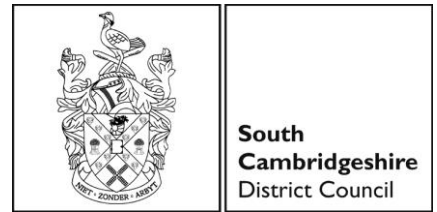


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1 July 2016

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

Quorum: 3

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, 6 JULY 2016 at 10.30 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.**

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#### AGENDA

	PAGES
<b>4. S/0746/15/OL - Whittlesford,( Lion Works, Station Road West)</b>	<b>1 - 4</b>
Redevelopment of site for residential use (outline planning application, all matters reserved)	
<b>5. S/0238/16/OL - Whittlesford ( 83, Moorfield Road)</b>	<b>5 - 8</b>
Outline planning permission with all matters reserved apart from access for the erection of up to eighteen dwellings and associated infrastructure and works	
<b>6. S/2830/15/OL - Balsham ( Land at 22 Linton Road )</b>	<b>9 - 26</b>

**Outline application for residential development and details of means**

of access up to 29 dwellings

- |            |  |                |
|------------|--|----------------|
| <b>7.</b>  | <b>S/2510/15/OL - Caldecote, (Land East of Highfields Road)</b>  | <b>27 - 30</b> |
|            | <p>Outline planning permission for up to 140 residential dwellings, (including up to 40% affordable housing), removal of existing temporary agricultural structures and debris, introduction of structural planting and landscaping, informal public open space and children's play area, community orchard and allotments, surface water flood mitigation and attenuation, vehicular access points from Highfields Road and associated ancillary works. All matters to be reserved with the exception of the main site access</p> |                |
| <b>8.</b>  | <b>S/3190/15/OL - Orwell (Land at, Hurdleditch Road)</b>   | <b>31 - 34</b> |
|            | <p>Outline planning application for up to 49 dwellings, community car park and coach drop-off facility, pumping station and associated infrastructure</p>  |                |
| <b>14.</b> | <b>Great Abington (45 North Road)</b>  | <b>35 - 36</b> |

### **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 4

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

6<sup>th</sup> July 2016

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

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<b>Application Numbers:</b>	S/0746/15/OL
<b>Parish(es):</b>	Whittlesford
<b>Proposal:</b>	Redevelopment of site for residential use (outline application, all matters reserved)
<b>Site address:</b>	Lion Works, Station Road East, Whittlesford
<b>Applicant(s):</b>	Mr D Milne, Rivertree Developments Ltd.
<b>Recommendation:</b>	Delegated Approval
<b>Key material considerations:</b>	The key considerations are whether the proposed development would provide a suitable site for housing, having regard to housing land supply, the principles of sustainable development, scale of development and impact on townscape and landscape character, contamination issues, site viability, services and facilities, access and transport.
<b>Committee Site Visit:</b>	5 <sup>th</sup> July, 2016
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	Julie Ayre
<b>Application brought to Committee because:</b>	The application is a significant departure to planning policy.
<b>Date by which decision due:</b>	1 <sup>st</sup> August, 2016 (extension of time)

### **Update to Report –**

### **Planning Assessment**

#### *Education Contribution – Cambridgeshire County Council Requirements.*

1. As discussed under paragraphs 73 – 75, consideration has been given to the appropriate destination for the Early Years and Primary school contributions required by the County Council. Officers have been concerned that identifying schools outside of the village catchment area as beneficiaries of the contribution is not consistent with previous recommendations by the County Council that appeared to restrict contributions to the catchment area only.

2. Since the publication of the Committee report County officers have undertaken a further consultation exercise and assessment. Attached to this update is the County Council concluding report. As noted feasibility work has been commissioned to identify alternative Early Years provision within Whittlesford rather than locations away from the village. In respect of Primary provision although the Sawston Bellbird school had been identified initially, an alternative scheme to expand Duxford Primary school is now being explored.
3. Until these alternative options have been properly assessed in terms of deliverability members are asked to approve an either/or option within the s106 agreement with the proposal for the funding to go to Bellbird school as a fall back position if the preferred alternative options do not prove viable.

#### *Recent Appeal Decision*

4. Paragraph 101 of the main report refers to another appeal decision (App/W0530/W/15/3138791) has recently been issued in respect of Duxford. The appeal was allowed and grants outline planning permission for a development of up to 35 dwellings (use class C3).
5. One of the main issues considered by the inspector, which is relevant to the determination of this application, was whether the proposed development would provide a suitable site for housing having regard to the principle of sustainable development and the supply of housing.
6. In coming to this view the inspector had specific regard to objective ST/b, policy ST/2 and ST/6 of the Core Strategy and policy DP/7 of the Local Development Framework. Objective ST/b is to locate development where access to day-to-day needs for employment, shopping, recreation and other services is available by public transport, walking and cycling thus reducing the need to travel, particularly by private car. The inspector also recognised that the Council could not demonstrate a 5 year supply of housing land.
7. At the date of the hearing into that appeal (15 March 2016) both the Council and the appellant, agreed within their Statement of Common Ground that none of the above policies were up to date and that the proposal should be considered in the context of paragraph 14 of the National Planning Policy Framework.
8. Like the Foxton and Swavesey appeals, the submission of the statements and the hearing for Duxford took place prior to the Court of Appeal decision (Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes) dated 17 March 2016. As such the local authority's evidence and the inspectors assessment of this did not benefit from this decision and in particular the recognition by the Court of Appeal that out of date housing supply policies can still be given weight – even considerable weight – if they still maintain a planning function. The inspector did not subsequently ask the Council for a view on the implications of the Court's decision.
9. Whilst this decision does not fundamentally change an assessment of this application in terms of the weight that can be applied to the planning function of the policies, consideration should be given to the general assessment of sustainability.
10. In relation to this specific matter the inspector concluded the following key points:

Services - There would be limited access to essential shops and services needed on a day to day basis. The village is served by a primary school although not a secondary school. Nevertheless some rural centres do not have secondary schools (paragraph 20).

