

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 August 17

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/2413/17/OL

Parish(es): Cottenham

Proposal: Outline application for the erection of up to 200 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2), demolition of No. 117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters reserved with the exception of the main site accesses. (resubmission)

Site address: Land off Rampton Road, Cottenham

Applicant(s): Gladman Development

Recommendation: Approval subject to Section 106 Agreement

Key material considerations: Housing Land Supply
Principle of Development
Character and Appearance of the Area
Density
Housing Mix
Affordable Housing
Developer Contributions
Design Considerations
Trees and Landscaping
Biodiversity
Highway Safety and Sustainable Travel
Flood Risk
Neighbour Amenity
Heritage Assets

Committee Site Visit: No (Members visited the site on 31 January 2017)

Departure Application: Yes – Press Notice 12 July 2017 site notice 11 July 2017.

Presenting Officer: Julie Ayre (Team Leader East)

Application brought to Committee because: The officer recommendation of approval conflicts with the recommendation of Cottenham Parish Council

Date by which decision due: 30 October 2017

Update

Consultation Response

A further 6 letters of objection have been received, raising similar concerns to the ones highlighted in the main report.

A further 4 letters of support have been received, raising similar comments to the ones highlighted in the main report.

Planning Assessment

The Air Quality Officer has recommended a condition associated with the provision of Electric Car Charging points, which has been omitted from the list of conditions.

Amendment to wording

Para 5, should read 19,500 not 19,000.

Para 6 Impact upon is repeated

Para 74 should read upto 200 dwellings and upto 70 apartments with care.

Para 75 should read upto 200 dwellings with upto 70 apartments with care.

Para 157 delete words after open-space (particularly on within) should read, archaeological protection area.

Para 169 – second line should read the application has been advertised under Regulation 5A.....copy has been forwarded to Historic England.

Para: 177 – Significantly rather than significant

Para 184 is to be deleted.

Para 200 should read 19,500 not 19,000.

New Condition

Prior to occupation of the dwellings details of an Electric Car Charging point, which is integrated into the landscaping plan shall be submitted to and approved in writing with the Local Planning Authority, that Electric Charging point shall be installed in accordance with the approved documents prior to occupation of the 50th dwelling and maintained in perpetuity

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 Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Planning File Ref: (These documents need to be available for public inspection.)

- Documents referred to in the report including appendices on the website only and reports to previous meetings

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