

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee 6 October 2010  
**AUTHOR/S:** Executive Director (Operational Services)/Corporate Manager  
(Planning and New Communities)

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### **S/0990/10/RM - CAMBOURNE**

**37 dwellings and associated works (amended layout and house-types to that previously approved under reference S/6399/07/RM) at Land Parcel UC01, Upper Cambourne for Taylor Wimpey East Anglia**

**Recommendation: Approval**

**Date for Determination: 28 September 2010**

#### **Notes:**

**This application has been reported to the Planning Committee for determination because Cambourne Parish Council has recommended refusal.**

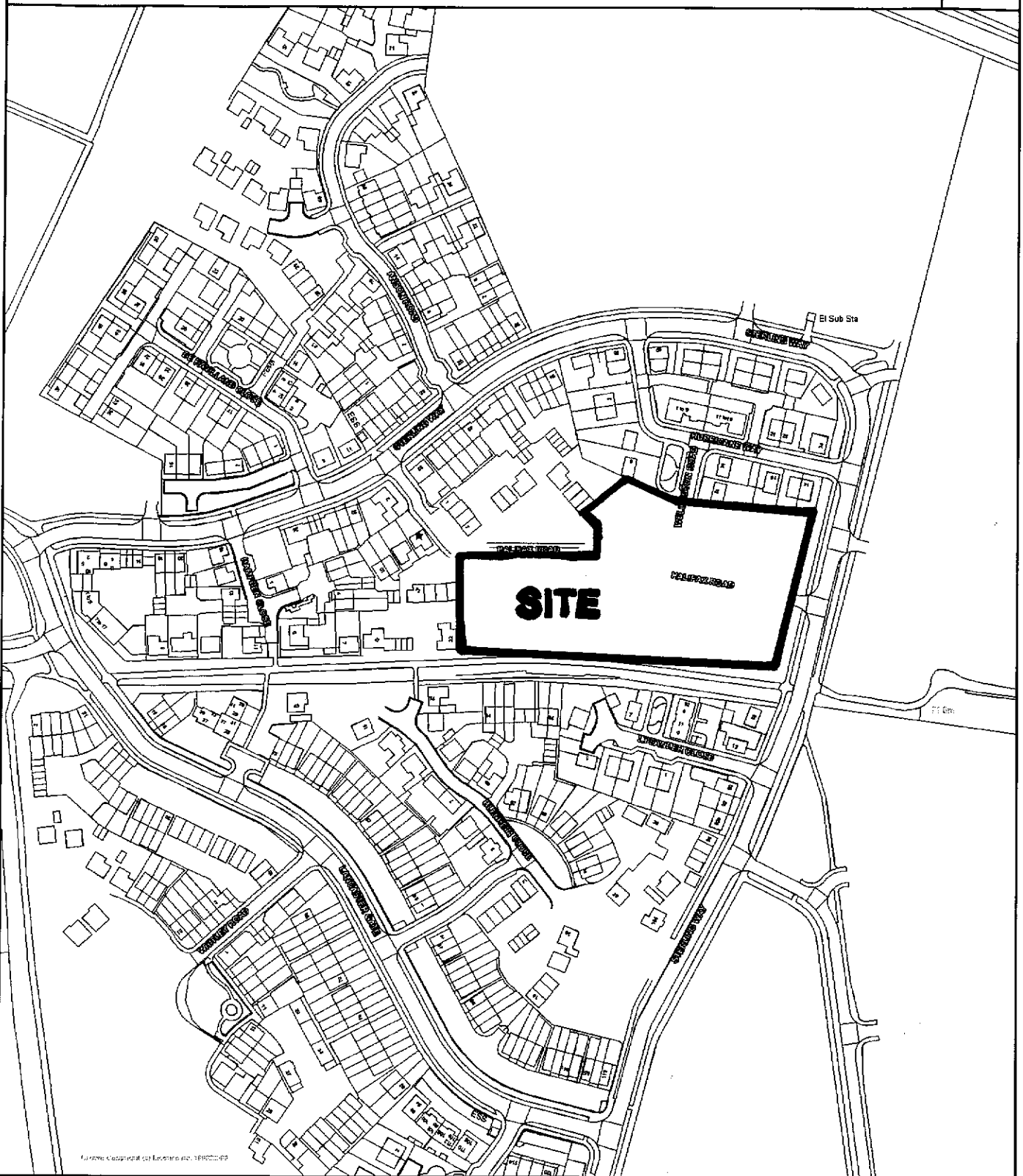
#### **Site and Proposal**

1. The site edged red for this application identifies an area of 0.97 hectares in the eastern part of land parcel UC01. The site is located in the heart of the northern part of Upper Cambourne with a greenway and associated footpath/cycleway to the south and the northern spine road (Stirling Way) to the east. To the north the site abuts UC05 and to the west it abuts the rest of UC01, both of which are in the process of being developed. The site is flat and vacant.
2. The application, received on 17 June 2010 and amended on 23 September 2010, proposes amended house types for 37 dwellings and associated roads that were granted permission under planning reference S/6399/07/RM in May 2007. The matters that have been reserved, and are therefore to be considered, are the access, appearance, landscaping, layout and scale of the development. The number of dwellings and road layout has stayed the same as the approved scheme, with the only change being some of the dwelling types.
3. The application was originally submitted as a full application. However, due to the fact that the site and numbers fall within the remit of the original outline application for Cambourne (S/1371/92/O) and are therefore covered by the S106 agreement that was drawn up in 1994, the application has been amended to a reserved matters application. In addition to this change from a full application scaled elevations have also been submitted to accompany the drawings that were originally submitted. The amended planning application forms and scaled drawings have been sent to the parish council for information.

#### **Planning History**

4. **S/1371/92/O** - Outline permission granted for 3300 dwellings in April 2004.  