Employment - Duxford has good access to wide range of employment opportunities within 5 miles of Duxford. A number of the most recent employment facilities are located within walking distance of the appeal site. In addition to these opportunities The inspector found that Duxford has good access to a wide range of employment opportunities within a short distance (paragraph 21)

Transport –There is no segregated cycle route from Greenacres to Whittlesford Parkway Station and the use of the public right of way would be limited. Nevertheless, for pedestrians the route has a footpath along Moorfield Road and is lit although the distance of approximately 1.1 miles is long. The village is also served by a Citi7 bus service with links to Sawston, Saffron Walden and Cambridge.

11. In accordance with the main aims of Core Strategy Policy ST/b the inspector found the appeal site would provide a sustainable location for development. However, the inspector did clearly specify this was an on balance decision. As such, it's not reasonable to assume that all Group Villages are the same in what they offer and they do need to be considered on their individual merits and circumstances.
12. In this instance paragraphs 65-76 of the main officer report makes reference to the services, transport links and employment opportunities in Whittlesford and its relationship to the surrounding employment opportunities, villages and service centres.
13. Whilst having regard to the level of services and facilities in the village, it is a less sustainable location for the scale of development proposed, conflicting with the aims if Policies DP/7 and ST/6 of the adopted Local Development Framework 2007, due to the accessibility to necessary services and facilities, including secondary education and employment opportunities by sustainable modes of transport, the proposal site, on balance, would not result in significant harm in terms of a less sustainable location. As such, the harm resulting from the less sustainable location is not significant and would not demonstrably outweigh the benefits of the proposal.
14. The proposal site is located approximately 0.7 miles to the north of the Duxford Appeal site and is considered to have similar accessibility to Employment and Transport. Officers therefore consider that the weight attributed by the inspector in this regard carries some relevancy in determining this application. However, decisions in respect of Duxford and Whittlesford can still be treated on their individual merits
15. Notwithstanding the sustainability argument on this particular site, it is considered that the Core Strategy DPD objectives (ST/a –K) and the associated suite of policies ST/2 - ST/7 and Development Control Policies policy DP/7 still maintain an important and valid planning function because they ensure that development is sustainably located and unsustainable locations are avoided. Policy ST/6 in particular can still be afforded significant weight.
16. The appeal decision at Duxford does not therefore change the officers' recommendation to approve this application and the significant weight that is afforded to those out of date policies as referenced above. However, given the proposal sites similar accessibility to those transport and employment sites that were attributed weight in the inspector's assessment of sustainability; officers would recommend that similar weight is applied in assessing the proposal site in this instance.



# Agenda Item 5

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

6<sup>th</sup> July 2016

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

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<b>Application Numbers:</b>	S/0238/16/OL
<b>Parish(es):</b>	Whittlesford
<b>Proposal:</b>	Outline planning permission with all matters reserved apart from access for the erection of up to eighteen dwellings and associated infrastructure works.
<b>Site address:</b>	83, Moorfield Road, Whittlesford, CB22 4PP
<b>Applicant(s):</b>	Dernford Estates Ltd
<b>Recommendation:</b>	Approval
<b>Key material considerations:</b>	The main issues are whether the proposed development would provide a suitable site for housing, having regard to housing land supply, the principles of sustainable development, scale of development and impact on townscape and landscape character, drainage issues, services and facilities, access and transport and ecology.
<b>Committee Site Visit:</b>	5 <sup>th</sup> July, 2016
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	James Platt, Senior Planning Officer
<b>Application brought to Committee because:</b>	The application proposal raises considerations of wider than local interest.
<b>Date by which decision due:</b>	6th August 2016

### **Update to Report –**

#### **Planning Assessment**

##### *Education Contribution – Cambridgeshire County Council Requirements.*

1. As discussed under paragraphs 88 – 91, consideration has been given to the appropriate destination for the Early Years and Primary school contributions required by the County Council. Officers have been concerned that identifying schools outside of the village catchment area as beneficiaries of the contribution is not consistent with previous recommendations by the County Council that appeared to restrict contributions to the catchment area only.

2. Since the publication of the Committee report County officers have undertaken a further consultation exercise and assessment. Attached to this update is the County Council concluding report. As noted feasibility work has been commissioned to identify alternative Early Years provision within Whittlesford rather than locations away from the village. In respect of Primary provision although the Sawston Bellbird School had been identified initially, an alternative scheme to expand Duxford Primary school is now being explored.
3. Until these alternative options have been properly assessed in terms of deliverability members are asked to approve an either/or option within the s106 agreement with the proposal for the funding to go to Bellbird school as a fall back position if the preferred alternative options do not prove viable.

