

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 December 2017

AUTHOR/S: Joint Director for Planning and Economic Development

Application Numbers: i) S/1969/15/OL
ii) S/2553/16/OL

Parish(es): Linton

Proposal: i) Outline planning application with all matters reserved for up to 50 houses and 30 allotments

ii) Outline planning application with all matters reserved for up to 50 dwellings and allotments (not less than 0.45 hectares)

Site address: Horseheath Road, Linton

Applicant(s): Ely Diocesan Board of Finance

Recommendation: Delegated Authority to officers to submit a 'Statement of Common Ground' to the Inspectorate which does not defend the reasons for refusal on applications S/1969/15/OL and S/2553/16/OL, subject to the agreement to the submission of the same information in relation to application S/3405/17/OL.

Considerations

1. Application S/1969/15/OL was refused by Planning Committee on the 11 May 2016 and application S/2553/16/OL was refused by Planning Committee on 23 March 2017. Both applications are currently subject to appeals. The joint public inquiry is scheduled for the 9 January 2018.

2. The applications were refused for the following reason:-

The application has been submitted in outline with all matters reserved, including layout. However, the submission expressly seeks formal consent for up to 50 dwellings. The application site comprises a sensitive edge of settlement location within undulating landscape topography. Given the landscape and visual amenity characteristics and context of the site the Local Planning Authority does not consider that the applicant has satisfactorily demonstrated that a development of up to 50 dwellings can be accommodated on the site without causing harm to the landscape and visual amenities of the area. It is considered that a comprehensive scheme of structured landscape planting, combined with a design-led approach to the development of this site is essential, and this would be highly likely to encroach into the developable area of the site and compromise the ability to accommodate 50 dwellings. The Local Planning Authority therefore considers that a development of 50

dwellings would be likely to exert a harmful effect on the landscape and visual amenities of the area, contrary to Policies DP/1, DP/2, DP/3 and NE/4 of the South Cambridgeshire Local Development Framework Development Control Policies DPD, 2007 and the adopted Design Guide.

3. Since these applications were refused, the applicant has submitted a revised application S/3405/17/OL which is considered to address the reasons for refusal in relation to the applications at appeal and is therefore recommended for approval by officers.
4. This current proposal has provided additional information to address those issues and is considered to have resolved the previous concerns. The number of dwellings has been reduced by 8 and a revised indicative plan has been submitted that shows a 6 metre wide strategic buffer, additional planting, an area of public open space and allotments along a large part of the eastern and northern boundaries of the site adjacent to the open countryside; a second area of public open space to the south west; and a buffer along the southern boundary. This has resulted in a more comprehensive scheme of structured landscape planting throughout the site and represents a design led approach that is supported by the Landscape Design Officer and is considered to address the previous objections through improving the edge of the village and integrating the development into the landscape.
5. If the current application is agreed to be approved by members, the applicant proposes to submit the plans subject to the current application reference S/3405/17/OL to the Inspector under the 'Wheatcroft' approach at the appeal to substitute the refused plans. If this is the case, there would be little ground for the Local Planning Authority to object to the proposal. Therefore, it would be difficult to defend the landscaping reason for refusal.

Conclusion

6. The reports seeks to ask members to provide clear guidance for officers who will be defending the appeals under application S/1969/15/OL and S/2553/16/OL, where the reasons for refusal have been addressed through negotiations on the further planning application S/3405/17/OL. The evidence provided overcomes the reasons for refusal and the impact of the development can be mitigated through an appropriate conditions and a Section 106 legal package.

Recommendation

7. It is recommended that the Planning Committee grants officers delegated powers to agree a 'Statement of Common Ground' in relation to the appeals under applications S/1969/15/OL and S/2553/16/OL, which does not defend the outstanding reason for refusal in relation to landscaping subject to the agreement on additional drawings submitted to the Inspectorate by the applicant.

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/2553/16/OL, S/1969/15/OL, S/1963/15/OL and S/0096/17/OL.

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