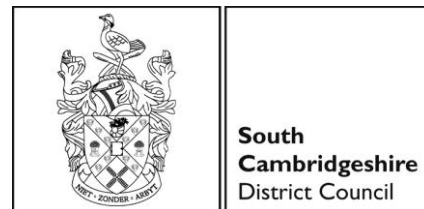


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24 February 2017

To: Chairman – Councillor David Bard
Vice-Chairman – Councillor Kevin Cuffley
All Members of the Planning Committee - Councillors John Batchelor,
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, 1 MARCH 2017 at 9.45 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
Alex Colyer
Interim 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

5. S/1694/16/OL - Hardwick (Grace Crescent)

PAGES
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Outline planning permission with all matter reserved except for access for erection of up to 98 dwellings and associate works, car and cycle parking, open space and landscaping

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 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 March 2017

AUTHOR/S: Head of Development Management

Application Number / type of application:	S/1694/16/OL / Outline planning application
Parish(es):	Hardwick
Proposal:	Outline planning permission for the erection of up to 98 dwellings with associated access, infrastructure and open space. All matters reserved with the exception of the means of access
Recommendation:	Approval subject to a Section 106 Agreement covering the issues detailed in the main report and conditions based on the draft list in paragraph 154 of the report.
Material considerations:	Five year supply of housing land Principle of development Density of development and affordable housing Character of the village edge and surrounding landscape Highway safety Residential amenity of neighbouring properties Surface water and foul water drainage Trees Ecology Provision of formal and informal open space Section 106 Contributions
Site address:	Agricultural field west of Grace Crescent, Hardwick CB23 7AH
Applicant(s):	Hill Residential
Date on which application received:	27 June 2016
Site Visit:	28 February 2017
Conservation Area:	No
Departure Application:	Yes
Presenting Officer:	David Thompson, Principal Planning Officer
Application brought to Committee because:	Approval would represent a departure from the Local Plan
Date by which decision due:	01 March 2017 (agreed extension)

A. Appendix 1

Appendix 1 details the Section 106 Heads of Terms associated with the proposed development. There are a few areas requiring update and these are as follows:

In relation to the affordable housing, Appendix 1 refers to residents having a local connection to Cottenham. This is a typographical error and should refer to Hardwick.

In relation to the provision of the community building facility and the creation of additional capacity in the pre-school provision, discussions did take place with the applicant as to whether or not it would be feasible/appropriate to build the new facility for the Parish Council. Ultimately officers take the view that the most practical way of dealing with this is to secure the offsite contribution of up to £608,000 required to provide the new building. A proportion of this would be paid prior to the commencement of development and the remainder of the contributions phased so that the full amount has been paid at the point where the development is fully occupied.

This mechanism would ensure that the Parish Council can appoint an architect, submit the planning application and tender for the contract. Furthermore the commencement of development is not delayed through (a) the requirement for Hill to provide the building before the commencement of any development on the application site or (b) a decision to be made by the beneficiaries of the community access agreement of 1978 as to whether or not the school is released of the community access and which directly influences the applicants financial liability for the community building. If the applicant were required to build the new facility it would potentially slow down the delivery of the housing and thereby undermine the contribution that the development would make to reducing the deficit in the Council's five year housing land supply.

For example if the trigger point for the provision of the community building was delayed until part way through the occupation of the development, there is the potential that the process of agreeing a design, acquiring planning permission and completion of the building would result in a situation where all 98 dwellings are occupied some time before the community facility is completed.

The Parish Council have indicated that the Trustees of the community rooms have agreed in principle to releasing the community rooms at the school for use by pupils of the pre-school. This provides a level of commitment which gives officers reassurance that this is a viable option and will not require a contribution towards education provision greater than the sum of £60,000 to facilitate the conversion of the space to classrooms of a suitable standard.

Street lighting has been included as one of the items in the Heads of Terms. This was offered by the applicant following discussions with the Parish Council and alongside the footway improvements proposed along Main Street. The Local Highway Authority has confirmed that they consider the upgrade of street lighting not to be necessary. The Lighting Commissions Officer at the County Council considers that additional lighting is not required and as such the Highway Authority would not support the provision of additional infrastructure within the highway. The condition relating to the footway improvements (m) is therefore to be amended to exclude the provision of additional lighting.

CCC4 in the Appendix refers to libraries and lifelong learning and indicates that a contribution is required but goes on to say that “As such there is sufficient capacity within existing resources to mitigate the impact from this development. To confirm what is stated in the main body of the report, such a contribution is not considered necessary to mitigate the impacts of this development. As such, a contribution in this regard is not to be sought.

B. Conclusion

No change to the conclusion in the main body of the report

C. Recommendation

Officers recommend that the Committee grants planning permission, subject to the following:

Section 106 agreement

Completion of an agreement confirming payment of the items outlined in Appendix 1 to the main report (amended by the contents of this update report), the management and maintenance arrangements for the surface water drainage infrastructure to be installed and on site public open space;

and

The draft conditions listed in paragraph 154 of the main report (minus the reference to street lighting in the scheme for the provision of upgrades to the footway along Main Street.

Additional Background Papers: the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

No additional papers

Contact Officer: David Thompson – Principal Planning Officer
Telephone: (01954) 713250

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