#### *Recent Appeal Decision*

4. Paragraph 101 of the main report refers to another appeal decision (App/W0530/W/15/3138791) has recently been issued in respect of Duxford. The appeal was allowed and grants outline planning permission for a development of up to 35 dwellings (use class C3).
5. One of the main issues considered by the inspector, which is relevant to the determination of this application, was whether the proposed development would provide a suitable site for housing having regard to the principle of sustainable development and the supply of housing.
6. In coming to this view the inspector had specific regard to objective ST/b, policy ST/2 and ST/6 of the Core Strategy and policy DP/7 of the Local Development Framework. Objective ST/b is to locate development where access to day-to-day needs for employment, shopping, recreation and other services is available by public transport, walking and cycling thus reducing the need to travel, particularly by private car. The inspector also recognised that the Council could not demonstrate a 5 year supply of housing land.
7. At the date of the hearing into that appeal (15 March 2016) both the Council and the appellant, agreed within their Statement of Common Ground that none of the above policies were up to date and that the proposal should be considered in the context of paragraph 14 of the National Planning Policy Framework.
8. Like the Foxton and Swavesey appeals, the submission of the statements and the hearing for Duxford took place prior to the Court of Appeal decision (Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes) dated 17 March 2016. As such the local authority's evidence and the inspectors assessment of this did not benefit from this decision and in particular the recognition by the Court of Appeal that out of date housing supply policies can still be given weight – even considerable weight – if they still maintain a planning function. The inspector did not subsequently ask the Council for a view on the implications of the Court's decision.
9. Whilst this decision does not fundamentally change an assessment of this application in terms of the weight that can be applied to the planning function of the policies, consideration should be given to the general assessment of sustainability.
10. In relation to this specific matter the inspector concluded the following key points:



Services - There would be limited access to essential shops and services needed on a day to day basis. The village is served by a primary school although not a secondary school. Nevertheless some rural centres do not have secondary schools (paragraph 20).

Employment - Duxford has good access to wide range of employment opportunities within 5 miles of Duxford. A number of the most recent employment facilities are located within walking distance of the appeal site. In addition to these opportunities The inspector found that Duxford has good access to a wide range of employment opportunities within a short distance (paragraph 21)

Transport –There is no segregated cycle route from Greenacres to Whittlesford Parkway Station and the use of the public right of way would be limited. Nevertheless, for pedestrians the route has a footpath along Moorfield Road and is lit although the distance of approximately 1.1 miles is long. The village is also served by a Citi7 bus service with links to Sawston, Saffron Walden and Cambridge.

11. In accordance with the main aims of Core Strategy Policy ST/b the inspector found the appeal site would provide a sustainable location for development. However, the inspector did clearly specify this was an on balance decision. As such, it's not reasonable to assume that all Group Villages are the same in what they offer and they do need to be considered on their individual merits and circumstances.
12. In this instance paragraphs 65-76 of the main officer report makes reference to the services, transport links and employment opportunities in Whittlesford and its relationship to the surrounding employment opportunities, villages and service centres.
13. Whilst having regard to the level of services and facilities in the village, it is a less sustainable location for the scale of development proposed, conflicting with the aims of Policies DP/7 and ST/6 of the adopted Local Development Framework 2007, due to the accessibility to necessary services and facilities, including secondary education and employment opportunities by sustainable modes of transport, the proposal site, on balance, would not result in significant harm in terms of a less sustainable location. As such, the harm resulting from the less sustainable location is not significant and would not demonstrably outweigh the benefits of the proposal.
14. The proposal site is located approximately 0.7 miles to the north of the Duxford Appeal site and is considered to have similar accessibility to Employment and Transport. Officers therefore consider that the weight attributed by the inspector in this regard carries some relevancy in determining this application. However, decisions in respect of Duxford and Whittlesford can still be treated on their individual merits
15. Notwithstanding the sustainability argument on this particular site, it is considered that the Core Strategy DPD objectives (ST/a –K) and the associated suite of policies ST/2 - ST/7 and Development Control Policies policy DP/7 still maintain an important and valid planning function because they ensure that development is sustainably located and unsustainable locations are avoided. Policy ST/6 in particular can still be afforded significant weight.
16. The appeal decision at Duxford does not therefore change the officers' recommendation to approve this application and the significant weight that is afforded to those out of date policies as referenced above. However, given the proposal sites similar accessibility to those transport and employment sites that were attributed weight in the inspector's assessment of sustainability; officers would recommend that similar weight is applied in assessing the proposal site in this instance.



