

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 February 2011

AUTHOR/S: Executive Director (Operational Services) / Corporate Manager (Planning and New Communities)

S/1847/10 - IMPINGTON

31 Dwellings (12 affordable) and associated landscaping (including LAP and community orchard), cycle and refuse enclosures, car parking, garaging and internal roadways and footpaths – Land West of Merrington Place, off Impington Lane for Almaren Plc

Recommendation: Conditional Approval subject to S106 agreement

Date for Determination: 24th January 2011

A. Update to the report

Agenda report paragraph number N/A - Recommendation

Should read conditional Approval Subject to S106 Agreement.

Agenda report paragraph number 29 – Drainage Manager

A commuted payment for the off-site maintenance of the Council's Award Drain is required with the sum to be negotiated and agreed with the applicant as part of the Section 106 agreement.

Agenda report paragraph number 23 – Local Highways Authority

The development will require contribution towards the Northern Area Corridor Transport Plan (NACTP). This financial contribution has been calculated at £105,136.50 (31 x 8.5 x £399 = £105,136.50). This matter is to be negotiated and agreed with the applicant and the Country Council as part of the Section 106 agreement.

Agenda report paragraph number 24 – Cambridgeshire County Council New Communities

The provision of a financial contribution towards pre-school provision is being queried with the County Council in order to provide evidence that such a contribution is justifiable. Furthermore, officers have queried whether or not this contribution should be used towards primary school provision as per the adjacent development. This matter is to be negotiated and agreed with the applicant and the Country Council as part of the Section 106 agreement.

Agenda report paragraph number 33 – Acting Environmental Health Manager

No comments have yet been received and as a consequence it is deemed necessary to attach a condition requiring a scheme of external lighting to be submitted and agreed in writing, prior to development commencing onsite. In addition conditions will be attached limiting the use of power-operated machinery during construction and the requirement of details of pile driven foundations, if required.

Agenda report paragraph number 40 – Conservation Manager

No comments have yet been received and as a consequence the comments within paragraph 73-75 are considered sufficient with regard to the impact upon the historic environment.

Agenda report paragraph number 71 – Landscape (Green Belt) & Ecology

Sentence 2 should read 'which requires schemes of more than 10 units to provide a local area of play' and not 'of up to 10 units'.

Agenda report paragraph number 82 – Public Art

Sentence 7 should read '£17,000 inclusive of fees' and not '£17,000 and not inclusive of fees'.

Agenda report paragraph number N/A– Conditions

Condition 16 – No demolition or construction works shall commence on site until a traffic management plan dealing with the site traffic for deliveries, site staff and plant and machinery has been submitted to and approved in writing by the Local Planning Authority.

(Reason – In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Condition 17 – The proposed footpath/cycleway that junctions with the existing adopted public highway shall be constructed so that it's falls and levels are such that no private water from the site drains across or onto the adopted public highway.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Condition 18 - During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

Condition 19 - No external lighting shall be provided or installed within the site other than in accordance with a scheme, which has been submitted to and approved in writing by the Local Planning Authority.

(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)

Condition 20 – Should the use of pile driven foundations be required then full details of this operation shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing on site.

(Reason - In the interests of residential amenity in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Condition 21 – Prior to the occupation of the first dwelling, details of a cycle gate serving the pedestrian/cycleway leading to Glebe Way, including its location and design shall be submitted to and approved in writing by the Local Planning Authority. The gate shall be implemented in accordance with the approved details prior to the occupation of 10 dwellings.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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