**S/6399/07RM** – Reserved matters granted in May 2007 for 110 dwellings and associated garages and infrastructure.

S-0990-10-RM



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Scale 1/2500 Date 24/9/2010

Centre = 532969 E 259643 N

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**Upper Cambourne Development Briefing Document Revision H**, which sets out the design principles for the site.

### **Planning Policy**

5. **Cambridgeshire and Peterborough Structure Plan 2003:**  
**P1/3** – Sustainable Design in Built Development, P5/4 Meeting Locally Identified Housing Needs
6. **South Cambridgeshire Local Plan 2004 (saved policies):**  
**Cambourne 2** – Development in accordance with Cambourne Design Guide  
**SE7** – Development in accordance with Cambourne Masterplan and Design Guide.
7. **Local Development Framework Core Strategy 2007:**  
**STa-k** Objectives arising from the Strategic Vision for South Cambridgeshire.
8. **Local Development Framework Development Control Policies 2007:**  
**DP/1** requires development to demonstrate that it is consistent with the principles of sustainable development.  
**DP/2** requires the design of new development to be of high quality, with criteria listed, and content for design and access statements.  
**DP/3** sets development criteria, a checklist to ensure all requirements are met.  
**DP/6** sets criteria for the sustainable construction methods to protect resources and amenities.  
**NE/6** requires positive biodiversity gain  
**NE/14** sets standards for lighting proposals  
**TR/1** encourages planning for more sustainable travel through accessibility, alternative modes, and parking levels.  
**TR/2** sets parking standards.

### **Consultations**

**Cambourne Parish Council** - recommended refusal in light of insufficient information to satisfy the council that the drain infrastructure has the capacity to take further dwellings.

The Council feels that there may be a design problem with the drainage system, resulting in the well-publicised flooding near the pumping station. Therefore until the Developers can prove to the satisfaction of the District and Parish Councils that the present drainage system is capable of coping with the existing and additional foul drainage discharge, Cambourne Parish Council is unlikely to be in a position to recommend approval of any large scale planning application. The District and Parish Council would have to be satisfied that any further application would not adversely affect dwellings lower down the drainage system.

