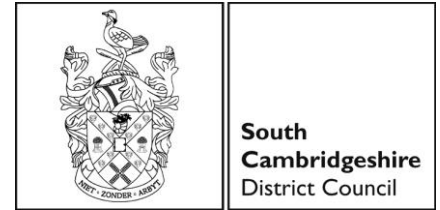


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27 October 2017

To: Chairman – Councillor Pippa Corney  
Vice-Chairman – Councillor David Bard  
All Members of the Planning Committee - Councillors John Batchelor,  
Brian Burling, Kevin Cuffley, Anna Bradnam (substitute for Philippa Hart),  
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 NOVEMBER 2017 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  
**Beverly Agass**  
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.**

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<b>AGENDA SUPPLEMENT</b>		<b>PAGES</b>
<b>4.</b>	<b>S/2239/13/FL - Sawston (Deal Grove, Babraham Road)</b>	<b>1 - 2</b>
	Erection of a football ground for Cambridge City Football Club and creation of new community recreational space	
<b>6.</b>	<b>S/0460/17/FL - Balsham (Plumbs Dairy,107 High Street)</b>	<b>3 - 12</b>
	Proposed demolition of existing Dairy buildings and erection of 15 new dwellings	
<b>8.</b>	<b>S/1769/17/OL - Great Shelford (Macaulay Avenue)</b>	<b>13 - 16</b>
	Outline planning permission for Demolition of existing garages on the site & development of 3No. detached houses, with some matters reserved except for access, layout and scale	

## **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

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

1 November 2017

**AUTHOR/S:** Joint Director of Planning and Economic Development

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<b>Application Number:</b>	S/2239/13/FL
<b>Parish(es):</b>	Sawston
<b>Proposal:</b>	Erection of football ground for Cambridge City Football Club and creation of new community recreational ground.
<b>Site address:</b>	Land to the north of Deal Grove, Off Babraham Road, Sawston
<b>Applicant(s):</b>	Mr Len Satchell
<b>Recommendation:</b>	Refusal
<b>Key material considerations:</b>	Principle of development, effect on the openness of the Green Belt and need for very special circumstances, visual impact, highway safety, sustainability, neighbour amenity and ecology
<b>Committee Site Visit:</b>	Yes
<b>Departure Application:</b>	Yes – re-advertised 21 June 2017
<b>Presenting Officer:</b>	Julie Ayre (Team Leader East)
<b>Application brought to Committee because:</b>	Referral back to Planning Committee following Judicial Review.
<b>Date by which decision due:</b>	2 February 2014

### Update to Report

#### Consultations add below paragraph 31. Lead Local Flood and Water Authority (LLFA)

Initially objected to the application (letter dated 16 October 2017) due to insufficient information to demonstrate surface water strategy would not create additional flooding elsewhere. However, following the submission of additional information by the applicants (as previously submitted with discharge of condition application S/2345/15/DC) on the 26 October 2017, the details are sufficient to overcome the concerns and their objection has been removed subject to the imposition of the following conditions:

1. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by

the Local Planning Authority prior to the first occupation of any building. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

(Reason -To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework)

2. The surface water drainage scheme shall be fully implemented prior to the occupation of the development hereby permitted in accordance with the following drawings: Proposed Drainage Layout Sheet 1 (665858-DWG-SBU-100, P3), Proposed Drainage Layout Sheet 2 (665858-DWG-SBU-101, P3), Proposed Drainage Layout Sheet 3 (665858-DWG-SBU-102, P3).

(Reason - To prevent an increased risk of flooding and protect water quality in accordance with policy NE/9 of the Local Development Framework)

#### **Additional Comments to paragraph 51**

Officers consider the conditions requested by the LLFA to be reasonable and would meet the tests of paragraph 206 of the national framework. These conditions will need to be included if planning consent is granted.

#### **Additional information to conclusion, paragraph 71**

Should Members also be minded to support the application, it would need to be referred back to the Secretary of State for consultation in accordance with the terms of Town and Country Planning Consultation Direction 2009.

