

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 March 2015

AUTHOR/S: Jemima Dean

Application Number: S/2186/14/FL

Parish: Caldecote

Proposal: Change of use of existing annex to create independent 3 bedroom dwelling

Site address: Westwind, Highfields Road, Highfields Caldecote

Applicant(s): Mr D Baldwin

Recommendation: Delegated Approval

Key material considerations: Principle of Development
Design
Amenity
Highway Safety

Committee Site Visit: No

Departure Application: No

Presenting Officer: John Koch

Application brought to Committee because: Parish Council recommendation of refusal conflicts with Officers recommendation

Date by which decision due: 28 November 2014

Update to Report

Paragraph 13 – Consultations Caldecote Parish Council

1. The Parish Council has confirmed the reason for the recommendation for refusal was that the property is subject to a section 106 agreement restricting the use of the annexe to be ancillary to the main dwelling.
2. This is confirmed by the section 106 agreement dated 30 November 2012. The underlying reason for this is that the site lay outside the village framework boundary and in the countryside for planning policy purposes in accordance with Local Development Framework policies DP/3 and DP/7.
3. Cllr Hawkins (in her capacity as ward member) has also replied stating the application should not be granted approval, and I do not see that the 5-year housing land supply

issue should be abused by the applicant in this way. Nor the conditions attached to the previous approval be ignored.

4. The above issues are discussed in paragraphs 18 – 25 of the main report. It is a fact that the lack of a five year supply of housing land is a material consideration and one which was not present at the time the annex was originally granted planning permission. Officers remain of the view that the existence of the section 106 agreement does not prevent this application coming forward and that there are insufficient grounds on which to refuse the application.
5. It will, however, be necessary for the applicant to secure a Deed of Modification to the section 106 agreement before any planning permission can be issued.

Report Author: John Koch – Team Leader
Telephone: (01954) 713268