018. Which due to circumstances was extended to 19th June 2018. An inspection carried out on the 21 June 2018 revealed that no works had commenced, and the situation remained outstanding. A prosecution file was raised and a date to attend Cambridge Magistrates Court was set for the 9th August 2018. The owners of the property appeared before the Court and admitted the charge and were fined £907.00p with costs totalling £150.00p and Victim surcharge of £90.00p the grand total being £1147.00p. Work has now commenced to comply with the s215 Notice – Report received regarding the

security of the main entrance door – Owner visited the property, building now secure. Monitoring continues.

(d) **73 High Street West Wrattling**

Following reports that the amenity of the above property including the main building which was a Public House known as the Lamb Inn and had been closed for many years a s215 Notice was issued to address the unacceptable amenity issue. The compliance period given was to complete the works by no later than 19th June 2018 however the building caught fire during the early hours of Friday 8 June 2018 before works had commenced and the building was destroyed leaving only the outer walls standing. The site has been fenced off to prevent access to unauthorised persons. The owners have submitted an application to demolish the building due to its condition and safety to the Public. Separate planning application to be submitted to develop the whole site Situation continues to be monitored. Further s215 Notice to be considered Information received that the Landowner has sadly passed away and the estate is currently being dealt with by the executors of the estate. The family have submitted a “Pre-Application” for planning advice regarding this property under reference PRE/0090/19 Situation to be monitored. The point of clarification previously requested by the case officer in relation to the site has now been provided and found to be acceptable. A planning application will now be submitted to the Planning department.

(e) **St. Neots Road, Hardwick**

A fire which took place several years ago and severely damaged the building on the site and although heavily screened by high hedging has remained unrepaired and a general eyesore to the neighbouring properties and the general Public passing the site. The owner of the land who has stated that he will demolish the building however the Neighbouring business unit has not given its authority for the National Grid to disconnect the live main gas supply which it shares with number 147 St Neots Road. Given the time that has elapsed and opportunity for the parties concerned to resolve the Gas termination to no 147 the Council is reviewing its powers under s79 in order that arrangements can be made with the relevant statutory undertakers for the disconnection of the gas supply, electricity and water as applicable, and the building demolished. The gas governor was due to be disconnected by the end of September 2018 however the company carrying out the work was again refused access and turned away. Local Parish informed of current impasse. Work continues to resolve access issues. Possible April 2019 date was given to resolve however work still not commenced. Case review to be carried out regarding next steps. The owners of the land are still waiting for a date from Cadent/Triio for the gas works on site and are actively chasing them for a date to carry out the work. It is understood that insurance details prior to commencement have been requested and once received and satisfactory work will commence. Report received that permission has still not been given in respect of the gas diversion works and that the window of opportunity may have been missed with works now likely to commence next March 2020 subject to authorisation being obtained.

(f) **19 Bandon Road Girton**

Not built in accordance with approved drawings relating to visibility splays
Breach of Condition Notice issued 22 February 2018 with 28-day compliance period. Despite compliance discussions with the builder works still not carried out. Prosecution file has been raised, waiting issue of summons, still with legal
Legal case officer now allocated waiting for further information as to timings

(g) **14 Church End Rampton – Grade2 Listed Building**

The above property is a thatched cottage that has fallen into disrepair, in particular the thatch and woodwork. The owners have failed to engage with the Council and as a result an Amenity Notice s215 was served on the owners 11th October 2018 to carry out urgent repairs to the building. The compliance date was 6 months in order to allow specialist contractors to carry out the work. The owners have decided to challenge the Council which is their right and their appeal will be heard at Cambridge Magistrates Court on the 10th January 2019. The owner attended the Court but was unrepresented or in a position to make his appeal therefore in the circumstances the Court adjourned the case until the 8th May 2019. Due to the owners age it was agreed that we would assist the Court and the owner by preparing the evidence bundles.