# Agenda Item 6

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

6 July 2016

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

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<b>Application Numbers:</b>	S/2830/15/OL
<b>Parish(es):</b>	Balsham
<b>Proposal:</b>	Outline application for residential development and details of means of access
<b>Site address:</b>	Land at 22 Linton Road, Balsham, CB21 4HA
<b>Applicant(s):</b>	Endurance Estates Strategic Land Ltd
<b>Recommendation:</b>	Refusal
<b>Key material considerations:</b>	The main issues are whether the proposed development would provide a suitable site for housing, having regard to housing land supply, the principles of sustainable development, scale of development and impact on townscape and landscape character, drainage issues, services and facilities, access and transport and ecology.
<b>Committee Site Visit:</b>	5 <sup>th</sup> July, 2016
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	James Platt, Senior Planning Officer
<b>Application brought to Committee because:</b>	The application proposal raises considerations of wider than local interest.
<b>Date by which decision due:</b>	Extension of time requested until 8th July 2016

### **Update to Report –**

#### **Planning Assessment**

##### *Recent Appeal Decision*

1. Paragraph 99 of the main report refers to another appeal decision (App/W0530/W/15/3138791) has recently been issued in respect of Duxford. The appeal was allowed and grants outline planning permission for a development of up to 35 dwellings (use class C3).
2. One of the main issues considered by the inspector, which is relevant to the determination of this application, was whether the proposed development would provide a suitable site for housing having regard to the principle of sustainable development and the supply of housing.

3. In coming to this view the inspector had specific regard to objective ST/b, policy ST/2 and ST/6 of the Core Strategy and policy DP/7 of the Local Development Framework. Objective ST/b is to locate development where access to day-to-day needs for employment, shopping, recreation and other services is available by public transport, walking and cycling thus reducing the need to travel, particularly by private car. The inspector also recognised that the Council could not demonstrate a 5 year supply of housing land.
4. At the date of the hearing into that appeal (15 March 2016) both the Council and the appellant, agreed within their Statement of Common Ground that none of the above policies were up to date and that the proposal should be considered in the context of paragraph 14 of the National Planning Policy Framework.
5. Like the Foxton and Swavesey appeals, the submission of the statements and the hearing for Duxford took place prior to the Court of Appeal decision (Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes) dated 17 March 2016. As such the local authority's evidence and the inspectors assessment of this did not benefit from this decision and in particular the recognition by the Court of Appeal that out of date housing supply policies can still be given weight – even considerable weight – if they still maintain a planning function. The inspector did not subsequently ask the Council for a view on the implications of the Court's decision.
6. Whilst this decision does not fundamentally change an assessment of this application in terms of the weight that can be applied to the planning function of the policies, consideration should be given to the general assessment of sustainability.
7. In relation to this specific matter the inspector concluded the following key points:
8. Services - There would be limited access to essential shops and services needed on a day to day basis. The village is served by a primary school although not a secondary school. Nevertheless some rural centres do not have secondary schools (paragraph 20).
9. Employment - Duxford has good access to wide range of employment opportunities within 5 miles of Duxford. A number of the most recent employment facilities are located within walking distance of the appeal site. In addition to these opportunities The inspector found that Duxford has good access to a wide range of employment opportunities within a short distance (paragraph 21)
10. Transport –There is no segregated cycle route from Greenacres to Whittlesford Parkway Station and the use of the public right of way would be limited. Nevertheless, for pedestrians the route has a footpath along Moorfield Road and is lit although the distance of approximately 1.1 miles is long. The village is also served by a Citi7 bus service with links to Sawston, Saffron Walden and Cambridge.
11. In accordance with the main aims of Core Strategy Policy ST/b the inspector found the appeal site would provide a sustainable location for development. However, the inspector did clearly specify this was an on balance decision. As such, it's not reasonable to assume that all Group Villages are the same in what they offer and they do need to be considered on their individual merits and circumstances.
12. In this instance paragraphs 64-74 of the main officer report makes reference to the services, transport links and employment opportunities in Balsham and its relationship to the surrounding employment opportunities, villages and service centres.

13. By virtue of the limited range of services and facilities in the locality, the limited bus service, the inability for residents to reasonably walk/cycle to other service centres and the limited employment opportunities within a 5 miles radius, officers do not consider the site to be sustainable location for development of this scale.
14. Officers therefore consider that the decisions in respect of Duxford and Orwell can be treated on their individual merits.
15. Notwithstanding the sustainability argument on this particular site, it is considered that the Core Strategy DPD objectives (ST/a –K) and the associated suite of policies ST/2 - ST/7 and Development Control Policies policy DP/7 still maintain an important and valid planning function because they ensure that development is sustainably located and unsustainable locations are avoided. Policy ST/6 in particular can still be afforded significant weight.
16. The appeal decision at Duxford does not therefore change the officers' recommendation to refuse this application and the significant weight that is afforded to those out of date policies as referenced above.

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South Cambridgeshire District Council (Affordable Housing)

Affordable housing percentage	40% (see Planning Committee report)
Affordable housing tenure	70% rented and 30% intermediate
Local connection criteria	None sought by housing officer

Ref	Type	Policy	Required	Detail	Quantum	Fixed contribution / Tariff	Officer agreed	Applicant agreed	Number Pooled obligations
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Cambridgeshire County Council

