

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 13 March 2019
AUTHOR/S: Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire

Application Number: S/2424/18/FL

Parish(es): Melbourn

Proposal: Erection of 22 dwellings together with associated open space, landscaping, highway, and drainage infrastructure works

Site address: 36 New Road, Melbourn, Royston, Cambridgeshire

Applicant(s): R2 Developments Ltd

Recommendation: Approval subject to s106 agreement

Key material considerations: Principle of development
Affordable Housing and Housing Mix
Impact on the character of the area and landscape
Residential Amenity
Highway Safety
Drainage and Flood Risk
Biodiversity

Committee Site Visit: 12th March 2019

Departure Application: No

Presenting Officer: Ishita Sheth, Senior Planning Officer

Application brought to Committee because: Inadequate Affordable Housing provision. Parish Council 's objection conflicts with officer recommendation.

Date by which decision due: 8th October 2018

Update Report

Paragraph 138 – Conditions

The following condition has been updated and agreed by Planning Officers:

Condition 7 - No development shall take place above ground level until details of the proposed children's play area have been submitted to and approved in writing by the Local Planning Authority. The play area shall be laid out as approved before the first occupation of any part of the development, or in accordance with a programme to be submitted to and approved in writing by the Local Planning Authority.

(Reason - To provide outdoor play space in accordance with Policy SC/7 of the adopted South Cambridgeshire Local Plan 2018.)

Paragraph 138 – Heads of Terms

Heads of terms for the completion of a Section 106 agreement

Melbourn – 36 New Road (S/2424/18/FL)

Affordable housing summary:

Affordable housing percentage	4 dwellings (18%)
Affordable housing tenure	Rented
Local connection criteria	N/A
Local connection villages	N/A

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years	CCC	£14,421
Primary School	CCC	£95,190
Sports	SCDC	£25,374.61
Children's play space	SCDC	£33,663.95
Indoor community space	SCDC	£11,520.08
Household waste bins	SCDC	£2,155.50
Monitoring	SCDC	£500
Libraries and lifelong learning	SCDC	£1,571.51
Health	SCDC	£14,036
TOTAL		£198,433
TOTAL PER DWELLING		£9,019.68

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Open space	SCDC	Onsite informal open space

Planning condition infrastructure summary:

Item	Beneficiary	Summary
N/A	N/A	N/A

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Ref	CCC1
Type	Early years
Policy	South Cambridgeshire Local Plan Policy TI/8
Required	Yes
Detail	<p>The development creates 5 early years' children 3 of whom are entitled to free school provision.</p> <p>There is currently a project to expand early years places at Melbourn primary school. The County Council's proposed solution to mitigating the early years aged children arising from this development and others in the area is to provide provision of an additional 52 places. The total cost of the project is £249,955 (2Q16).</p> <p>£249,955 / 52 children = £4,807 per place</p>
Project	Early years classroom at Melbourn Primary School
Quantum	£14,421
Fixed / Tariff	Fixed
Trigger	Prior to commencement of development
Number Pooled obligations	4

Ref	CCC2
Type	Primary School
Policy	South Cambridgeshire Local Plan Policy TI/8
Required	Yes
Detail	<p>The development creates 5 primary school children</p> <p>There is currently a project to expand primary places at Melbourn primary school. The County Council's proposed solution to mitigating the primary aged children arising from this development and others in the area is to provide provision of an additional 3 classrooms (90 places). The total cost of the project is £1,713,463(2Q16).</p> <p>£1,713,463 / 90 children = £19,038 per place</p>
Project	Expansion to Melbourn Primary School
Quantum	£95,190
Fixed / Tariff	Fixed
Trigger	Prior to commencement of development
Number Pooled obligations	4

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Ref	SCDC1
Type	Sport
Policy	South Cambridgeshire Local Plan Policy SC/7 and SF/11 and Open space in new development SPD
Required	Yes
Detail	<p>The Recreation and Open Space Study 2013, forming part of the Local Plan submission, showed that Melbourn needed 7.44 ha but has 3.08 ha i.e. a deficit of 4.36 ha of Outdoor Sport Provision.</p> <p>In accordance with Policies SC/7 the applicant will be required to make a contribution towards the increase in demand for provision of outdoor sports provision to mitigate the impacts of the proposed development.</p> <p>The money will be allocated towards the new 3G sports pitch at Melbourn Village College which will be used by local sports team (inc Melbourn Dynamo's) during the evening and at weekends. This facility is to be part funded from other developments and Football Foundation.</p> <p>A financial contribution is required based on the Open space SPD.</p>
Project	Towards the provision and maintenance of an enlarged or new 3G sports pitch at Melbourn Village College or elsewhere in the village.
Quantum	£25,374.61
Fixed / Tariff	Fixed
Trigger	Prior to occupation of 10 dwellings
Number Pooled obligations	2

Ref	SCDC2
Type	Children's play space
Policy	South Cambridgeshire Local Plan Policy SC/7 and SF/11 and Open space in new development SPD
Required	Yes
Detail	<p>The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Melbourn needed 3.72 ha Children's Play Space whereas the village had 0.34 ha, i.e. a deficit of 3.38 ha of Children's Play Space.</p> <p>Based on a possible housing mix the development would be required to provide 195 m2 of formal play space and 195 m2 of informal play space.</p> <p>The applicant is proposing a central area of public open space comprising a total of circa 550 square metres however this is an unequipped area. A contribution towards offsite formal play space is therefore required.</p> <p>Melbourn Parish Council has recently reaffirmed its intention to replace the skate park on the recreation ground. Preliminary discussions with users have indicated that the facility at Foxton is popular and caters for a number of different users (i.e. including BMX). The PC would expect the final designs to be influenced by the users but the expected cost sits somewhere between £60,000 and £110,000.</p>

