

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 November 2017

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/2239/13/FL

Parish(es): Sawston

Proposal: Erection of football ground for Cambridge City Football Club and creation of new community recreational ground.

Site address: Land to the north of Deal Grove, Off Babraham Road, Sawston

Applicant(s): Mr Len Satchell

Recommendation: Refusal

Key material considerations: Principle of development, effect on the openness of the Green Belt and need for very special circumstances, visual impact, highway safety, sustainability, neighbour amenity and ecology

Committee Site Visit: Yes

Departure Application: Yes – re-advertised 21 June 2017

Presenting Officer: Julie Ayre (Team Leader East)

Application brought to Committee because: Referral back to Planning Committee following Judicial Review.

Date by which decision due: 2 February 2014

Update to Report

Consultations add below paragraph 31. Lead Local Flood and Water Authority (LLFA)

Initially objected to the application (letter dated 16 October 2017) due to insufficient information to demonstrate surface water strategy would not create additional flooding elsewhere. However, following the submission of additional information by the applicants (as previously submitted with discharge of condition application S/2345/15/DC) on the 26 October 2017, the details are sufficient to overcome the concerns and their objection has been removed subject to the imposition of the following conditions:

1. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by

the Local Planning Authority prior to the first occupation of any building. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

(Reason -To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework)

2. The surface water drainage scheme shall be fully implemented prior to the occupation of the development hereby permitted in accordance with the following drawings: Proposed Drainage Layout Sheet 1 (665858-DWG-SBU-100, P3), Proposed Drainage Layout Sheet 2 (665858-DWG-SBU-101, P3), Proposed Drainage Layout Sheet 3 (665858-DWG-SBU-102, P3).

(Reason - To prevent an increased risk of flooding and protect water quality in accordance with policy NE/9 of the Local Development Framework)

Additional Comments to paragraph 51

Officers consider the conditions requested by the LLFA to be reasonable and would meet the tests of paragraph 206 of the national framework. These conditions will need to be included if planning consent is granted.

Additional information to conclusion, paragraph 71

Should Members also be minded to support the application, it would need to be referred back to the Secretary of State for consultation in accordance with the terms of Town and Country Planning Consultation Direction 2009.