CCC1	Early years	DP/4	YES	<p>According to County Council guidance the development is expected to generate a net increase of 7 early years aged children, of which S106 contributions would be sought for 4 children.</p> <p>In terms of early years' capacity, County education officers have confirmed that there is insufficient capacity in the area to accommodate the places being generated by this development.</p> <p>The 3 possible solutions for providing early years capacity are (i) Whittlesford Memorial Hall (ii) A new facility at William Westley Primary School (iii) The Bellbird Primary School Sawston.</p> <p><b>(i) Whittlesford Memorial Hall</b></p> <p>Whitsers Pre-School Playgroup operates out of the Memorial Hall providing early years provision in mornings only. This is a pack away setting rather than dedicated space. The playgroup is said to be full and the operator of the Whitsers has said that the ability to provide more hours is limited because of other users of the village hall. Ideally, Whitsers would like to extend but would need new premises to do this. Whitsers is a small term-time setting run by</p>	£69,616	Tariff			None at the time of the planning committee report being published
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			<p>volunteers, so extending the hours is also limited by the need to provide sufficient staff. The Parish Council have suggested that the Memorial Hall could be extend or altered to provide additional capacity but the timing of the applications has meant that no proposal has been able to be worked up.</p> <p><b>(ii) William Westley Primary School</b></p> <p>The potential for delivering alternative accommodation for the provision of pre-school education on the school site is being explored. An initial site visit has identified a number of ways that this could be achieved through alterations to existing and building of new accommodation. The cost of delivering these changes is likely to exceed the level of contribution which could reasonably be sought from the proposed developments.</p> <p>Nevertheless, expansion of provision in the village may be possible, which would address some of the concerns expressed by local stakeholders.</p> <p>Further detailed feasibility work has been commissioned to explore the practicalities of delivering the different options. If it turns out that expansion in the village is achievable, it would provide a number of benefits, including enabling Whitsers to possibly relocate and extend the hours they operate and potentially secure the delivery of provision to meet the new 30 hours free entitlement which comes into effect from September 2017.</p> <p><b>(iii) The Bellbird Primary School Sawston</b></p>					
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			<p>The only costed and approved proposal for early years mitigation is the extension to the Bellbird Primary School in Sawston and which is in the County Councils capital programme.</p> <p>The cost for providing additional early years space is estimated to cost £905,000 (4Q2015) and will accommodate 52 early years aged children.</p> <p>Therefore (based on the proposed housing mix) a contribution of £69,616 is sought for early years (£17,404 per child x 4 early years aged children).</p> <p>As the Council is not approving the housing mix at this stage a formula will be required instead as per below:</p> <p>Market/Shared ownership</p> <p>1 bed – £0  2 bed – £870  3 bed – £1,740  4 bed – £3,046</p> <p>Affordable/social rent</p> <p>1 bed – £0  2 bed – £3,481  3 bed – £5,221  4 bed – £6,091</p> <p>Officers consider that this figure should reflect the maximum contribution that can be sought from the development, even if the actual solution results in the money being spent within the village (i.e. options I and ii). In order to be compliant with the CIL Regulations the section 106 agreement would require a mechanism where, if the solution would cost less per place than a credit would be repaid to the applicant.</p>					
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CCC2	Primary School	DP/4	YES	<p>According to County Council guidance the development is expected to generate a net increase of 7 primary school aged children.</p> <p>Similar to the situation with early years there are a 3 locations assessed in terms of mitigating the impact of the development (i) William Westley Primary School (ii) Duxford Primary School (iii) Bellbird School Sawston</p> <p><b>(i) William Westley Primary School</b></p> <p>William Westley Primary School operates as a 210 place (1 form of entry) primary school. Although historically a significant number of pupils at the school have come from outside the school's catchment area, in recent years this proportion has been declining as demand from within the village has increased. The school site is constrained and would not offer the space required for a substantial expansion, even if this were justified by the quantum of proposed development. The level of increase in capacity required would make for an inefficient and unaffordable class structure, which could have a detrimental impact of educational outcomes</p> <p><b>(ii) Duxford Primary School</b></p> <p>Assessment of primary schools site capacities shows that (outside Sawston), the only local school with capacity to expand is Duxford Community Primary School. Possible expansion of the school has previously been discussed with the headteacher who supports it in principle. Competing priorities mean</p>	£105,000				None at the time of the planning committee report being published
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			<p>that the feasibility and requirements of expansion at Duxford Community Primary School are only in the early stages of consideration so there is as yet no identified project. Work is underway to bring the consideration of this option forward.</p> <p>Any works at the school are likely to require significant capital investment, over and above the S106 available, to address deficiencies within the existing accommodation. Final decisions about the principle of expansion and the availability of capital funding to deliver it will need to be taken as part of the annual review of the five-year capital programme which forms part of the County Council's budget. This would require Member approval and may involve the need to agree further prudential borrowing to secure all of the capital funding required.</p> <p><b>(iii) The Bellbird Primary School Sawston</b></p> <p>The only costed and approved proposal for early years mitigation is the extension to the Bellbird Primary School in Sawston and which is in the County Councils capital programme</p> <p>The project is to extend the Bellbird Primary School in Sawston by 120 additional places. The cost of this work is £1,800,000. Primary education contributions will be sought on the basis of £15,000 per place (£1,800,000/120).</p> <p>Therefore (on the basis of the proposed housing mix) a total contribution of £105,000 towards primary education provision would be sought.</p>					
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				<p>As the Council is not approving the housing mix at this stage a formula will be required instead as per below:</p> <p>Market/Shared ownership</p> <p>1 bed – £0 2 bed – £750 3 bed – £3,000 4 bed – £6,000</p> <p>Affordable/social rent</p> <p>1 bed – £0 2 bed – £2,250 3 bed – £12,000 4 bed – £18,000</p> <p>Officers consider that this figure should reflect the maximum contribution that can be sought from the development, even if the actual solution results in the money being spent within the village (i.e. options I and ii). In order to be compliant with the CIL Regulations the section 106 agreement would require a mechanism where, if the solution would cost less per place than a credit would be repaid to the applicant.</p>					
CCC3	Secondary school	DP/4	NO	<p>According to County Council guidance the development is expected to generate a net increase of 4 secondary school places. The catchment school is Swaston Village College. County education officers have confirmed that there is sufficient capacity over the next five years to accommodate the places generated by the development.</p> <p>Therefore no contribution for secondary education is required.</p>	£0				
CCC4	Libraries and lifelong learning	DP/4	NO	<p>The proposed increase in population from this development (18 dwellings x 2.67 average household size = 48.6</p>	£0				