# Agenda Item 6

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee 1 November 2017  
**AUTHOR/S:** Joint Director for Planning and Economic Development

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**Application Number:** S/0460/17/FL

**Parish:** Balsham

**Proposal:** Proposed demolition of existing dairy buildings and erection of fifteen new dwellings

**Site address:** Plumbs Dairy, 107 High Street

**Applicant(s):** Plumbs Property

**Recommendation:** Delegated Approval (subject to complete section 106)

**Key material considerations:** Principle of development  
Five year housing land supply  
Sustainability of the location  
Loss of employment  
Density of development and affordable housing  
Visual/heritage impact  
Highway safety and parking  
Residential amenity  
Section 106 contributions

**Committee Site Visit:** 31 October 2017

**Departure Application:** No

**Presenting Officer:** Edward Durrant, Principal Planning Officer

**Application brought to Committee because:** The local member, Councillor Fraser, has requested that the application be determined by the planning committee.

**Date by which decision due:** 8 November 2017 (extension of time agreed)

### Update to Report – Additional conditions from the Lead Local Planning Authority

No development shall commence until additional infiltration testing has been undertaken in accordance with BRE365/CIRIA156 and a final surface water strategy based on the results of this testing has been agreed by the Local Planning Authority, in conjunction with the Lead Local Flood Authority. The scheme shall be based upon the principles set out in either of two options outlined in the agreed surface water drainage statement prepared by SLR (ref: 408.06369.00003 Version 1 dated December 2016) or supplementary note on surface water drainage (ref: 408.06369.00003 Version 1 dated October 2017). The final strategy shall also include updated details as set out below where relevant:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;**
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;**
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;**
- d) Full details of the proposed attenuation and flow control measures;**
- e) Site Investigation and test results to confirm infiltration rates;**
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;**
- g) Full details of the maintenance/adoption of the surface water drainage system;**
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water;**

**The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF and PPG and shall be implemented in accordance with the approved details prior to the occupation of the first dwelling.**

(Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development.)

**Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details shall identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The infrastructure installed as part of the approved surface water strategy shall thereafter be maintained in accordance with the approved details.**

(Reason: To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.)

## Heads of terms for the completion of a Section 106 agreement

<b>Plumbs Dairy, Balsham (S/0460/17/FL)</b>	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing percentage	40% (6 units)
Affordable housing tenure	Either 70% affordable rent and 30% intermediate or 17% affordable rent and 83% intermediate with a commuted sum to reflect a policy compliant scheme (see section 50 of the committee report)
Local connection criteria	The properties should be allocated on a District wide connection basis

### Section 106 payments summary:

Item	Beneficiary	Estimated sum
Sports	SCDC	£14,713.85
Outdoor gym equipment	SCDC	£16,309.68
Indoor community space	SCDC	£6,167.08
Household waste bins	SCDC	£1,867.50
Monitoring	SCDC	£500
<b>TOTAL</b>		<b>£39,558.11</b>
<b>TOTAL PER DWELLING</b>		<b>£2637.21</b>

### Section 106 infrastructure summary:

Item	Beneficiary	Summary
Local Area of Play	SCDC	

#### CAMBRIDGESHIRE COUNTY COUNCIL

<b>Ref</b>	CCC1
<b>Type</b>	Early years
<b>Policy</b>	DP/4
<b>Required</b>	NO

<b>Ref</b>	CCC2
<b>Type</b>	Primary School
<b>Policy</b>	DP/4
<b>Required</b>	NO

<b>Ref</b>	CCC3
<b>Type</b>	Secondary school
<b>Policy</b>	DP/4
<b>Required</b>	NO

<b>Ref</b>	CCC4
<b>Type</b>	Libraries and lifelong learning
<b>Policy</b>	DP/4
<b>Required</b>	NO

