

Agenda item

S/3290/19/RM - Fulbourn (Land East of Teversham Road)

- [Meeting of Planning Committee, Wednesday, 13 October 2021 10.00 a.m. \(Item 6.\)](#)
- [View the background to item 6.](#)

Approval of matters reserved for appearance landscaping layout and scale following outline planning permission S/0202/17/OL for the development of 110 dwellings with areas of landscaping and public open space and associated infrastructure works. The outline was screened and confirmed not to be EIA development.

Decision:

By unanimous vote, the Planning Committee **refused** the application contrary to the recommendation in the report from the Joint Director of Planning and Economic Development. Members agreed that the reasons for refusal were:

Design

The proposed development, by virtue of the scale and siting of the two and a half storey apartment buildings located centrally within the site and within a key view north through the site across Poor Well and along the chalk stream towards the open countryside beyond, would result in significant harm to the character and appearance of the area and significantly erode the existing wide open view and green space, which provided a positive connection between the existing village and adjacent countryside.

Furthermore, the adverse visual impact of the apartment buildings was exacerbated by virtue of the buildings being sited on raised platforms, which would increase ground levels by up to a further 900mm above existing, enhancing the adverse prominence and dominance of the central apartment buildings within the site and within views from the surrounding area, creating a scale of development that was out of keeping with the character of the area.

The proposal was therefore contrary to Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and paragraph 130 of the National Planning Policy Framework 2021, which required developments to be of high quality design, to be compatible with its location in terms of scale and appearance and to make a positive contribution to its local and wider context and the Fulbourn Village Design Guide Supplementary Planning Document 2020, in particular guidance notes 10.3, 10.10,

10.12 and Figure 46 of the Guide, which sought in Section 10 to integrate larger developments within the village.

Drainage

Insufficient information had been submitted to demonstrate that the reserved matters scheme can provide a satisfactory scheme of surface water drainage and prevent the increased risk of flooding. The proposal was therefore contrary to Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018 and paragraph 167 of the National Planning Policy Framework 2021 which require development proposals to incorporate appropriate sustainable surface water drainage systems and to ensure that flood risk is not increased elsewhere.

Biodiversity

The reserved matters scheme failed to provide a measurable net gain in biodiversity. The proposal was therefore contrary to Policies HQ/1(m) and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 174 and 180 of the National Planning Policy Framework 2021 which require development proposals to aim to maintain, enhance, restore or add to biodiversity and minimise the impacts on, and providing net gains for, biodiversity.

Affordable Housing

The reserved matters scheme, by virtue of the proposed layout, failed to adequately distribute affordable properties throughout the site and to integrate those units appropriately with the market housing. The proposal was therefore contrary to Policy H/10 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Housing Strategy 2019-2023 which sought to provide affordable housing in small groups or clusters distributed through the site.

Minutes:

The report on the application was presented by the Principal Planner. The Committee was also addressed by Dr. Elizabeth Soilleux (on behalf of residents who were in opposition of the application), Parish Councillor David Smith (on behalf of the Parish Council who were opposing the application), Paul Derry (on behalf of the Applicant) and James Howard supported Paul Derry in answering Members' questions. Local Members Councillor Dr. Claire Daunton and Councillor John Williams addressed the meeting, and a written statement from local Member Councillor Graham Cone was presented to the Committee. Representatives from the Lead Local Flood Authority were also present.

Debate on the application was extensive and highlighted many issues. Concerns were raised that the deferral in January was to allow the Council to seek legal advice relevant to the application, not to allow the developer to make substantive amendments to the application (of which there were two). Members stated that there was too much uncertainty on significant issues in the application.

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The reserved matters scheme, by virtue of the proposed layout, locates 17 affordable units in a single cluster adjacent to Breckenwood Industrial Estate, a poor design response to the constraints of the site and integration of those units within the development site. The proposal is therefore contrary to Policies HQ/1 and H/10 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Housing Strategy 2019-2023 which seek to provide affordable housing in small groups or clusters distributed through the site.

Supporting documents:

- [Teversham Road Fulbourn \(S-3290-19-RM\), item 6.](#)  PDF 863 KB
- [Appendix 1 - Parish Council Comments, item 6.](#)  PDF 805 KB
- [Appendix 2 - LLFA Comments \(Sept-21\), item 6.](#)  PDF 386 KB