

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 07 February 2018
AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/2927/17/FL

Parish(es): Litlington

Proposal: Demolition of Existing Farmhouse and Associated Outbuildings and Development of Total of 22 Dwellings including 11 Affordable Dwellings, Associated Green Space and External Works

Site address: Sheen Farm, Royston Road, Litlington

Applicant(s): Greater Cambridgeshire Housing Development Agency

Recommendation: Approval on the Basis that Development would be Sustainable and the Impact on the Setting of Neighbouring Listed and Unlisted Heritage Assets would Not Outweigh the Delivery of a Significant Amount of New Housing, including Affordable Housing

Key material considerations: Five Year Supply of Housing Land
Principle of Development
Sustainability of the Location
Density
Affordable Housing
Design
Character of Village Edge & Surrounding Landscape
Highway Safety
Residential Amenity
Surface & Foul Water Drainage
Formal & Informal Open Space
Section 106 Contributions

Committee Site Visit: 6 February 2018

Departure Application: Yes. (advertised on 30 January 2018)

Presenting Officer: John Koch, Team Leader

Application brought to Committee because: The application represents a significant departure from the development plan

Date by which decision due: 22 November 2017

Update Report

1. Paragraph 49 - The mix for the market housing is incorrect. The 3 bed semi-detached houses are all 5 person, not 4 person as mentioned.
2. Paragraph 70 – There should be no “and” at the end of the sentence.
3. Paragraph 108 – The area of open space provided is 603m2. This meets the spatial requirements for a LEAP, however it has been agreed that this area will not be equipped given the proximity of the adjoining recreation ground.
4. The above updates do not alter the recommendation in the report

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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