<b>Ref</b>	CCC5
<b>Type</b>	Strategic waste
<b>Policy</b>	RECAP WMDG
<b>Required</b>	NO

<b>Ref</b>	CCC6
<b>Type</b>	CCC monitoring
<b>Policy</b>	None
<b>Required</b>	NO

<b>Ref</b>	CCC7
<b>Type</b>	Transport
<b>Policy</b>	TR/3
<b>Required</b>	NO

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

<b>Ref</b>	SCDC1
<b>Type</b>	Sports
<b>Policy</b>	SF/10
<b>Required</b>	YES

**Detail** Development Control Policy SF/10 adopted July 2007 states that *'All residential developments will be required to contribute towards Outdoor Playing Space (including children's play space and formal outdoor sports facilities) and informal open space to meet the additional need generated by the development in accordance with the standards in Policy SF/11'*. Policy SF/11 outlines the minimum standards for outdoor play space and informal open space as 2.8 hectares per 1,000 people, comprising:

1. Outdoor Sport – 1.6 hectares per 1,000 people
2. Children's Playspace – 0.8 hectares per 1,000 people
3. Informal Open Space – 0.4 hectares per 1,000 people

The Open Space in New Developments Supplementary Planning Document further divided the children's play space standard to 0.4 hectares for formal children's play space (i.e. equipped play areas NEAPS and LEAPS) and 0.4 hectares for informal children's play space (unequipped play areas i.e. LAPS). The SPD also sets out the threshold at where onsite provision will be required and therefore where it is appropriate to secure offsite financial contributions. It also provides a method by which offsite financial contributions will be calculated in respect of new development.

The open space requirements on a per dwelling is shown in Table 1 below. Based on a possible housing mix the development would be required to provide (either by way of onsite provision, offsite contribution or a mixture of both) circa 0.36 ha of sports space, circa 0.09 ha of formal play space, circa 0.09 ha of informal play space and circa 0.09 ha of informal open space.

	Formal sports space	Formal play space	Informal play space	Informal open space
1 bed	21.4m <sup>2</sup>	Nil	Nil	5.4 m <sup>2</sup>
2 bed	28m <sup>2</sup>	7m <sup>2</sup>	7m <sup>2</sup>	7m <sup>2</sup>
3 bed	38.7m <sup>2</sup>	9.7m <sup>2</sup>	9.7m <sup>2</sup>	9.7m <sup>2</sup>
4+ bed	53.1m <sup>2</sup>	13.3m <sup>2</sup>	13.3m <sup>2</sup>	13.3m <sup>2</sup>

Table 1: Open space requirements per dwelling

Para 2.15 and 2.28 of the SPD explains in full detail how financial contributions (both capital and maintenance payments) are calculated in the event that the