The appeal was heard on the 8th May 2019 and was based on the notice being unlawful and if it wasn't then the compliance period of 6 months was insufficient to arrange for the works to be carried out? Having listened to the evidence from both sides the Court upheld the notice as lawful but decided to allow the appellant more time to arrange for the works to be undertaken. The compliance period is now 18 months from the date of the appeal hearing i.e. 8th November 2020

(h) **Burwash Manor Farm**

Without planning permission, the erection of children's play equipment within land designated as Green Belt. A retrospective planning application, reference S/3494/18/FL had been refused. The size, scale and height of the development is contrary to paragraph 144 of the National Planning Policy Framework (NPPF) 2019. The enforcement notice issued requires the owners to cease the use of the play equipment specifically the adventure tower and remove the play equipment from the land. The compliance period is one (1) month from the date it takes effect on the 21 May 2019 – A Planning Appeal has been submitted to the Inspectorate on the 20th May 2019 – Date to be advised

(i) **Cottage Nursery, Cardinals Green, Horseheath**

Without planning permission (Advert Consent) displaying advertising signs measuring 6ft x 4ft for Cardinal Barns Kitchen and Blooms @ the Barn. On the junction of Howards Lane and the A1307 and a further smaller sign at the entrance to the nursery advertising Caravan Site which is approximately 1 metre square. Although the owner of Cottage Nursery was informed of the breach and asked to remove them by the 14 March 2019. The owner of the site failed to remove the signs and when interviewed under caution stated that "Do what you want I am not going to remove them" As a result of a criminal offence being committed by displaying unauthorised signs a prosecution file has been raised.

Investigation summary

- 6 Enforcement Investigations for August 2019 reflect a 61.9% increase in the number of cases investigated when compared to the same period in 2018. Sixty-eight (68) cases in total for the August period versus forty-two (42) cases in 2018

The year to date comparison 2019 versus 2018 revealed a 6.9% reduction or 31 cases less for the same period.

A review of the sixty-five (65) cases closed in August 2019 revealed that 28 cases were found not to be in breach of planning control or were permitted development, 11 cases complied, and 4 cases were not expedient to enforce. The remaining 22 cases were as a result of express consent already granted, consent on appeal and express consent granted – Time Limited, awaiting further instruction and retrospective planning applications submitted.

It should be noted that whilst investigations carried so far this year are less than 2018, they exceed the 2017 results for the same period – Plus 31 cases or 6.9%

Improvements in guidance to the Public relating to permitted development via the Councils website and the Government's Planning Portal, have seen a reduction in cases being reported.

Effect on Strategic Aims

- 7.. South Cambridgeshire District Council delivers value for money by engaging with residents, parishes and businesses. By providing an effective Enforcement service, the Council continues to provide its residents with an excellent quality of life.

Background Papers:

The following background papers were used in the preparation of this report:

