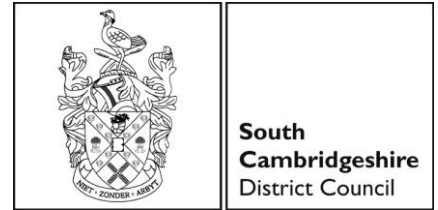


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4 July 2016

To: Chairman – Councillor David Bard
Vice-Chairman – Councillor Kevin Cuffley
All Members of the Planning Committee - Councillors John Batchelor, Hazel Smith (substitute for Anna Bradnam), Brian Burling, Pippa Corney, Sebastian Kindersley, David McCraith, Des O'Brien, Deborah Roberts, Tim Scott and Robert Turner

Quorum: 3

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, 6 JULY 2016 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
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 SUPPLEMENT 2

6. S/2830/15/OL - Balsham (Land at 22 Linton Road)

PAGES
1 - 6

Outline application for residential development and details of means of access up to 29 dwellings

The attached Appendix 1 replaces the one attached to the supplement dated 1 July 2016, which was the wrong one.

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'.

South Cambridgeshire District Council (Affordable Housing)									
Affordable housing percentage					40%				
Affordable housing tenure					70% affordable rent and 30% Intermediate				
Local connection criteria					None proposed by Housing Officer				
Ref	Type	Policy	Required	Detail	Quantum	Fixed contribution / Tariff	Officer agreed	Applicant agreed	Number Pooled obligations
Cambridgeshire County Council									
CCC1	Early years	DP/4	NO	No request made by Cambridgeshire County Council					
CCC2	Primary School	DP/4	NO	No request made by Cambridgeshire County Council					
CCC3	Secondary school	DP/4	NO	No request made by Cambridgeshire County Council					
CCC4	Libraries and lifelong learning	DP/4	NO	No request made by Cambridgeshire County Council					
CCC5	Strategic waste	RECAP WMDG	NO	Pooling limit reached such that no further contributions may be secured					
CCC6	Transport	TR/3	NO	No request made by Cambridgeshire County Council					
South Cambridgeshire District Council									
SCDC1	Offsite open space (sport)	SF/10	YES	<p>The recreation study of 2013 identified Balsham as having a surplus of 1.79 ha of sports space. The audit went on to say that the outdoor sports facilities are all based at the village recreation ground. They consist of a pavilion, cricket pitch, bowls green, junior football pitch, two senior pitches and two mini soccer pitches.</p> <p>The pavilion is in reasonable condition and has four changing rooms, official's change and disabled toilet and access and evidence suggests it meets the local need.</p> <p>There is a need to provide an additional mini soccer pitch to support the thriving junior football in the village and to meet the local need.</p>	£32,000 (circa)	Tariff	YES	TBC	None

				<p>Balsham Parish Council do not consider that the state and the layout of the pavilion does meet the needs of the users and has been discussing improvements to the pavilion for nearly a year and plans have just been received from the architect.</p> <p>The pavilion requires improvements due to the number of sports teams using the building which is poorly laid out and a viewing area has been requested by the Cricket and Football teams. District officers have visited the building and agree that it requires investment to increase the patronage and enjoyment to the sports pitches that it serves.</p> <p>Offsite financial contributions are proposed being secured in accordance with the rates published in the open space in new developments SPD as follows:</p> <p>1 bed £625.73 2 bed £817.17 3 bed £1,150.04 4 bed £1,550.31</p>					
SCDC2	Open space (children's play)	SF/10	YES	<p>The recreation study of 2013 identified Balsham as having a deficit of 1.23 ha of children's playspace.</p> <p>The piece of equipment (Hags) in the centre of the play area has been maintained and it is difficult to get spare parts for it and would be a better use of funds to replace the equipment. The roundabout in the play area also requires a new bearing and due to the age of equipment would be better replaced.</p> <p>Offsite financial contributions are proposed being secured in accordance with the rates published in the open</p>	£47,000 (circa)	Tariff	YES	TBC	None