	<p>necessary provision of onsite open space is not satisfied in full.</p> <p>Contributions and/or provision towards Outdoor Sport, Formal Children's Playspace, Informal Children's Playspace and Informal Open Space are sought by the Local Planning Authority to mitigate the impacts of the proposed development.</p> <p><i>Outdoor Sports Provision</i></p> <p>The Recreation and Open Space Study 2013, forming part of the Local Plan submission, showed that Balsham needed 2.61 ha but has 4.40 ha i.e. a surplus of 1.79 ha of Outdoor Sport Provision.</p> <p>Balsham Parish Council has a large open space with sports pitches for football and cricket, along with a bowling green and a play area. The 2013 study identified the pavilion as being of average quality and highlighted that the village needed a pitch for mini soccer and an informal basketball facility.</p> <p>Balsham Parish Council has ambitious plans to improve the functionality of the pavilion. The Parish Council has been discussing improvements to the pavilion for nearly a year and plans have just been received from the architect. 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.</p> <p>These works include (but not limited to):</p> <ul style="list-style-type: none"> <li>• Replacement heating system – the current heating system is old storage heaters which are expensive to run and require replacing.</li> <li>• Relocation of toilets / changing rooms.</li> <li>• Addition of decking at rear of pavilion to allow watching of cricket Redecoration throughout.</li> </ul> <p>The cost of the project is expected to be in the region of £150,000.</p> <p>In accordance with policies SF/10 and SF/11 the applicant will be required to make a contribution towards the increase in demand for provision of outdoor sports provision to mitigate the impacts of the proposed development. Failure to make provision for outdoor sports space would mean that the development could not be considered sustainable in accordance with the requirements of the NPPF in particular Section 8.0 Promoting Health Communities.</p> <p>The contribution sought towards the project is set out in the table below (taken from the open space SPD). Based on the revised housing mix the developer would be required to pay £14,713.85 in accordance with the policy.</p> <table border="1" data-bbox="507 1630 1353 1825"> <thead> <tr> <th>Dwellings with number of bedrooms</th> <th>(£) Contribution per Dwelling</th> </tr> </thead> <tbody> <tr> <td>One bed</td> <td>625.73</td> </tr> <tr> <td>Two bed</td> <td>817.17</td> </tr> <tr> <td>Three bed</td> <td>1,130.04</td> </tr> <tr> <td>Four bed</td> <td>1,550.31</td> </tr> </tbody> </table>	Dwellings with number of bedrooms	(£) Contribution per Dwelling	One bed	625.73	Two bed	817.17	Three bed	1,130.04	Four bed	1,550.31
Dwellings with number of bedrooms	(£) Contribution per Dwelling										
One bed	625.73										
Two bed	817.17										
Three bed	1,130.04										
Four bed	1,550.31										
<b>Quantum</b>	£14,713.85										
<b>Fixed / Tariff</b>	Tariff										
<b>Trigger</b>	To be paid prior to the occupations of 50% of the dwellings.										
<b>Officer agreed</b>	YES										

<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	2 to date

<b>Ref</b>	SCDC2
<b>Type</b>	Outdoor gym equipment
<b>Policy</b>	SF/10
<b>Required</b>	YES
<b>Detail</b>	<p>The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Balsham needed 1.30 ha Children's Play Space whereas the village had 0.07, i.e. a deficit of 1.23 ha of Children's Play Space.</p> <p>Children's Play Space is defined as 'Designated areas for children and young people containing a range of facilities and an environment that has been designed to provide focused opportunities for outdoor play. Also includes informal playing space within housing areas'.</p> <p>The open space in new developments SPD goes on to clarify that the 'starting point for the mix of the Children's play space will be 50% formal and 50% informal. A lower percentage of formal space may be acceptable if it can be demonstrated that provision of the LAPS / LEAPS / NEAPs hierarchy can be achieved appropriately with less than 50% formal provision'.</p> <p>The open space SPD (on page 23) further explains that a Local Area for Play (LAP) caters for a target age group of 2-6 and provides soft and hard landscaping with features and design to help stimulate imaginative play. A Local Equipped Area for Play (LEAP) has a target age group is 2-8 (focussing mainly at 4-8) and has 9 pieces of play equipment (which will comprise at least 6 pieces of play equipment for 4-8 year olds and at least 3 pieces of equipment for toddlers). A Neighbourhood Equipped Area for Play (NEAP) has a target age group of 8-14 and may comprise informal ball courts, wheeled sports facilities and/or more traditional equipped areas with a minimum of 8 pieces of play equipment suitable for the age group.</p> <p>The SPD provides a 'guide for when on-site provision will be sought' in terms children's space facilities (i.e. LAPs, LEAPs and NEAPs). For example the SPD suggests than a LAP is required at 10 dwellings, a LEAP at 50 dwellings and a NEAP at 200 dwellings. A LEAP requires an activity zone of 500 m2 and a NEAP requires an activity zone of 1200 m2.</p> <p>Although the SPD may at first glance imply that the formal open space requirement is met through the provision of LAPs, LEAPs and NEAPs I do not take the view that the SPD intended that the provision of a LAP or even LEAP in isolation is sufficient to satisfy the formal children's play space needs of a development alone, where (for example) less than 200 dwellings are proposed.</p> <p>The reason why this view is taken is that the LEAP only caters for a target age group of 2-8, whereas a NEAP target age group 8-14. If the developer only provides a LEAP It is therefore suggested that the development is not providing a range of facilities or mitigating its impact on the basis that it is lacking in infrastructure for 8-14 years olds.</p> <p>The SPD says that 'Where full provision of outdoor play space is not</p>

