

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

---

**REPORT TO:** Planning Committee

3 December 2014

**AUTHOR/S:** Planning and New Communities Director

---

**Application Number:** S/2005/14/FL

**Parish(es):** Great Shelford

**Proposal:** Erection of a Hospice Building with Associated Education Centre, Provision of Hard Surfaced Parking Areas, Landscaping and Associated Works and Infrastructure following Demolition of Existing Outbuilding

**Site address:** Caius Farm, Cherry Hinton Road, Shelford Bottom

**Applicant(s):** Arthur Rank Hospice

**Recommendation:** Delegated Approval

**Key material considerations:** Green Belt/ Countryside  
Landscape Character  
Highway Safety  
Trees and Landscaping  
Neighbour Amenity

**Committee Site Visit:** Yes

**Departure Application:** Yes

**Presenting Officer:** Karen Pell-Coggins

**Application brought to Committee because:** Departure and need to refer to Secretary of State

**Date by which decision due:** 17 November 2014 (Extension of Time)

### Update to report

#### Paragraph 20 - Consultation by South Cambridgeshire District Council as Local Planning Authority

1. An Archaeological Evaluation Report has been submitted that states that the investigation works carried out at the site have not revealed any significant archaeological remains. Confirms that further archaeological investigation of the site is not required.
- 2.

### **Paragraph 35 - Planning Comments**

3. Revised plans have been submitted to address the concerns of the landscape and Urban Design Officers in relation to the mass of hard landscaping at the entrance to the site. Part of this hard landscaped mass forms a drop off area and the area has a narrower appearance due to the use of different materials that distinguish between the main circulation space within the car park, main parking spaces and drop of area and disabled parking spaces. A new tree is also proposed on adjacent to the maintenance access to soften the visual impact. These changes are considered acceptable.

### **Paragraph 59 - Recommendation**

4. Delegated Approval subject to referral to the Secretary of State and the conditions and informatives set out in the original report apart from condition 14 in relation to an archaeological investigation that is no longer required.

**Case Officer:** Karen Pell-Coggins- Senior Planning Officer  
Telephone: (01954) 713230