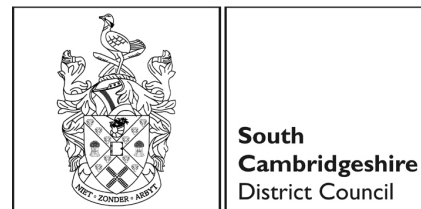


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28 August 2015

To: Chairman – Councillor Lynda Harford
Vice-Chairman – Councillor David Bard
All Members of the Planning Committee - Councillors David McCraith (substitute for Brian Burling), Anna Bradnam, Pippa Corney, Kevin Cuffley, Sebastian Kindersley, Des O'Brien, Deborah Roberts, Tim Scott, Ben Shelton and Robert Turner

Quorum: 4

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 2 SEPTEMBER 2015 at 10.00 a.m.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution *in advance of* the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully
JEAN HUNTER
Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

AGENDA

- | | PAGES |
|---|--------------|
| 9. S/1291/15/FL - Horseheath (The Stables, Haverhill Road)
Erection of Five-bedroom Dwelling, Garage, Car Port and Store, including Change of Use of Strip of Land to Residential Curtilage and Landscaping Works | 1 - 4 |

EXCLUSION OF PRESS AND PUBLIC

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if

present, there would be disclosure to them of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act.”

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

Agenda Item 9

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number / type of application: S/1291/15/FL / Full Application

Parish(es): Horseheath

Proposal: Erection of five bedroom dwelling, garage, car port and store including change of use of strip of land to residential curtilage and landscaping works

Recommendation: Delegated Approval

Material considerations: Visual Impact , Neighbour Amenity

Site address: The Stables, Haverhill Road, Horseheath

Applicant(s): Mr Dean Hills

Date on which application received: 03/06/2015

Site Visit: None

Conservation Area: No

Departure Application: No

Presenting Officer: Katie Christodoulides, Senior Planning Officer

Application brought to Committee because: The recommendation of Horseheath Parish Council conflicts with the Officers recommendation of approval.

Date by which decision due: 04/09/2015

A. Update to the report

Agenda report paragraph number 29 – Other Matters

Paragraph 29 of the committee report is to be omitted which states 'Given that planning permission has already been granted for a dwelling, the need for infrastructure contributions does not arise'. The update is:

Planning application (S/0200/09/F) was approved for a three bedroom dwelling and a Planning Obligation Agreement was signed and dated 1st June 2012 requiring the development not to be commenced until payment of a public open space contribution and monitoring fee. Commencement of the planning permission under that reference

took place but to date payment under the said Planning Obligation Agreement has not been received.

A five bedroom dwelling was built on the site for which this application (S/1291/15/FL) seeks consent for. The Council's Section 106 Officer has advised that in his view a planning obligation in regard to planning application (S/1291/15/FL) in respect of indoor community facilities and open space may lawfully be entered into.

As a result, the recommendation for the proposal is for delegated approval for issue of a planning permission under reference S/1291/15/FL subject to the satisfactory completion of a planning obligation and immediate payment of contributions in respect of indoor community facilities and open space as are to be embodied in the Section 106 Agreement.

Agenda report paragraph number 31 – Recommendation

Delegated approval subject to the satisfactory completion of a planning obligation and immediate payment of contributions in respect of indoor community facilities and open space as are to be embodied in the Section 106 Agreement.

Agenda report paragraph - Conditions

The following conditions have been updated to include a time limit:

- (i) Within 6 months of the date of the decision, full details of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- (j) The soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out within 6 months of the date of the decision or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

B. Further Information received after publication of the agenda report.

All information should be in the public domain for five clear working days before the meeting. Under certain circumstances, the Chairman can agree to admit late information if

- Unforeseen Circumstances exist (this does not include administrative inconvenience), or
- it is urgent, or
- delay in taking the decision (in the light of all appropriate facts) could seriously prejudice the Council's or the public's interests

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

Planning File Reference: S/0200/09/F

Contact Officer: Katie Christodoulides – Senior Planning Officer
Telephone: (01954) 713314

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