	<p>made on site, additional land or funding will be secured through the Section 106 Agreement or via planning obligations / conditions for improvements and / or extension to existing recreation facilities. This will be based on considerations within the village or adjoining area and will be determined in consultation with the Parish and District Councils'. Logic would therefore suggest that an offsite contribution is needed to provide children's play equipment for those age ranges not being provided for onsite.</p> <p>An offsite contribution should be payable in order to satisfy the play needs of the children arising from the development. Balsham Parish Council has identified a project being the installation of outdoor gym equipment to be provided on the recreation ground.</p> <p>This follows Para 4.43 of the SPD that says</p> <p><i>The LPA will encourage the provision of innovative approaches to play facilities that meet the current needs of children and young people, respond positively to encouraging greater activity levels and the reduction of childhood obesity.</i></p> <ul style="list-style-type: none"> <li>• Computerised play facilities, particularly those that encourage movement</li> <li>• Outdoor "gym" facilities</li> </ul> <p>Based on the contributions set out in the open space in new developments SPD, and on the revised housing mix provided, the developer would be required to pay £16,309.68</p> <table border="1" data-bbox="598 1077 1353 1301"> <thead> <tr> <th>Dwellings with number of bedrooms</th> <th>(£) Contribution per Dwelling</th> </tr> </thead> <tbody> <tr> <td>One bed</td> <td>0</td> </tr> <tr> <td>Two bed</td> <td>1,202.78</td> </tr> <tr> <td>Three bed</td> <td>1,663.27</td> </tr> <tr> <td>Four bed</td> <td>2,281.84</td> </tr> </tbody> </table> <p><i>Table 3: Contribution towards formal children's play space per dwelling</i></p>	Dwellings with number of bedrooms	(£) Contribution per Dwelling	One bed	0	Two bed	1,202.78	Three bed	1,663.27	Four bed	2,281.84
Dwellings with number of bedrooms	(£) Contribution per Dwelling										
One bed	0										
Two bed	1,202.78										
Three bed	1,663.27										
Four bed	2,281.84										
<b>Quantum</b>	£16,309.68										
<b>Fixed / Tariff</b>	Tariff										
<b>Trigger</b>	Upon occupation of the first dwelling										
<b>Officer agreed</b>	YES										
<b>Applicant agreed</b>	YES										
<b>Number Pooled obligations</b>	None										

<b>Ref</b>	SCDC3
<b>Type</b>	Informal open space
<b>Policy</b>	SF/10
<b>Required</b>	YES
<b>Detail</b>	<p>The Recreation and Open Space Study July 2013, forming part of the local plan submission, showed that Balsham needed 0.65 ha of informal open space and according to the study had 1.30ha, i.e. a surplus of 0.13 ha.</p> <p>The open space in new developments SPD says that informal open spaces (as opposed to Informal Play Space) are used by people of all ages for informal unstructured recreation such as walking, relaxing, or a</p>

	<p>focal point, ranging from formal planted areas and meeting places to wilder, more natural spaces, including some green linkages. Such spaces should be provided within or adjoining new housing development including housing specifically built for the elderly, in addition to the play space requirement. Spaces should ideally be created around existing landscape features on the site and allow for additional landscaping as appropriate. A well-designed scheme could incorporate areas of open space, existing landscape features such as mature trees, wildflower meadows and hedgerows, appropriate new planting, and a mechanism for long-term management of the developing landscape. In larger developments, structural landscaping should be designed so that it is capable for use for informal recreation e.g. dog walking.</p> <p>Based on the housing mix the development is required to provide 123 m2 of informal open space. The scheme provides areas that could be classified as informal open space and as such this policy can be considered to be satisfied</p>
<b>Quantum</b>	
<b>Fixed / Tariff</b>	N/A
<b>Trigger</b>	
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	None