9. **Ecology Officer** – has requested that a standard ecological enhancement condition be attached to any consent that is granted.
10. **Landscape Officer** – is concerned about the proximity of some of the proposed trees to the dwellings and has requested that further details be required through the use of a standard landscaping condition.
11. **Urban Design** – feels that the proposed development is an improvement to the previously proposed scheme with regards to the positive frontages that the dwellings provide to the highway.

12. **Highways Officer** – has no objection.
13. **Police Architectural Liaison Officer** – has raised concerns about the gates to the parking courts being only symbolic and serving no purpose, though as the first phases are complete he feels that there is little scope to comment further.

#### **Representations**

14. None received.

#### **Planning Comments – Key Issues**

15. This reserved matters application continues the build out of Upper Cambourne under the original outline permission granted in 1994 and is essentially an amendment of a scheme that already has planning consent. As the parish council is the only consultee to object to the scheme its comments are addressed below.
16. In terms of the principle of the proposed change in dwelling types this would not be contrary to any policies of the Local Development Framework. In fact the relationship of the new dwelling types with the rest of the land parcel and the approved road layout is considered to be an improvement on the approved scheme.
17. As with the application for UC11 that went before Planning Committee on 1 September (S/0982/10/RM) drainage is a matter that was considered at the outline stage and the system has the capacity to accommodate the proposed dwellings. Moreover there is an extant permission for the development of the entire land parcel that can be implemented at any time. Officers recognise that the problems with the infiltration of surface water into the foul drainage system are not yet resolved. Although the action plan that has been drawn up has not yet resolved the matter it has prevented in any properties from being flooded during recent heavy rain events. The use of a condition limiting the occupation of the proposed dwellings would be *ultra vires* as it would be beyond the legal power of the Planning Authority to seek to control a matter that was considered at the outline planning stage. Notwithstanding this fact officers will continue to work with MCA to ensure that the drainage situation is resolved as soon as is reasonably possible.
18. Safeguarding conditions will be attached to the planning consent to meet the comments and concerns of the Landscape and Ecology Officers.

#### **Recommendation**

19. APPROVE reserved matters of layout, scale, appearance, access and principles of landscaping (see condition 1) as amended by plans received 23 September 2010. Outline permission S/1371/92/O, 20 April 1994. Additional conditions:

#### **Conditions**

1. **The development hereby permitted shall be carried out in accordance with the following approved plans WK6DG20 REV C, WK6FA21 REV A, WK6MA20 REV E, WK6RE20 REV F, WK6WE20 REV E, PB33/PL1, H1536, 359C 10, 359C 11, 359C 12, 359C 13, 359C 14, 359C 15, 359C 16, 359C 17, 359C.26, 359C.27, 359C.28, 359C.29, 359C.30, 359C.31, 359C.32, 359C.33, 359C.34 and 359C.35.**  
(Reason – To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

2. **No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.**  
(Reason – Because insufficient information was submitted with the application; to ensure the use of appropriate species in accordance with the Upper Cambourne Phase 7 Development Briefing Document and the context of the site, and to enhance the quality of the development and to assimilate it within the area, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document Policies DP/1 and DP/2.)
3. **No development shall take place until a plan showing the location and details of the contractors' building compound and parking area has been submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and no materials shall be stored, nor contractors' vehicles parked, outside the approved compound and parking area.**  
(Reason – To ensure that the compound and contractors' parking are adequately accommodated without an adverse impact on existing landscape features, amenity areas or existing residential areas, in accordance with South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document Policies DP/2 and DP/6.)
4. **No development shall take place until a scheme showing access routes for construction traffic (deliveries and spoil removal) has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently take place strictly in accordance with the approved scheme.**  
(Reason – In the interests of the amenities of existing residents in the vicinity, in accordance with South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document Policies DP/2 and DP/6.)
5. **No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of ecological enhancement based on "Ecological Opportunities within the Built Environment" (ESL, November 2000). The scheme shall subsequently be implemented as approved before any dwelling is occupied.**  
(Reason – To ensure the ecological enhancement of the site in order to comply with the Section 106 Agreement dated 20 April 1994, and the Aims and Objectives set out in the Cambourne Master Plan Report, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document Policies DP/1, DP/3 and NE/6.)
6. **No dwelling shall be occupied until the approved space for the storage and collection of wheeled bins for that dwelling has been made available for use.**  
(Reason – To ensure the provision of appropriate facilities in the interests of visual and residential amenity, and usability, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document Policy DP/3.)
7. **No development shall take place until details of materials and finishes for the doors, windows, walls and roofs of the dwellings and garages; hard surfacing, roads, footways, and designs for the cycle stores have been submitted to and approved in writing by the Local Planning Authority.**