				new residents) will not put significant pressure on the library and lifelong learning service in the village.  Therefore no contribution is required.					
CCC5	Strategic waste	RECAP WMDG	NO	Maximum pooling limit has been reached therefore no contributions may lawfully be secured.	£0				
CCC6	Transport	TR/3	NO	No request made by Cambridgeshire County Council	£0				
South Cambridgeshire District Council									
SCDC1	Offsite open space (sport)	SF/10	YES	<p>The recreation study of 2013 identified Whittlesford as needing 1.98 ha of sports space whereas it has 3.52 resulting in a surplus of 1.54 ha of sports space.</p> <p>Whittlesford Parish Council have said that in order to meet the needs of sports groups that they require a contribution towards (i) the upgrade of the existing tennis courts to make the facility suitable for wider use and (ii) upgrade to the sports pavilion</p> <p>This is expected to cost for the tennis courts is circa £70,000.</p> <p>Offsite financial contributions are proposed being secured in accordance with the rates published in the open space in new developments SPD as follows:</p> <p>1 bed £625.73 2 bed £817.17 3 bed £1,150.04 4 bed £1,550.31</p>	£20,000 (circa)	Tariff			None at the time of the planning committee report being published
SCDC2	Open space (children's play)	SF/10	YES	The recreation study of 2013 identified Whittlesford as needing 0.99 ha of children's playspace whereas it has 0.09 resulting in a deficit of 0.9 ha of children's playspace (note the recreation study 2013 identifies a deficit of 0.05 ha which is an error).	£30,000 (circa)				None

				<p>Whittlesford Parish Council has advised that they are looking to replace the existing play equipment on the Lawn which is nearing its 'sell by date' and would therefore not be able to accommodate the needs of children arising from new development in the village. The Lawn Trust have ambitious sixfigure plans which necessitate entering into a legal lease to enable a wider spread of grant applications, and facilities for older children would be incorporated</p> <p>Offsite financial contributions are proposed being secured in accordance with the rates published in the open space in new developments SPD as follows:</p> <p>1 bed £0 2 bed £1,202.78 3 bed £1,663.27 4 bed £2,281.84</p>					
SCDC3	Open space onsite	SF/10	YES	<p>The applicant is proposing onsite open space and the site layout plan shows 2 areas of POS with a combined space of 560 m2.</p> <p>The s106 agreement will require that the open space is managed and maintained in perpetuity.</p>					None
SCDC4	Offsite indoor community space	DP/4	YES	<p>In accordance with the policy approved by the portfolio holder in 2009 Whittlesford needs 175 m2 of indoor community space whereas it has 205 m2 resulting in a surplus of 30 m2.</p> <p>Whittlesford is served by Whittlesford Memorial Hall which the audit of 2009 described as "a very good size space designed primarily with dramatic performances in mind. Floor in main hall showing some signs of wear in patches. Overall facility in good condition, but clearly well used.</p>	£10,000 (circa)	Tariff			None at the time of the planning committee report being published