<b>Ref</b>	SCDC4
<b>Type</b>	Offsite indoor community space
<b>Policy</b>	DP/4
<b>Required</b>	YES
<b>Detail</b>	<p>In accordance with Development Control Policy DP/4 infrastructure and new developments, all residential developments generate a need for the provision of, or improvement to, indoor community facilities. Where this impact is not mitigated through onsite provision a financial contribution towards offsite improvement works will be required.</p> <p>The Council undertook an external audit and needs assessment undertaken in 2009, in respect of all primary community facilities in each village. The purpose of this audit was threefold (i) to make a recommendation as to the indoor space requirements across the District (ii) to make a recommendation on the type of indoor space based on each settlement category and (iii) make a recommendation as to the level of developer contributions that should be sought to meet both the quantity and quality space standard.</p> <p>Whilst not formally adopted as an SPD, this informal approach was considered and approved at the Planning and New Communities portfolio holder's meeting on 5th December 2009 and has been applied since.</p> <p>Firstly the audit recommended the provision of 111 square metres of indoor community space per 1,000 people.</p> <p>Secondly the audit recommended that for Group Villages the indoor community space should be as follows:</p> <ul style="list-style-type: none"> <li>• Group Villages should offer a facility of reasonable size which offers access to community groups at competitive rates.</li> <li>• The facility should feature a main hall space which can be used</li> </ul>

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 the likely hours of usage. Likely measures include light sensors/timers, Cisternisers, improved insulation etc.
- Facilities should be functional spaces, designed to offer ease of management, as volunteers are likely to be primarily responsible for day to day upkeep.

Thirdly the audit also established a tariff in respect of providing and maintaining (i.e. capital and revenue) sums necessary to provide such facilities. These values formed the basis of contributions being sought from new development. The cost of providing offsite community space provision equates to £212 per person (comprising £166.50 for capital cost and £45.50 for maintenance cost). Further details of calculating the capital and maintenance costs are included at paragraphs 5.14 to 5.33 of the audit.

In accordance with the policy Balsham needs 180 m2 of indoor community space whereas it has 140 m2, i.e. a deficit of 40 m2.

Based on the likely number of people arising from the development an area of circa 4 m2 is required further exacerbating the situation.

The community facilities audit said that Balsham is served by Balsham Church Institute which 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 space which may be turned into a garden. Parking is good.

The Parish Council has said that the money would be used to make a number of improvements to Balsham Church Institute.

A financial contribution based on the revised housing mix is required in accordance with the published charges as set out in Table 4 below and which results in a contribution of £6,167.08

Dwellings with number of bedrooms	(£) Contribution per Dwelling
One bed	284.08
Two bed	371
Three bed	513.04

	Four bed	703.84
<i>Table 4: Requirement for indoor community space per dwelling</i>		
<b>Quantum</b>	£6,167.08	
<b>Fixed / Tariff</b>	Tariff	
<b>Trigger</b>	To be paid prior to the occupations of 50% of the dwellings	
<b>Officer agreed</b>	YES	
<b>Applicant agreed</b>	YES	
<b>Number Pooled obligations</b>	2 to date	

<b>Ref</b>	SCDC5
<b>Type</b>	Household waste receptacles
<b>Policy</b>	RECAP WMDG
<b>Required</b>	YES
<b>Detail</b>	£73.50 per house and £150 per flat
<b>Quantum</b>	See above
<b>Fixed / Tariff</b>	Tariff
<b>Trigger</b>	Paid in full prior to occupation
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	N/A

<b>Ref</b>	SCDC6
<b>Type</b>	S106 Monitoring
<b>Policy</b>	Portfolio holder approved policy
<b>Required</b>	YES
<b>Detail</b>	To monitor the delivery of S106 obligations.
<b>Quantum</b>	£500
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	Paid in full prior to commencement of development
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	N/A

# Agenda Item 8

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee 1 November 2017  
**AUTHOR/S:** Joint Director for Planning and Economic Development

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**Application Number:** S/1769/17/OL

**Parish(es):** Great Shelford

**Proposal:** Outline Planning Permission for Demolition of Existing Garage on the site and development of 3 detached dwellings with access and layout included all other matters are to be reserved.