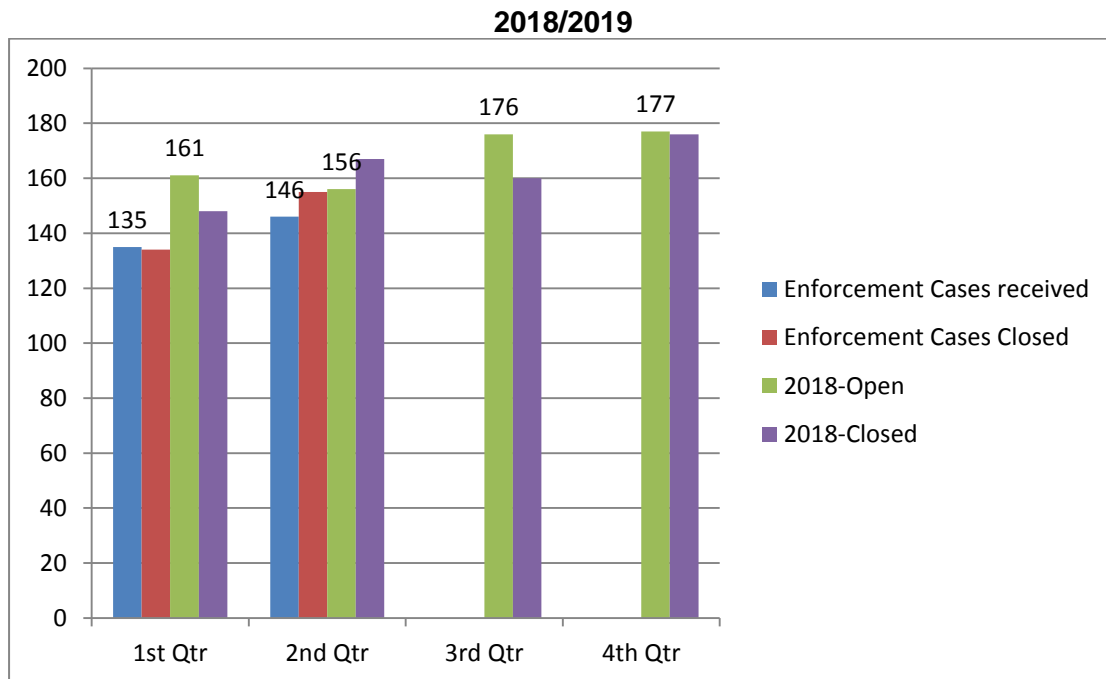
- **Appendices 1 and 2**

Report Author: Charles Swain Principal Planning Enforcement Officer
Telephone: (01954) 713206

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Enforcement Cases Received and Closed

Month – 2019	Received	Closed
July 2019	68	56
August 2019	68	65
September 2019	-	-
1 st Qtr. 2019	135	134
2 nd Qtr. 2019	146	155
1 st Qtr. 2018	161	148
2 nd Qtr. 2018	156	167
3 rd Qtr. 2018	176	160
4 th Qtr. 2018	177	176
1 st Qtr. 2017	122	122
2 nd Qtr. 2017	157	165
3 rd Qtr. 2017	148	118
4 th Qtr. 2017	175	158
2019 - YTD	417	410
2018 - YTD	670	651
2017 - YTD	602	563
2016 - YTD	565	563
2015 - YTD	511	527
2014 -YTD	504	476



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Notices Served and Issued

1. Notices Served

Type of Notice	Period	Calendar Year to date
	August 2019	2019
Enforcement	0	3
Stop Notice	0	0
Temporary Stop Notice	0	1
Breach of Condition	2	15
S215 – Amenity Notice	0	2
Planning Contravention Notice	0	2
Injunctions	0	1
High Hedge Remedial Notice	0	1

2. Notices served since the previous report

Ref. no.	Village	Address	Notice issued
SCD-ENF-0263/19 Failure to comply with Condition 2 Ref S/4642/18/FL Not built in accordance with approved drawings	Comberton	10 Woottens Close	Breach of Condition Notice
SCD-ENF-0192/19 Failure to comply with Condition 2 Ref S/39095/18/FL Garage Not constructed in accordance with approved plans	Willingham	132 Rampton Road	Breach of Condition Notice

3. Case Information

Thirty-Five (35) of the sixty-eight (68) cases opened during August were closed within the same period which represents a 51.5% closure rate.

A breakdown of the cases investigated during August is as follows

Low priority - Development that may cause some harm but could be made acceptable by way of conditions e.g. Control on hours of use, parking etc. Three (3) cases were investigated.

Medium Priority -Activities that cause harm (e.g. adverse affects on residential amenity and conservation areas, breaches of conditions) Fifty-nine (59) cases were investigated.

High Priority (works which are irreversible or irreplaceable (e.g. damage to, or loss of, listed buildings and protected trees, where highways issues could endanger life) Six (6) cases were investigated.

The enquiries received by enforcement during the August period are broken down by case category as follows.

Adverts	x 07
Amenity	x 02
Breach of Condition	x 28
Breach of Planning Control	x 02
Built in Accordance	x 05
Change of Use	x 05
Conservation	x 00
High Hedge	x 00
Conditions	x 00
Listed Building	x 05
Other	x 08
Unauthorised Development	x 03
Unauthorised Demolition	x 00
Permitted Development	x 03
Monitoring	x 00
<u>Total Cases reported</u>	<u>68</u>

Agenda Item 8



REPORT TO: Planning Committee

9 October 2019

LEAD OFFICER: Joint Director for Planning and Economic Development

Appeals against Planning Decisions and Enforcement Action

Purpose

1. To inform Members about appeals against planning decisions and enforcement action, and proposed hearing and inquiry dates, as of 1st October 2019 Summaries of recent decisions of importance are also reported, for information.

