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30 October 2015

To: Chairman – Councillor Lynda Harford
Vice-Chairman – Councillor David Bard
All Members of the Planning Committee - Councillors Brian Burling,
Anna Bradnam, Pippa Corney, Kevin Cuffley, Sebastian Kindersley, Des O'Brien,
Deborah Roberts, Tim Scott, Ben Shelton and Robert Turner

Quorum: 4

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 4 NOVEMBER 2015 at 10.00 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
JEAN HUNTER
Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

AGENDA

	PAGES
4. Proposed diversion of Public Footpath no. 1 (part) in Hauxton By virtue of a memorandum dated February 2007, Cambridgeshire County Council has prepared this report in its role as agent for South Cambridgeshire District Council in processing public path Orders under Section 157 of the Town and Country Planning Act 1990.	1 - 2
5. S/1515/15/OL - Sawston (Mill Lane) Residential Development of up to 48 Dwellings	3 - 6

EXCLUSION OF PRESS AND PUBLIC

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh

the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

Agenda Item 4

Proposed diversion of Public Footpath no. 1 (part) in Hauxton

Update

Recommendation from 'decision meeting' on 29 October

I have carefully considered your report dated 29 October regarding the above matter.

I note that a further representation has been made via Hauxton Parish Council and that you are in the process of establishing the status of this representation with the parish clerk.

However, having carefully considered your report and discussed the matter with you, I confirm my approval of the proposed diversion and that this approval be reported to South Cambridgeshire District Council, as Planning Authority [Order Making Authority] so that they indicate to Cambridgeshire County Council that an order should be made.

Specifically, I approve that an Order is made to divert part of the Public Footpath No.1 Hauxton, as requested by the applicant and that the final route be inspected by the Cambridgeshire County Council as Highway Authority and certified as satisfactory before the Order comes into effect.

John Onslow

*Service Director: Infrastructure Management and Operations
Economy, Transport and Environment
Cambridgeshire County Council*

From: John Hammond, Clerk to Hauxton Parish Council
[mailto:clerktohauxtonpc@gmail.com]
Sent: 27 October 2015 20:41
To: Collins Catherine
Subject:

Hi Cathy

Sorry about not getting this to you yesterday as agreed.

We have received only a single objection to this footpath diversion which I have cut and pasted below:

"I say leave it as it is. They will just encroach further into the wooded area otherwise. They already had the path moved once and had their chance. Also preferable there was some path that is away from the river edge in times of flood."

Regards

John Hammond
Clerk to Hauxton Parish Council

Background Papers

E-mails (2) from Catherine Collins (Cambridgeshire County Council) dated 29 October 2015

Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 November 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/1515/15/OL

Parish(es): Sawston

Proposal: Residential Development and Associated Works including Access

Site address: Land Off Mill Lane

Applicant(s): Manor Oak Homes

Recommendation: Delegated Approval

Key material considerations: Housing Land Supply
Principle of Development
Housing Land Supply
Proposed Green Belt
Character and Appearance of the Area
Density
Housing Mix
Affordable Housing
Developer Contributions
Design Considerations
Trees and Landscaping
Biodiversity
Highway Safety
Flood Risk
Neighbour Amenity

Committee Site Visit: Yes

Departure Application: Yes - outside village framework

Presenting Officer: Karen Pell-Coggins

Application brought to Committee because: The application is a departure to the development plan.

Date by which decision due: 22 September 2015

Update to report

Paragraph 13 – Planning Comments

Additional Consultation

1. **Cambridgeshire County Council Growth and Economy Team** – Comments as follows: -

The development is expected to generate a net increase of 15 early years aged children, of which S106 contributions would be sought for 8 children. In terms of early years capacity, County education officers have confirmed that there is insufficient capacity in the area in the next 3 years to accommodate the places being generated by this development. Although there is insufficient capacity and a contribution is required an early years project has yet to be identified and costed. Therefore early years contributions will be sought on the basis of £8,400 per place. There have not been 5 or more contributions currently pooled towards this project.

The development is expected to generate a net increase of 17 primary education aged children. This development lies within the catchment area of Bellbird Primary School (in Sawston). County Education Officers have confirmed that there is insufficient capacity in the school in the next 5 years to accommodate the places generated by this development. Therefore a contribution will be required towards primary education provision. The identified project is a 120 place expansion at Bellbird Primary School to take the school to 420 places. The cost of this work is £1.8m. This is therefore a cost of £15,000 per place (£1.8m / 120 pupils). There have not been 5 or more contributions currently pooled towards this project.

According to County Council guidance the development is expected to generate a net increase of 12 secondary education aged children. The catchment school is Sawston Village College. County education officers have confirmed that at present Sawston Village College has sufficient capacity to accommodate the secondary places generated by the development. Therefore no contribution for secondary education is sought.

The village is served by a community library based within the grounds of the Village College. This new development would result in an increase in population of 120 residents (48 x 2.5). This would place demand on the Libraries and Lifelong Learning facilities in Sawston which requires a contribution of £42.12 per head of increase of population to mitigate.

Paragraph 50 – Planning Comments

Affordable Housing

2. Confirmation has now been received from two Registered Providers (Hanover Housing and Luminus Homes) stating that the requirement to maintain a non-adopted road on the development would not prevent them from making an offer for the 19 affordable dwellings on the site with an acceptable mix and tenure. This would be subject to a contribution to a management company for the maintenance of the road on a pro-rata basis.

Paragraph 52 – Planning Comments

Developer Contributions

3. The applicant's agent has confirmed that a proportionate contribution towards community facilities in the form of the new pavilion requested by Sawston Parish Council is accepted to mitigate the impact of the development. However, the full amount is not agreed as it is not considered to comply with the CIL regulations in terms of it not being fairly and reasonable related to the scale of the development.

They are also aware of potential schemes coming forward in the immediate area of Mill Lane and Common Lane in the village that could also contribute towards the proposed project.

4. The applicant's agent has confirmed that the primary school contribution towards education in the form of an extension to the Bellbird School is accepted to mitigate the impact of the development. However, the early years and library contributions are not accepted as no specific projects have been identified.
5. Officers will update members verbally at the meeting in relation to its views on the necessity for the contributions.

Paragraph 79 - Recommendation

6. It is recommended that the Planning Committee grants officers delegated powers to approve the application (as amended) with contributions to be confirmed.

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

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