			<p>Second hall/meeting space used for children's group. Kitchen is well equipped for catering, with dual aspect servicing both spaces".</p> <p>Whittlesford is defined as a Group Village in the Core Strategy and in accordance with the Community Facilities Audit 2009 the proposed standard for a Group Village is as follows:</p> <ul style="list-style-type: none"> <li>• Group Villages should offer a facility of reasonable size which offers access to community groups at competitive rates.</li> <li>• The facility should feature a main hall space which can be used for casual sport and physical activity; theatrical rehearsals/ performances and social functions, however, it is recognised that one use may be favoured depending upon demand.</li> <li>• All new facilities, including toilets, should be fully accessible, or retro-fitted if viable to ensure compliance with Disability Discrimination Act legislation wherever possible.</li> <li>• Facilities should include an appropriately equipped kitchen/ catering area for the preparation of food and drink. The venue should have the capacity for Temporary Events for functions which serve alcohol.</li> <li>• Where practical and achievable, new build facilities should be delivered with appropriate energy-efficiency measures in</li> </ul>					
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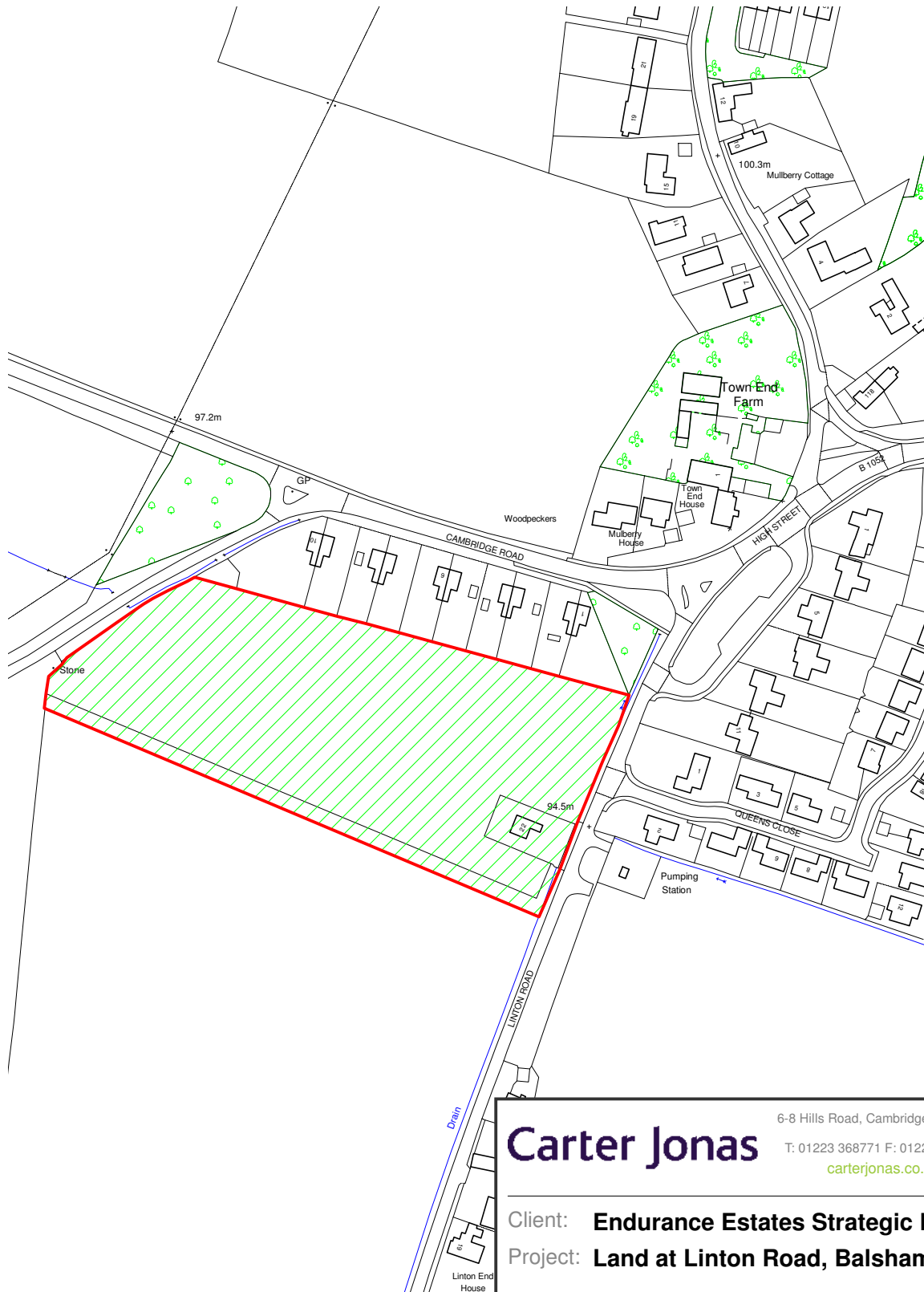
				<p>place, although this should be undertaken with the balance of expenditure/saving in mind, given the likely hours of usage. Likely measures include light sensors/timers, Cisterns, improved insulation etc.</p> <ul style="list-style-type: none"> <li>Facilities should be functional spaces, designed to offer ease of management, as volunteers are likely to be primarily responsible for day to day upkeep.</li> </ul> <p>The contribution required as per the indoor community space policy would be:</p> <p>1 bed - £284.08 2 bed - £371.00 3 bed - £513.04 4+ bed - £703.84</p> <p>Whittlesford Parish Council have provided a long list of internal improvements that have been identified for the Memorial Hall including the provision of a new boiler, new toilets, replacement of the Millennium Room floor and under-stage storage trolleys.</p> <p>Whittlesford Parish Council is also going to explore the possibility of extending the hall to secure more space that can be used for early years.</p>					
SCDC5	Household waste receptacles	RECAP WMDG	YES	£72.50 per dwelling	£1,305 (circa)	Tariff	YES		None
SCDC6	S106 monitoring		YES	A fee of £500	£500	Fixed fee	YES		
Non standard requirements									
<b>TOTAL - £236,421.00 (subject to final housing mix).</b>									



**PER DWELLING - £13,134.50 (subject to final housing mix).**

NB. This note covers only infrastructure that is to be secured via a planning obligation under section 106 of the Town and Country Planning Act 1990 (as amended). Planning applications are often required to also provide new or improvements to existing infrastructure including but not limited to highways, drainage and biodiversity. Such measures will be secured via a planning condition and details of these are set out in the planning committee report.

