

PLANNING COMMITTEE

WEDNESDAY, 1 FEBRUARY 2017

DECISIONS

Set out below is a summary of the decisions taken at the meeting of the Planning Committee held on Wednesday, 1 February 2017. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

If you have any queries about any matters referred to in this decision sheet please contact Ian Senior, 03450 450 500 democratic.services@scambs.gov.uk.

1. S/1411/16/OL - COTTENHAM (RAMPTON ROAD)

The Committee deferred the application to seek the submission and consideration of a heritage statement to assess the impact of the proposal and any mitigation works upon heritage assets, particularly the almshouses at the junction of Rampton Road and Oakington Road.

2. S/1294/16/FL - ORCHARD PARK (L2, TOPPER STREET)

The Committee gave officers delegated powers to approve the application subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing

- a. £75,000 towards improvements to cycle facilities on Arbury Road
- b. £12,000 towards outside gym equipment at the Community Centre
- c. £23,805 towards refurbishment and improvement of the facilities at Arbury Road surgery
- d. £9,450 towards household waste bins (£150 per unit)
- e. £1,200 monitoring fee
- f. A Scheme of 40% affordable housing

2. The Conditions set out in the report from the Head of Development Management, Condition 18 being reworded to state as follows

There shall be no retail or commercial related deliveries to the approved development outside the hours of 07:00 to 19:00 hours (Monday to Saturday) and 09:00 to 17:00 hours (Sundays, Bank and Public Holidays) unless otherwise agreed in writing by the Local Planning Authority.

(Reason: To protect the amenity of the adjoining and nearby properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

3. The Informative set out in the said report.

3. S/1959/16/FL - BALSHAM (7 HIGH STREET)

The Committee approved the application subject to the Conditions and Informatives set out in the report from the Head of Development Management.

4. S/2367/16/OL – GAMLINGAY (LAND SOUTH OF WEST ROAD AND WEST OF MILL STREET)

The Committee gave officers delegated powers to approve the application, in accordance with the Building Height Parameter Plan (SZ258000027-202 Rev B)

subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing
 - a. £92,310 towards Early Years Education
 - b. £128,459 towards Primary School Education
 - c. £297.84 towards libraries and lifelong learning
 - d. £5249.00 towards strategic waste
 - e. £18,009 towards GP Surgery
 - f. £35,000 towards Old Methodist Church
 - g. £30,000 towards relocation of tennis courts and bowling green
 - h. £35,000 towards The Butts Playground
 - i. £10,000 towards a cycle link feasibility study
 - j. Scheme of 40% affordable housing provision to be agreed
 - k. Scheme of on-site public open space and management to be agreed
 - l. Scheme of ecological enhancement, management and monitoring

as detailed in the Heads of Terms attached as Appendix 1 to the report from the Head of Development Management, subject to

- (i) an amendment to the trigger for Reference CCC4 (Libraries and lifelong learning) to 50% prior to occupation and 50% prior to occupation of the 14th dwelling
 - (ii) an additional clause securing maintenance and management of the hedge along the application site boundary with Mill Street;
2. The Conditions and Informatives set out in the said report, amended in Condition (b) by replacing '18 months' with '12 months', and in Condition (c) also by replacing '18 months' with '12 months'; and
3. An additional Condition requiring that no built development take place within a distance of ten metres from the western edge of the existing footway along the application site adjacent to Mill Street (**Reason:** to secure an acceptable relationship with the setting of the Grade II listed buildings and Conservation Area, in accordance with policies CH/4 and CH/5 of the adopted Local Development Framework 2007); and
4. Another Condition stating that, notwithstanding the approved plans identified in condition (d) no more than two houses shall be permitted along the eastern edge of the site fronting Mill Street.
(**Reason:** To ensure there is not significant harm to the setting of the Grade II listed building and Conservation Area in accordance with policies CH/4 and CH/5 of the adopted Local Development Framework 2007.)

5. S/1433/16/OL- GREAT ABINGTON (LAND ADJACENT TO STRAWBERRY FARM, PAMPISFORD ROAD) - WITHDRAWN FROM AGENDA

The Committee noted that this application had been withdrawn from the agenda.

6. S/0487/16/FL - SAWSTON (LAND ADJ. SPRING HOUSE, CHURCH LANE)

The Committee refused the application for the reasons set out in the report from the Head of Development Management.