**Site address:** Land off Macaulay Avenue, Great Shelford

**Applicant(s):** Laurence Castle, South Cambridgeshire District Council

**Recommendation:** Delegated Approval to secure a s106 Agreement

**Key material considerations:** Five year supply of housing land  
Principle of development  
Sustainability of the location  
Density of development and affordable housing  
Impact to the local area  
Residential amenity of neighbouring properties  
Highway safety - access  
Surface water and foul water drainage  
Provision of formal and informal open space  
Section 106 Contributions

**Committee Site Visit:** Yes, 31 October 2017

**Departure Application:** No

**Presenting Officer:** Rebecca Ward, Principal Planning Officer

**Application brought to Committee because:** Applicant is South Cambridgeshire District Council

**Date by which decision due:** 31 August 2017

### Update to Report

### Updated Conditions

- 1) Approval of the details of the scale of the buildings, appearance of buildings and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.  
(Reason - The application is in outline only.)

- 2) Application for the approval of the reserved matters, for each plot, shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.  
(Reason - The application is in outline only.)
- 3) The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.  
(Reason - The application is in outline only.)
- 4) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers 1553-P-501, 1553-P-502  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- 5) All hard and soft landscape works shall be carried out in accordance with the approved details as agreed in any reserved matters application in relation to condition 1. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.  
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- 6) Apart from the demolition of the garages and prior to the occupation of each of the dwellings, a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for that dwelling shall be completed before the dwelling is occupied in accordance with the approved details and shall thereafter be retained.  
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- 7) Apart from the demolition of the garages and prior to the commencement of development on each of the plots, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.  
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
- 8) Apart from the demolition of the garages and prior to the commencement of development on each of the plots, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority. (Reason - To ensure a satisfactory method of foul water drainage



in accordance with Policies DP/1 and NE/10 of the adopted Local Development Framework 2007.)

- 8) No construction site machinery or plant shall be operated, no construction related deliveries taken at or despatched from the site before 0800 hours and after 1800 hours on weekdays, before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority. (Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- 9) The proposed access road shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public water. (Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 10) The proposed access road shall be constructed using a bound material to prevent debris spreading onto the adopted public highway. (Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 11) Apart from the demolition of the garages and prior to commencement, site preparation or the delivery of materials, each plot shall submit an updated arboricultural impact assessment and tree protection strategy in accordance with British Standard BS5837 for the approval of the Local Planning Authority to reflect the detailed layout. The tree protection measures must be implemented in accordance with the details provided in the approved arboricultural impact assessment and tree protection strategy and remain in position until practical completion of the implementation of the development. (Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with the policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
- 12) Apart from the demolition of the garages, no development shall take place until a written scheme of archaeological investigation has been submitted to and approved by the local planning authority in writing. For land that is included within this area, no demolition/development shall take place other than in accordance with the agreed details which shall include:
  - a) the statement of significance and research objectives;
  - b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
  - c) The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.(Reasons - To protect and record any archaeological features that might be found on the site in accordance with policy CH/2 of the Local Development Framework)
- 13) Apart from the demolition of the garages and prior to the commencement of the development, a contaminated land investigation should be undertaken in accordance with the following:

a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.

b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

c) The works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

d) If, during remediation and/or construction works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.

The development shall be carried out in accordance with the agreed details.

(Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007)

#### **Informative**

- 1) The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.