

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

24 April 2018

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/4548/17/OL

Parish(es): Cottenham

Proposal: Outline planning permission for the erection of up to 23 residential units, including affordable housing provision, public open space and associated access, infrastructure and landscaping with all matters reserved except for access

Site address: Land at Oakington Road, Cottenham

Applicant(s): Gabriel Lau

Recommendation: Delegated Approval subject to the completion of a Section 106 agreement

Key material considerations: Housing Land Supply
Principle of Development
Density
Housing Mix
Affordable Housing
Impact on landscape and local character
Ecology, trees and hedging
Design Considerations
Biodiversity
Highway Safety and Sustainable Travel
Flood Risk
Archaeology
Neighbour Amenity
Contamination
Renewable Energy
Heritage Assets
Impact on services and facilities-Developer Contributions

Committee Site Visit: 23 April 2018

Departure Application: Yes – Advertised 10 January 2018 (Major, Departure)

Presenting Officer: Karen Pell-Coggins, Senior Planning Officer

Application brought to Committee because: The officer recommendation of approval conflicts with the recommendation of Cottenham Parish Council and represents a significant departure from the development plan

Date by which decision due: 4 May 2018 (Extension of Time agreed)

Update to Report

Consultations – Update to paragraphs 22, 31, 35, 38, 43 and 46

1. **Cottenham Parish Council** – Comments as amended that the site is wetter than the neighbouring Persimmon site and infiltration testing should be done prior to Reserved Matters being decided (currently the surrounding fields all have sitting water and the ditch isn't able to cope with the existing agricultural run off). Ditch to front of the site cannot be used as a fallback plan for the drainage and there is no evidence provided that the pipes across to Histon Road will be sufficient to cope. Noted that transport assessment states there are sustainable transport options and that the site is easily accessible walking distance from the village facilities/core; this is incorrect. Previous objections still stand. CPC recommends refusal.
2. **Landscape Design Officer** – No further comments as amended.
3. **Ecology Officer** – Comments that the amendments would not alter the ecological constraints of the site. However, requires the wording of the condition to be revised to submit details prior to or concurrently with the submission of the first reserved matters application.
4. **Urban Design Officer** – Welcomes the amended parameter plan that reduces the height to two storeys.
5. **Drainage Officer** – Has no objections as amended subject to conditions in relation to surface water drainage and foul drainage schemes to be agreed.
6. **Local Highways Authority** – Comments as amended that the inter vehicle visibility splays shown on the drawing in Appendix 5 of the amended Transport Assessment overcomes the original objection.

Representations – Update to paragraph 60

7. The residents of the adjoining land also have concerns in relation to the position of the highway boundary and the easement zone to the pumping station.
8. A resident of The Rowells comments that there is no longer a 5 year supply housing shortage in Cottenham or SCDC as 375 homes have been granted permission in Cottenham and there is another application for 125 houses. Has concerns in relation to flood risk and distance to village services and consequent use of the car.

Planning Assessment (Other Matters) – Additional paragraphs

9. The site for development does not include the access track to the north east that is claimed to be under different ownership. Notice has been served on the owners of the site for development as part of the application process.
10. The position of the highway boundary will be clarified with the Local Highways Authority.
11. The impact of construction noise upon horses on the adjacent paddock would be temporary in nature and controlled by condition. The impact of the development would be screened by 5 metres wide buffer planting.

Conditions and Informatives – Update to condition I

12. Prior to or concurrently with the submission of the first approval of reserved matters and prior to the commencement of development (including vegetation removal and access) a scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.
(Reason - NPPF expects development to provide for biodiversity and this can be achieved at this site through enhancement measures as set out in the Preliminary Ecological Appraisal.)

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/4548/17/OL, S/1606/16/OL, S/1952/15/OL, S/3551/17/OL, S/2876/16/OL, S/2413/17/OL, S/1411/16/OL and S/1818/15/OL

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