**The development shall subsequently be implemented in accordance with the approved details.**

(Reason – Insufficient information was submitted with the application, and to ensure coordination and consistency with the adjacent parcels, and to enhance the visual quality of the development, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document Policies DP/2 and DP/3.)

8. **No development shall take place until a scheme for the provision of external lighting has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently take place strictly in accordance with the approved scheme.**

(Reason – In the interests of amenity, security and the quality of the development, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document Policies DP/2, DP/3 and NE/14.)

9. **During the course of construction, outside a secure compound area (a secure compound is defined as an area with a security fence extending to the ground, and with a gate extending to the ground and locked at night), any steep sided trench of less than 600mm deep must have at least one end sloped, and any steep sided trench of over 600 mm in depth must be covered or fenced if left open overnight.**

(Reason – To prevent injury or death to badgers that may forage on the site, in accordance with South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document Policies DP/1, DP/3 and NE/6.)

10. **Meter boxes shall not be installed on any elevation facing a highway other than in accordance with a scheme that shall have previously been submitted to and approved in writing by the Local Planning Authority.**

(Reason – To avoid visual clutter in the interest of the quality of the development, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document Policies DP/2 and DP/3.)

11. **Visibility plays shall be provided on both sides of all private drives and shall be maintained free from any obstruction over a height of 600 mm within an area of 1.5m x 1.5m measured from and along respectively the highway boundary.**

(Reason – In the interest of highway safety, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document Policies DP/2 and DP/3.)

12. **Visibility plays at road junctions and on the inside of bends shall be laid out and constructed to form part of the highway and not enclosed within the curtilages of adjoining properties.**

(Reason – In the interest of highway safety, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document Policies DP/2 and DP/3.)

13. **The permanent spaces to be reserved on the site for parking and turning of vehicles shall be provided before the respective dwellings are occupied and those spaces shall not thereafter be used for any purpose other than for the parking and turning of vehicles.**

(Reason – In the interest of highway safety, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document Policies DP/2 and DP/3.)

14. **No dwelling shall be occupied until the access road and footways linking that dwelling to the existing public highway network has been completed to at least base course level, and such roads and footways shall subsequently be surfaced to wearing course level within 6 months of the occupation of the last dwelling to be completed on the site.**

(Reason – To protect the safety of users of the access roads and footways, and to enhance the appearance of the built environment, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document Policies DP/2 and DP/3.)

16. **No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.**

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

## **Informatives**

1. It appears to the Council in respect of this proposal that the following conditions of the outline planning permission continue to apply, and the applicant's attention is drawn to these and all conditions of that permission:

Condition 6 (vi) – implementation of landscaping.

Condition 7 (b) – time limit for commencement.

Condition 19 – noise protection scheme with 100m of occupied properties

**(NB: requires submission prior to commencement).**

Condition 28 – roads and footpaths to base course level.

Condition 37 – concealment of cables, meter boxes, etc

Conditions 38 – 41 – aquifer protection measures

2. This Decision Notice is accompanied by a List of Approved Drawings.

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004 (saved policies)
- Cambridgeshire and Peterborough Structure Plan 2003
- District Design Guide SPD
- Planning File Ref: S/0982/10/RM, S/1371/92/ and S/6438/07/O

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