

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 July 2017

AUTHOR/S: Planning and New Communities Director

Application Number: S/1782/17/PO

Parish(es): Waterbeach

Proposal: Application for the modification of planning obligations for planning permission S/0558/14/OL for the erection of 57 dwellings

Site address: Land North of Bannold Road (Drovers Way)

Applicant(s): Bovis Homes Limited

Recommendation: Approval

Key material considerations: Pedestrian Safety
Accessibility to Services and Facilities

Committee Site Visit: No

Departure Application: No

Presenting Officer: Karen Pell-Coggins, Senior Planning Officer

Application brought to Committee because: The planning obligation is different to that originally approved by the Planning Committee

Date by which decision due: 13 July 2017

Site and Surroundings

1. The site is located to the north of Bannold Road and west of Bannold Drove, outside the Waterbeach village framework and within the countryside. Outline planning consent was granted under reference S/0558/14/OL for up to 57 dwellings on the site in February 2015 and reserved matters consent was granted for 57 dwellings on the site under reference S/2588/15/RM in July 2016. The development is currently under construction.

Proposal

2. The proposal (as amended) seeks to modify the planning obligation dated 17 January 2015 in relation to planning consent S/0558/14/OL. The existing legal agreement states that a new 1.8 metre footway shall be provided along the northern side of Bannold Road between the new site access and the existing footway to the east of the junction with Cody Road prior to the occupation of the first dwelling. The wording of the legal agreement is proposed to change to include a temporary solution of crossing

Bannold Road and using the existing footway along the southern side of Bannold Road as a result of the adjacent development access and works hindering the delivery and completion of the approved footway. This would enable pedestrians a safe route around the works until completion of the footway whilst allowing occupation of the dwellings.

Planning History

3. S/0558/14/OL - Outline Planning Permission for Erection of up to 57 Dwellings including Affordable Housing, Public Open Space, New Roads and Associated Infrastructure including a Sustainable Drainage System with Main Access off Bannold Road - Appeal Allowed
S/2588/15/RM - Reserved Matters for Layout, Scale, Appearance and Landscaping for the Erection of 57 Dwellings including Affordable Housing, Public Open Space, Roads and Associated Infrastructure including a Sustainable Drainage System - Approved

National Guidance

4. National Planning Policy Framework 2012
Planning Practice Guidance

Development Plan Policies

5. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**
ST/2 Housing Provision
ST/5 Minor Rural Centres
6. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007**
DP/1 Sustainable Development
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
7. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide SPD - Adopted March 2010
8. **South Cambridgeshire Local Plan Submission - March 2014**
S/3 Presumption in Favour of Sustainable Development
S/9 Minor Rural Centres
HQ/1 Design Principles
TI/8 Infrastructure and New Developments

Consultation

9. **Waterbeach Parish Council** – Has the following comments (as amended): -

With regard to the highway issue, the Council is prepared to accept the proposal regarding the Highway works provided that a) the footpath is installed as soon as practical and b) that meantime the footpath on the opposite side of the road is reinstated in the meantime to provide safe conditions for pedestrians.

10. **Local Highways Authority** – Comments that point 4iii of the application form is acceptable subject to the footway being completed prior to the occupation of 75% of the dwellings.

PLANNING ASSESSMENT

11. The principle of development on this site has already been established through the grant of outline and reserved matters approval for 57 dwellings.
12. Therefore, the key issues to consider in the determination of this application relates to pedestrian safety and accessibility to services and facilities
13. The Local Highway Authority has raised no objections to the temporary footway solution providing the permanent footway is completed prior to the occupation of 75% of the dwellings on the site to ensure that it is provided in the long term.
14. The existing footway along the southern side of Bannold Road is currently in a poor state of repair and is not currently useable.
15. The works to repair the existing footway are due to commence on 24 July 2017 and will take ??? to complete.
16. This is considered acceptable providing the footpath repair works are completed to Local Highway Authority standards prior to the occupation of any dwellings and the footpath subject to the original consent is completed to Local Highway Authority standards prior to the occupation of 75% of the dwellings.
17. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore considered that the planning obligation should be modified in this instance.

RECOMMENDATION

25. It is recommended that the Planning Committee grants officers delegated powers to approve the application and amend the planning obligation

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/1782/17/PO, S/0558/14/OL and S/2588/15/RM.

Report Author:

Karen Pell-Coggins
Telephone Number:

Senior Planning Officer
01954 713230