

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 August 2017

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/1124/17/OL

Parish(es): Meldreth

Proposal: Erection of 18 dwellings (including affordable) with all matters reserved except for access

Site address: Land to the rear of No.79 High Street, Meldreth SG8 6LA

Applicant(s): Mr Michael Collins

Recommendation: Delegated approval (to complete section 106 agreement)

Key material considerations: Five year supply of housing land
Principle of development
Density of development
Affordable housing (including viability considerations)
Impact on the Conservation Area, street-scene and edge of village
Highway safety
Residential amenity of neighbouring properties
Surface water and foul water drainage
Trees
Ecology
Provision of formal and informal open space
Section 106 Contributions

Committee Site Visit: 08 August 2017

Departure Application: Yes (advertised 19 April 2017)

Presenting Officer: Rebecca Ward, Principal Planning Officer

Application brought to Committee because: Approval of the planning application would represent a departure from the Local Development Framework and would be contrary to the recommendations of Meldreth Parish Council.

Date by which decision due: 11 August 2017 (Extension of time agreed)

Update to Report

Consultation – Paragraph 25

Cambridgeshire County Council Growth Team (comments received 3 August 2017) -
Council officers have reviewed the position and confirm there is no longer any basis for

seeking contributions for early years and primary education as there is sufficient capacity to accommodate children from this development at Meldreth Primary School (3 early year and 7 primary year children).

Contributions are still required for secondary education (5 children). The proposed development will have a significant impact on the secondary education places at Melbourn Village College. The County Council's proposed solution to mitigating the secondary aged children arising from this development and others in the area is to expand the school to provide 150 additional secondary education places. The total cost of the project is £3,700,000. The total cost per place is £24,667.

The school has a capacity of 740 places based on the Dfe net capacity assessment and PAN of 148. The site area of 8.7ha has space for further expansion. In order to provide costs officers will need to progress discussions with the school and a detailed curriculum analysis and assessment of how additional places should be provided. Education officers have already spoken to the Head teacher at the end of last term and will meet again in the autumn term to discuss potential needs and projects.

Planning Assessment, Education Provision. paragraph 76 – 79

Officers informed the County Council that Marley Eternit site remains un-determined therefore it cannot be given any material weight in the determination of this planning application as to do so would be premature. Therefore the comments put forward previously by the CCC for early and primary years were not CIL compliant. In recognising this, the CCC have now amended their consultation response and have requested no contributions are needed towards early or primary years as there is capacity at Meldreth school to accommodate the needs of the development.

In terms of secondary years, the CCC has now provided additional information on the future forecast and pressures of Melbourn Secondary School. This highlights that the school is operating within capacity until 2025/26 at which point the expected number of in catchment children slightly exceeds the PAN capacity of 740 pupils. The CCC has also included a separate forecast that includes the impact of future developments (and which is based on upper end general multipliers), however many of these schemes have not come before members to be determined and as above, the impact of these have been considered prematurely. Based on this information planning officers have not been able to properly assess whether capacity arising from an additional 5 children would be an issue and therefore, at this stage officers cannot support the request. A contribution has not been considered to have been robustly justified and is therefore not required.

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:

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