

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

10 May 2017

**AUTHOR/S:** Head of Development Management

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<b>Application Number:</b>	S/1606/16/OL
<b>Parish(es):</b>	Cottenham
<b>Proposal:</b>	Outline planning permission for the erection of up to 126 dwellings, formation of a new vehicular & pedestrian access onto Oakington Road and associated infrastructure and works (All matters reserved apart from access)
<b>Site address:</b>	Land Off Oakington Road
<b>Applicant(s):</b>	Persimmon Homes (East Midlands) Ltd.
<b>Recommendation:</b>	Delegated Approval subject to the completion of a Section 106 agreement.
<b>Key material considerations:</b>	Housing Land Supply Principle of Development Density Housing Mix Affordable Housing Impact on landscape and local character Ecology, trees and hedging Design Considerations Biodiversity Highway Safety and Sustainable Travel Flood Risk Waste Archaeology Neighbour Amenities Contamination Renewable Energy Heritage Assets Impact on services and facilities-Developer Contributions
<b>Committee Site Visit:</b>	Yes
<b>Departure Application:</b>	Yes – Advertised 12 July 2016, Advertised Affecting the Setting of a Listed Building 1 March 2017.
<b>Presenting Officer:</b>	Karen Pell-Coggins, Principal Planning Officer
<b>Application brought to Committee because:</b>	The officer recommendation of approval conflicts with the recommendation of Cottenham Parish Council
<b>Date by which decision due:</b>	31 July, 2017 (Extension of Time agreed)

## **Update to Report**

### **Consultation - Paragraph 24**

1. Should read as The Heritage Statement accompanying the application provides an assessment of the Almshouses and the impact of the proposed roundabout works on their setting and significance. The Heritage Statement concludes that the off-site highway works proposed to the junction of Oakington Road and Rampton Road would bring the extent of highway infrastructure closer to Moretons Almshouses. However, it is the case that at present, this building commands a roadside position and this would continue to be the case after the implementation of the highway works. To this end, these works would not substantively change the setting of the listed building and its architectural and historic interest and significance would not be affected by the proposal. It is relevant to note that the geometry of this junction has been altered a number of times in the past. The works principally affect the road layout dating to the later 20<sup>th</sup> century. They will have a neutral impact on the setting and significance of the listed building. However, there appear to be a number of items to be agreed at the detailed design stage which could affect the setting of the listed building. There may be an opportunity to improve sight lines. On the other hand, the introduction of additional signage and furniture such as bollards would cause a low level of less than substantial harm, cluttering the immediate setting and views of the building. This should be avoided if possible, however if unavoidable it is likely to be outweighed by the public benefits of the improvement works under NPPF paragraph 134.

### **Planning Assessment - Paragraph 56**

2. The relevant Core Strategy policy is ST/5 and not ST/6.

### **Planning Assessment - Paragraph 67**

3. Please see the timetable below in relation to the delivery of the scheme within 5 years.

Outline Submission	Resolution to Approve	S106	RM Prep and Submission	RM Approval	Technical Approval	Tender Period and Road Start	House Build Start	Build Rate
June 2016	May 2017	July 2017	Nov 2017	Feb 2018	May 2018	July 2018	Sept 2018	56 units per year
							1.5 years	3 years 9 months to complete

### **Planning Assessment - Paragraph 83**

4. The contribution for sports should be £130,000 and not £215,000.

### **Planning Assessment – Paragraph 150**

5. The heritage statement has been revised to ensure that the address is correct.

### **Planning Assessment – Paragraph 158**

6. The contribution towards the City Deal proposals for bus and cycle priority measures in Cambridge for Histon Road between its junctions of Kings Hedges Road and Gilbert Road should be £134,000 and not £140,000.

### **Conclusion – Paragraph 182**

7. Delete reference to the application overcomes previous reasons for refusal in terms of highways and landscape impact.

### **Recommendation – Paragraph 183**

8. An additional condition is requested as follows: -  
The accesses to the site shall be completed prior to the occupation of any dwelling.  
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

### **Background Papers:**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File References: S/1606/16/OL, S/1411/16/OL, S/1818/15/OL, S/1952/15/OL and S/2876/16/OL

### **Report Author:**

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