				<p>space in new developments SPD as follows:</p> <p>1 bed £0 2 bed £1,202.78 3 bed £1,663.27 4 bed £2,281.84</p> <p>Due to the proximity of the development to the existing playground, and the fact that this is an outline application, District officers consider that the section 106 agreement should be worded with sufficient flexibility to allow for a small equipped play area being provided onsite (if all parties agree at a later stage that this is desired) in consultation with Balsham Parish Council.</p>					
SCDC3	Open space (informal open space)	SF/10	YES	Onsite public open space to be provided and offered to Balsham PC for adoption with a commuted sum payment based on £11.36 per square metre of adopted open space	£TBD			TBC	None
SCDC4	Offsite indoor community space	DP/4	YES	<p>Balsham is served by the Balsham Church Institute which is run by a Management Committee. The maintenance of the Church Institute is delegated to the Church Institute Management Committee, which then reports to the Parish Council. The Church Institute is the only Village Hall in Balsham.</p> <p>The community facilities audit of 2009 said that Balsham Church Institute is a moderately sized Village Hall. It has old toilet facilities, however there are plans to replace these in the near future. The hall is fairly large and can be split into two parts by way of a sliding shutter. The institute also contains two computers with internet facilities for the use of the villagers. There is a storage room which doubles as a meeting room. There is a small outdoor grassy</p>	£15,000	Tariff	YES	TBC	None

				<p>space which may be turned into a garden. Parking is good.</p> <p>Balsham is defined as a Group Village in the Core Strategy and in accordance with the Community Facilities Audit 2009 the proposed standard for a Group Village is as follows:</p> <ul style="list-style-type: none">• Group Villages should offer a facility of reasonable size which offers access to community groups at competitive rates.• The facility should feature a main hall space which can be used for casual sport and physical activity; theatrical rehearsals/performances and social functions, however, it is recognised that one use may be favoured depending upon demand.• All new facilities, including toilets, should be fully accessible, or retro-fitted if viable to ensure compliance with Disability Discrimination Act legislation wherever possible.• Facilities should include an appropriately equipped kitchen/catering area for the preparation of food and drink. The venue should have the capacity for Temporary Events for functions which serve alcohol.• Where practical and achievable, new build facilities should be delivered with appropriate energy-efficiency measures in place, although this should be undertaken with the balance of expenditure/saving in mind, given					
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				<p>the likely hours of usage. Likely measures include light sensors/timers, Cistermisers, improved insulation etc.</p> <ul style="list-style-type: none"> Facilities should be functional spaces, designed to offer ease of management, as volunteers are likely to be primarily responsible for day to day upkeep. <p>The contribution required as per the indoor community space policy would be:</p> <p>1 bed - £284.08 2 bed - £371.00 3 bed - £513.04 4+ bed - £703.84</p> <p>Balsham Parish Council have put forward three possible projects for indoor community space funding:</p> <ol style="list-style-type: none"> New windows and the Church Institute to make it more energy efficient and warmer to hire out. Approximate costs are about £8,000 - £10,000. Replace Balsham Scout Hut, which is also used for other community groups/ events is at the end of its life and the Scout group has had plans approved to replace the Scout Hut. Approximate costs for the rebuild are £50,000. Combine the funding to help improve the delivery of the pavilion project and which provides an element of indoor meeting space. <p>District Council officers have assessed these projects are consider the projects</p>					
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				2 and 3 meet the 3 CIL tests. Project 1 might have supported if further justification and evidence had been provided.					
SCDC5	Household waste receptacles	RECAP WMDG	YES	£72.50 per dwelling	£2,102.50 (circa)	Tariff	YES	TBC	None
SCDC6	S106 monitoring		YES	A fee of £500 is required to monitor the delivery of affordable housing and public open space	£500	Fixed	YES	TBC	
Non standard requirements									
OTHER1	Health	DP/4	NO	No request made by NHS England					
TOTAL - £97,000 (subject to final housing mix)									
PER DWELLING - £3,300 (subject to final housing mix)									

NB. This note covers only infrastructure that is to be secured via a planning obligation under section 106 of the Town and Country Planning Act 1990 (as amended). Planning applications are often required to also provide new or improvements to existing infrastructure including but not limited to highways, drainage and biodiversity. Such measures will be secured via a planning condition and details of these are set out in the planning committee report.