

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

10 April 2019

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/2487/18/RM

Parish(es): Linton

Proposal: Approval of the matters reserved for the layout of the site, the scale and appearance of buildings, the means of access and landscaping following outline planning permission S/1963/15/OL for up to 55 dwellings with landscape buffer and new vehicular access.

Site address: Land to the North and South of Bartlow Road

Applicant(s): Abbey Developments Ltd.

Recommendation: Delegated Approval

Key material considerations: Affordable Housing
Market Housing Mix
Character and Appearance of the Area
Design Considerations
Ecology
Trees and Landscaping
Highway Safety
Flood Risk
Archaeology
Neighbour Amenity
Heritage Assets

Committee Site Visit: 9 April 2019

Departure Application: No

Presenting Officer: Karen Pell-Coggins, Senior Planning Officer

Application brought to Committee because: The officer recommendation of approval conflicts with the recommendation of Linton Parish Council and the Local Member has requested that the application is considered by committee as it is of local interest.

Date by which decision due: 12 April 2019 (Extension of Time requested)

Update to Report

Paragraph 20 - Consultation

1. **Local Highways Authority** - Has the following comments, as amended: -
 - i) The inter vehicle visibility splays to the proposed access for units 37-38 must be

shown, although this is an 'existing' access for agricultural purposes only at present there are plans for a new bus interchange to the east of this access, so the Local Highway Authority need to be sure that one does not affect the other (1/2 & 3/4 visibility splay as shown). The splays need to be shown in full.

ii) The parking court between units 13 & 9 requires vehicular visibility splays.

iii) The dimensions of the 5m wide access for the FOG1 unit 20 and FOG 1 unit 43 have not been shown. The inter vehicle visibility splay to the west of the FOG 1 unit 43 access appears to intersect a porch.

iv) The proposed car parking layout (plots 33 & 39) appear to show the length of driveways are not equally divisible by units of 5m therefore the proposed layout has the potential to encourage irregular parking which could lead to the overhang of the vehicles into the proposed access route obstructing the footway forcing pedestrians which includes the most venerable road users into live carriageway.

v) Requires clarification that the ramp arrows are in the correct direction.

vi) A short section of footway between the Northern site and The Ridgeway existing footway is requested thus removing a small section of grass verge.

Subject to the above amendments, requires conditions in relation to the provision of pedestrian visibility splays measuring 2 metres x 2 metres from the edge of the highway that are kept clear from obstruction over a height of 600mm, the accesses to be constructed from bound material to prevent debris spreading onto the adopted public highway, the accesses to fall and levels are such that no private water from the site drains across or onto the adopted public highway, the submission of a traffic management plan during construction, the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification and not permeable paving as shown on the submitted drawing and details of the proposed arrangements for future management and maintenance of the proposed streets within the development.

Update to paragraph 95 - Planning Assessment

2. The proposal is not considered to be detrimental to highway safety providing the requirements of the Local Highways Authority in relation to are submitted and agreed.

Update to paragraph 130 - Recommendation

3. Delegated approval subject to the amendments required by the Local Highways Authority in relation to the access widths of the shared parking areas, visibility splays and a section of footway; the minor amendments suggested by the Urban Design in relation to the provision of more windows to provide active frontages, the suggestions from Landscape Officer together with the planning conditions and informatives as set out in the original report with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission.

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 Supplementary Planning Documents (SPD's)
- Planning File References: S/2487/18/RM and S/1963/15/OL

Report Author:

Karen Pell-Coggins
Telephone Number:

Senior Planning Officer
01954 713230