Statistical data

2. Attached to this report are the following Appendices:
 - Appendix 1 - Decisions Notified by the Secretary of State
 - Appendix 2 – Appeals received
 - Appendix 3 - Local Inquiry and Informal Hearing dates scheduled

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Appendix 1

Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date	Planning Decision
S/1086/19/FL	16, Chalky Road, Great Abington, Cambridge, Cambridgeshire, CB21 6AT	Proposed new dwellinghouse	Dismissed	30/08/2019	Refused
S/3385/18/FL	Clunhpits, 1, London Way, Melbourn, Royston, Cambridgeshire, SG8 6DJ	Demolition of existing dwelling and construction of two chalet style detached dwellings	Dismissed	02/09/2019	Refused
S/0360/19/FL	20a East Drive, Caldecote	Erection of Two Detached Dwellings	Dismissed	05/09/2019	Refused
S/1210/19/FL	Langdale Farm, Cambridge Road, Melbourn	Proposed new access	Allowed	25/09/2019	Refused
S/4592/18/FL	Courtlands, 40, Oakington Road, Dry Drayton	Change of use from agricultural to garden land	Dismissed	26/09/2019	Refused
S/4241/18/DC	Land Off New Road, Melbourn, SG8 6BY	Discharge of condition 9 (foul sewage capacity scheme) of appeal decision APP/W0	Dismissed	26/09/2019	Refused
S/0710/19/OL	160 Histon Road, Cottenham	Outline planning permission for demolition of existing house and outbuildings & replace with 9 Bungalows, with some matters	Dismissed	26/09/2019	Refused

		reserved except for access			
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Appeals Received

Reference	Address	Details	Date Appeal lodged
S/1808/19/FL	7 Cambridge Road, Balsham	Proposed 3 Bedroom Detached Dwelling	09/09/2019
S/0413/19/FL	East View, Haverhill Road, Castle Camps	Change of use of land from Paddock to Garden	12/09/2019
S/2131/19/FL	35 Everton Road The Heath, Gamlingay, Sandy, Cambridgeshire, SG19 2JJ	Erection of summerhouse in residential garden (Retrospective)	22/09/2019

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Appendix 3

Local Inquiry and Informal Hearing dates scheduled

- **Local Inquiries**

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
S/0913/19/VC	Mr J Hart	Apple Acre Park, London Road, Fowlmere	Non determination	TBC
S/4780/18/FL	Mr Middleton	The Milking Parlour, High Street, Fen Ditton, Cambridge, CB5 8ST	Planning Decision	19/11/2019 & 20/11/2019

Appendix 3

- Informal Hearings

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
S/3873/17/OL	Mr A Ashley	Land at Mill Lane, Sawston	Planning Decision	TBC
S/1625/18/OL	Mr A Ashley	Land at Mill Lane, Sawston	Planning Decision	TBC
S/2141/17/OL	Mr Peter Williams, Countryside Properties Plc	Land to the west of Cambridge Road, Melbourn	Planning Decision	12/11/2019
ENF/0587/17	Mr Barry Arliss	Riverview Farm, Overcote Road, Over	Enforcement	TBC
S/1279/18/FL	D & R Rolfe, Abbey Properties Cambridge Ltd	30 New Road, Over	Planning Decision	29/11/2019
S/3485/18/RM	Mr Chris Gatland	Barrington Cement Plant, Haslingfield Road, Barrington	Non-Determination	26/11/2019
S/1502/17/FL	Station Yard Meldreth Ltd	Former GoCold Building, Station Yard, High Street, Meldreth	Planning Decision	13/11/2019
S/0868/19/FL	John Hedges - C/O WS Planning & Architecture	Carefield, Button End Harston	Planning Decision	TBC