

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 February 2013

AUTHOR/S: Planning and New Communities Director

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: Delegated approval

Date for Determination: 8 March 2013

Update to the report

Agenda report paragraph number 29 – Landscape Design Officer

1. The Landscape Design Officer has put forward proposals to amend the siting of dwellings fronting Beach Road so as to enhance the retention of existing hedgerow on this prominent boundary. The applicant has indicated a willingness to accept this approach and amended plans are awaited.

Agenda report paragraph number 31 – Ecology Officer

2. The hedgerow fronting the Long Drove is considered to be an important landscape and biodiversity feature and as such its integrity should not be adversely affected by the proposed development. Recommended condition to require details of a scheme for the management and enhancement of the hedgerow fronting Long Drove:

ADDITIONAL CONDITON:

Prior to any development a scheme for the management and enhancement of the hedgerow fronting the Long Drove shall be agreed in writing. The scheme shall include, but not be limited to:

- 1) Details of the final hedge height and width
- 2) The means by which the hedge shall be maintained
- 3) Details of any additional hedge planting, including species and stock size.
- 4) Details of a protective fence in order to reduce harm to the hedge throughout the course of the development

The approved scheme shall be fully implemented unless otherwise agreed in writing with the Local Planning Authority.

Reason: To complies with policies NE/4 Landscape Character Areas and NE/6 Biodiversity.

Agenda report paragraph number 33 – Council's Affordable Homes Manager

3. No objection to the treatment of this site for private housing with 40% affordable. New regulations apply since the consideration of the last application and there is now a concern that the housing mix of affordable shows 2 x4-bed units as shared ownership, and has an under provision of smaller units which are needed to help to address under-occupation issues. The tenure mix should be 13 rented and 6 shared ownership to comply with current policy. Further negotiations with the applicant are necessary.

Agenda report paragraph number 54 – Agent's comments

4. In response to the concerns raised by the Affordable Homes Manager the agent has confirmed that a tenure split of 70% social rented/30% shared ownership can be put forward. One registered provider has provided an offer and the responses of two others are awaited. There is a reluctance to change the layout to show a different housing mix at this stage.

Further Information received after publication of the agenda report.

Representations: Local Member Councillor Simon Edwards has supplied the

5. following comments:

To members of the Planning Committee :-

I oppose this application. I believe the reasons for refusal still exist, and nothing has changed since it was last determined by the Planning Committee.

I would like to see this application withdrawn and the applicants encouraged to work with Cottenham Parish Council in working up a new scheme as part of the wider proposals currently being consulted on for this area.

This application is premature, and it is essential that it is considered in light of the new proposals that Cottenham Parish Council have asked we consult on as part of the Local Plan consultation, as there may be complementing / opposing aspects of this application, as well as the wider implications of s106 considerations.

Indeed, there may be aspects of this application which, if approved, preclude certain elements of the wider proposal coming forward.

In this case the cart has been put before the horse.

*Cllr. Simon Edwards
Finance and Staffing portfolio holder
Deputy Leader of the Council
Member for Cottenham, Rampton, Oakington and Westwick.*

Officer comment

6. In response to the suggestion that the application is premature Members attention is drawn to paragraph 15 and 21-30 of the Report where the implications on a shortfall in housing supply are set out. Recent appeal decisions from other Districts are indicating that the Inspectorate is attaching significant weight to addressing housing shortfall in assessing development sites.
7. Delegated authority is requested to resolve details of layout and affordable housing mix as indicated.

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