	A financial contribution is required based on the Open space SPD.
Project	Towards the provision and maintenance of a new skate park in Melbourn
Quantum	£33,663.95
Fixed / Tariff	Fixed
Trigger	Prior to occupation of 10 dwellings
Number Pooled obligations	1

Ref	SCDC3
Type	Informal open space
Policy	South Cambridgeshire Local Plan Policy SC/7 and SF/11 and Open space in new development SPD
Required	Yes
Detail	Onsite space
Project	N/A
Quantum	Circa 550 sqm
Fixed / Tariff	Fixed
Trigger	To be provided prior to occupation of 15 dwellings
Number Pooled obligations	N/A

Ref	SCDC4
Type	Offsite indoor community space
Policy	South Cambridgeshire Local Plan Policy SC/6 and Portfolio holder approved policy
Required	Yes
Detail	<p>In accordance with the policy standards set out in SC/6 Melbourn needs 507 m2 of indoor community space whereas it has 124 m2 resulting in a deficit of 383 m2.</p> <p>At the time of the 2009 assessment the only facility that was audited was Melbourn All Saints Community Hall. Since 2009 the Melbourn Hub has been built in the village (opened 2014) and which hosts the village Library Access Point.</p> <p>Melbourn Hub focusses on providing high quality support for the community by the community. It offers a safe and welcoming place to visit, a café with free WiFi, a library access point and meeting rooms which can be used for leisure or business. Its opening hours are between 09:00-17:00 Monday to Saturday.</p> <p>In response to meeting new demand the Hub has obtained planning permission (S1172/18/FL) to expand the gross internal area of its premises by some 42 sqm and which will have the effect of creating a new meeting room on the ground floor, expanding the size of the smaller first floor meeting room and providing an upstairs WC. The project is anticipated to cost in the region of £170,000 (based on Q2 2018).</p> <p>A financial contribution is required based on the portfolio holder approved policy.</p>
Project	Towards an extension to Melbourn Hub
Quantum	£11,520.08
Fixed / Tariff	Fixed
Trigger	Prior to occupation of 10 dwellings
Number Pooled	

obligations	
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Ref	SCDC5
Type	Household waste receptacles
Policy	RECAP Waste Management Design Guide
Required	YES
Detail	£73.50 per house and £150 per flat
Project	towards the Receptacle provision of household waste receptacles necessitated by the Contribution" Development
Quantum	£2155.50
Fixed / Tariff	Fixed
Trigger	Paid in full prior to occupation of first dwelling
Number Pooled obligations	None

Ref	SCDC6
Type	S106 Monitoring
Policy	Portfolio holder approved policy
Required	YES
Detail	To monitor the timely compliance of the planning obligations, specifically onsite infrastructure including affordable housing and public open space
Project	monitoring of the proper and timely performance of the Owner's covenants under the terms of the Agreement
Quantum	£500
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
Number Pooled obligations	None

Ref	SCDC7
Type	Libraries and lifelong learning
Policy	South Cambridgeshire Local Plan Policy TI/8
Required	Yes
Detail	<p>The mobile library serving Melbourn also serves a number of other villages and must be defined as a "project, or type of infrastructure" for the purpose of CIL Reg 123(3). CCC has reached their pooling limit for mobile library contributions and as such no further contributions towards mobile libraries may be secured.</p> <p>In addition to the monthly mobile library visit, Melbourn is served by a volunteer run public library (Library Access Point) which operates out of Melbourn Hub since it opened in 2014.</p> <p>With a Cambridgeshire County Council membership card users have the ability to borrow any of the books and to order books, DVDs and CDs from any Cambridgeshire County library for collection at Melbourn</p> <p>The request for library contributions are sought by the District Council for the purchase of new computers and learning software to facilitate the running of adult learning courses at the Melbourn Hub.</p> <p>A financial contribution is required based on the MLA Standard Charge Approach for public libraries (Public Libraries, Archives and New Development: A standard Charge Approach (Museums, Libraries and</p>

	Archives Council, May 2010)
Project	Towards the provision of adult lifelong learning educational equipment and resource material at Melbourn Library Access Point
Quantum	£1,571.51
Fixed / Tariff	Fixed
Trigger	Prior to occupation of 10 dwellings
Number Pooled obligations	1 (The Moor Melbourn S/1032/17/FL)

Ref	SCDC8
Type	Healthcare
Policy	South Cambridgeshire Local Plan Policy TI/8
Required	Yes
Detail	<p>It is recognised by NHS England that the Orchard Surgery in Melbourn is operating at capacity and that this situation will be exacerbated as a result of circa 300 dwellings and 75 bed care home being approved in recent years. In response to the application for 199 dwellings at New Road NHSE advised that Orchard Surgery was 116 m2 smaller than was required for the current list size.</p> <p>Orchard Surgery is on a constrained site and although there may be potential to expand it little work has progressed in this respect. An alternative to expanding the Orchard Surgery would be to provide alternative accommodation for the likes of Cambridgeshire Community Services. This would have the effect of freeing up GP consulting rooms. Stakeholders from the Surgery, CCG and Parish Council are current exploring whether the Hub could be used for this purpose.</p>
Project	In order to facilitate additional GP consulting space within Melbourn through either the expansion of the Orchard Surgery or the provision of healthcare space elsewhere in the village
Quantum	£14,036
Fixed / Tariff	Fixed
Trigger	Prior to occupation of 10 dwellings
Number Pooled obligations	2

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 Plan 2018
- South Cambridgeshire Local Development Framework SPDs
- Planning File reference S/2424/18/FL

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