

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 April 2012

AUTHOR/S: Corporate Manager (Planning and New Communities)

S/2317/11 - COTTENHAM

Erection of 47 dwellings, garages, public open space, landscaping, vehicular access and associated infrastructure, Land at the junction of Beach Road and Long Drove, for Barrett Eastern Counties and Cedric John Abbs

Recommendation: Refusal

Date for Determination: 16 February 2012

Update to the report

Agenda report paragraph number 13 – Planning Policy Statements

1. The National Planning Policy Framework was issued on 27 March 2012. This provides the Government's planning policies for England, and is a material consideration in decisions on planning applications. The NPPF has replaced the former Planning Policy Statements referred to in the officer report i.e. PPS1, PPS3 and PPS7.
2. For twelve months decision-takers may continue to give full weight to relevant policies in the Local Development Framework even if there is a limited degree of conflict with the NPPF.
3. At its heart is a presumption in favour of sustainable development (NPPF Paragraph 14). Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (NPPF paragraph 49).

Agenda report paragraph number 19 – Cottenham Parish Council

4. Cottenham Parish Council has recommended approval of the application. The Parish Council had previously recommended refusal for reasons of density, traffic safety and benefit to the village, but the minor improvements made in the amended application have sufficiently allayed its concerns regarding these matters.
5. The Parish Council recommends approval subject to:
 - a) Clarification that LDF policy HG/1 (Housing Density) will apply to this outside-development -framework site;
 - b) An assurance that the 19 affordable dwellings are initially offered exclusively to Cottenham people and those who have an association with the village through relatives or employment (this latter group could reduce traffic and improve sustainability);

- c) A request that developer funding of education facilities is directed to Cottenham Primary School (£150,000) and for pre-school provision to establishments such as Ladybirds pre-school (£50,000)
- 6. The Parish Council expects the Local Planning Authority to note its support for highway improvements in Beach Road which have been put forward by the developer. These include the reducing the speed limit in the immediate area from 60mph to 30mph, by placing the 30mph sign approximately 100 metres to the east of the Long Drove junction, and by 'gating' at this point so as to be visible to motorist approximately 180 metres prior to entering the zone. The Parish Council states that it understands that traffic calming measures are a Highway matter, not planning, but that the developer has given this assurance with County Highways approval. The Parish Council expects this assurance to be noted in any planning consent or associated S106 Agreement.
- 7. Should Members be minded to refuse this planning application then the Parish Council would be grateful for the opportunity to discuss the matter before the final decision is taken.

Agenda report paragraph number 42 - Representations

- 8. A further letter has been received from the occupier of 2 Brenda Gautrey Way, but not raising any new issues.

Agenda report paragraph numbers 43-48 – Agent's comments

- 9. The agent has written to comment on the officer report and to apply the guidance in the new National Planning Policy Framework. The agent emphasises that the development is sustainable and does not exhibit any adverse impacts that would outweigh the presumption in favour of development. The limitation to 30 dwellings in policy ST/5 is irrelevant due to the five-year housing shortfall, in the agent's opinion.
- 10. The agent draws attention to the need expressed in the Core Strategy for a continuous supply of housing in sustainable locations that protect the character of the village. The agent believes that the proposal meets this strategic vision.
- 11. The application has been carefully appraised by the applicant's consultants as having minimal harm to the setting of the Green Belt and countryside, nor has any objection been raised by other officers or the Cottenham Village Design Group or Parish Council.
- 12. Officers have not raised an objection to the principle of the development. The proposal has a number of benefits and is supported by the National Planning Policy Framework, in the agent's opinion.
- 13. A copy of the agent's letter and document extract is attached as **Appendices 1 and 2**.

Officer comment

- 14. The National Planning Policy Framework has been considered in relation to the proposal but, in your officers' opinion, does not give rise matters or to any different weight to matters that have already been considered in the officer report.
- 15. The concerns of the agent have been noted but are not considered to set out new considerations to outweigh the stated recommendation of refusal.

16. The revised recommendation of Cottenham Parish Council is noted. It is recommended the matters that relate to education provision and off-site highway improvements will be considered and consulted upon in the preparation of a Section 106 Agreement, should the application be approved.

Additional Background Papers: the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

National Planning Policy Framework (2012)

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