

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

11 May 2016

**AUTHOR/S:** Planning and New Communities Director

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**Application Number:** S/1952/15/OL

**Parish:** Cottenham

**Proposal:** Outline Application for demolition of existing barn and construction of up to 50 dwellings with all matters reserved except for access.

**Site address:** Land at 36 Oakington Road, Cottenham.

**Applicant(s):** Mr Tim Holmes, Endurance Estates Strategic Land

**Recommendation:** Delegated Approval

**Key material considerations:** Housing Land Supply  
Principle of Development  
Character and Appearance of the Area  
Density  
Housing Mix  
Affordable Housing  
Developer Contributions  
Design Considerations  
Trees and Landscaping  
Biodiversity  
Highway Safety  
Flood Risk  
Neighbour Amenity

**Committee Site Visit:** Yes

**Departure Application:** Yes

**Presenting Officer:** Graham Nourse, Planning Team Leader

**Application brought to Committee because:** Departure Application

**Date by which decision due:** 23 September 2015 (Extension of Time agreed)

### **Update to Report**

#### **Paragraph 66 - Planning Conditions**

1. In the event that this application is approved the following additional planning conditions are required:

2. Prior to occupation of any residential dwellings the following schemes, together with a programme for their implementation, shall be submitted to and approved in writing by the local planning authority. The works shall be completed in accordance with the approved schemes prior to occupation and include:

- Provision of a shared pedestrian and cycle footway between the site access and the existing footway;
- Widening of the existing footway on the north side of Oakington Road between the site boundary and its junction with Rampton Road to allow shared walking and cycling;
- Widening of the existing footway on the west side of Rampton Road between its junctions with Oakington Road and B1049 to allow shared walking and cycling;
- Provision of a bus stop shelter at the westbound bus stop on Rampton Road adjacent to its junction with Oakington Road.

**Reason:** To mitigate the impact of development traffic upon the local highway network and provide a high standard of facilities for walkers, cyclists and public transport users

3. No dwellings shall be occupied until a Travel Plan for both residents and visitors has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.

**Reason:** To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.

**Report Author:**

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