

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

16 August 2018

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/3865/17/FL

Parish(es): Waterbeach

Proposal: Demolition of existing buildings and redevelopment for a 345 sqm convenience store, 10 apartments and 6 houses, together with associated car and cycle parking and landscaping

Site address: Land at the corner of Capper and Cody Ro, Lancaster & Walmington House, Capper Road, Waterbeach, CB25 9LY

Applicant(s): Cambridge and County Developments

Recommendation: Delegated approval subject to S106 agreement

Key material considerations: Principal of development
Impact to surrounding residential amenity
Impact on the character and appearance of the area

Committee Site Visit: 16 August 2018

Departure Application: Yes (advertised 21 November 2017)

Presenting Officer: Rebecca Ward, Principal Planning Officer

Application brought to Committee because: Significant public interest

Date by which decision due: 18 August 2018

A. Update to the report

1. Agenda report paragraph number 81 and 80 - Heads of terms with regard to early years and primary education

In 2015 Cambridgeshire County Council (CCC) reached the limit of five s106 contributions towards primary education in Waterbeach. These 5 contributions were generic in that they were simply to be spent on education improvements in the village. When the next application for housing was received CCC said that the money already secured would be spent on 2 classrooms, with future monies being spent on two further classrooms at the school.

The two most recent approvals in Waterbeach (Gibson Close - S/2177/16/FL and Bannold Road - S/2461/16/FL) both went to planning committee and are accompanied by heads of terms whereby ensured the section 106 agreements are worded such that the Primary

Education Contribution (PEC) is paid to the District Council and the District Council covenants to hold the Primary Education Contribution for the purpose of funding a further two new additional classrooms at the Waterbeach Community Primary School or any successor school and for no other purpose.

The Heads of Terms in appendix 1 has therefore been amended to reflect the same position to ensure the pooling of the contributions is compliant with the CIL regulations. The amount of contributions taken will remain the same as the original.

2. Agenda report paragraph number 91 - Conditions (appendix 2)

Some amendments have been made to the planning conditions. These changes include amendments to the trigger points, typographical errors and to comply with details that have been submitted with the application. The amended conditions are listed below and found in the attached revised appendix.

Condition 7 Ecology
Condition 10 parking area implementation
Condition 12 Surface water drainage
Condition 16 plant and equipment
Condition 23 renewable energy

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.) S/3865/17/FL
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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