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Client: **Endurance Estates Strategic Land**  
Project: **Land at Linton Road, Balsham**  
Title: **Location Plan**

Scale: 1:2500 @A4 Date: 25 June 2015  
Drawn by: KW Dwg no: **CJ-001**

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# Agenda Item 7

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

6 July 2016

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

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<b>Application Number:</b>	S/2510/15/OL
<b>Parish(es):</b>	Caldecote
<b>Proposal:</b>	Outline planning permission for up to 140 residential dwellings (including 40% affordable housing), removal of existing temporary agricultural structures, introduction of structural planting and landscaping, informal public open space and children's play area, community orchard and allotments, surface water flood mitigation and attenuation, vehicular access points from Highfields Road, and associated ancillary works. All matters to be reserved with the exception of the main site access.
<b>Site address:</b>	Land East of Highfields Road, Highfields, Caldecote
<b>Applicant(s):</b>	Gladman Developments Ltd
<b>Recommendation:</b>	Minded to Refuse
<b>Key material considerations:</b>	The main issues are whether the proposed development would provide a suitable site for housing, having regard to the principles of sustainable development and housing land supply, scale of development and impact on character and landscape, residential amenity, drainage issues, services and facilities, access and transport, heritage assets and ecology.
<b>Committee Site Visit:</b>	Tuesday 31 May
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	Paul Sexton, Principal Planning Officer
<b>Application brought to Committee because:</b>	The application is a significant departure to planning policy.
<b>Date by which decision due:</b>	28 December 2015

### Update to Report

### Recent Appeal Decisions - paragraph 255 et seq.

1. Paragraph 261 of the main report refers to another appeal decision (App/W0530/W/15/3138791) has recently been issued in respect of Duxford. The

appeal was allowed and grants outline planning permission for a development of up to 35 dwellings (use class C3).

2. One of the main issues considered by the inspector, which is relevant to the determination of this application, was the whether the proposed development would provide a suitable site for housing having regard to the principle of sustainable development and the supply of housing.
3. In coming to this view the inspector had specific regard to objective ST/b, policy ST/2 and ST/6 of the Core Strategy and policy DP/7 of the Local Development Framework. Objective ST/b is to locate development where access to day-to-day needs for employment, shopping, recreation and other services is available by public transport, walking and cycling thus reducing the need to travel, particularly by private car. The inspector also recognised that the Council could not demonstrate a 5 year supply of housing land.
4. At the date of the hearing into that appeal (15 March 2016) both the Council and the appellant, agreed within their Statement of Common Ground that none of the above policies were up to date and that the proposal should be considered in the context of paragraph 14 of the National Planning Policy Framework.
5. Like the Foxton and Swavesey appeals, the submission of the statements and the hearing for Duxford took place prior to the Court of Appeal decision (Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes) dated 17 March 2016. As such the local authority's evidence and the inspectors assessment of this did not benefit from this decision and in particular the recognition by the Court of Appeal that out of date housing supply policies can still be given weight – even considerable weight – if they still maintain a planning function. The inspector did not subsequently ask the Council for a view on the implications of the Court's decision.
6. Whilst this decision does not fundamentally change an assessment of this application in terms of the weight that can be applied to the planning function of the policies, consideration should be given to the general assessment of sustainability.
7. In relation to this specific matter the inspector concluded the following key points:  
  
**Services** - There would be limited access to essential shops and services needed on a day to day basis. The village is served by a primary school although not a secondary school. Nevertheless some rural centres do not have secondary schools (paragraph 20).  
  
**Employment** - Duxford has good access to wide range of employment opportunities within 5 miles of Duxford. A number of the most recent employment facilities are located within walking distance of the appeal site. In addition to these opportunities The inspector found that Duxford has good access to a wide range of employment opportunities within a short distance (paragraph 21)  
  
**Transport** –There is no segregated cycle route from Greenacres to Whittlesford Parkway Station and the use of the public right of way would be limited. Nevertheless, for pedestrians the route has a footpath along Moorfield Road and is lit although the distance of approximately 1.1 miles is long. The village is also served by a Citi7 bus service with links to Sawston, Saffron Walden and Cambridge.
8. In accordance with the main aims of Core Strategy Policy ST/b the inspector found the appeal site would provide a sustainable location for development. However, the

inspector did clearly specify this was an on balance decision. As such, it's not reasonable to assume that all group villages are the same in what they offer and they do need to be considered on their individual merits and circumstances.

9. In this instance paragraphs 193 - 208 of the main officer report make reference to the services, transport links and employment opportunities in Caldecote and its relationship to the surrounding villages and service centres.
10. This states that Highfields Caldecote is served by relatively few services and facilities and residents are required to commute outside the village to access many day-to-day services. The only village shop has very recently closed and there is currently no evidence to demonstrate that this additional level of development would secure its long-term viability. There are very limited employment opportunities within the village itself, and only limited employment activity on Bourn Airfield to the west. There is a limited bus service through Highfields, and the distance of bus stops on St Neots Road from the site will not encourage residents of the new development to use the bus as an alternative to the private car for most day-to-day journeys. Whilst the provision of bus stop shelters and a footpath/cycle link will improve accessibility and usability of the existing services, officers are of the view that it will not materially increase numbers choosing to travel by bus.
11. By virtue of the relatively high number of new dwellings proposed, the limited range of services and facilities in the locality, the limited bus service, the inability for residents to reasonably walk/cycle to other service centres and the limited local employment opportunities, officers do not consider the site to be sustainable location for development of this scale.
12. Officers therefore consider that the decisions in respect of Duxford and Orwell can be treated on their individual merits
13. Notwithstanding the sustainability argument on this particular site, it is considered that the Core Strategy DPD objectives (ST/a –K) and the associated suite of policies ST/2 - ST/7 and Development Control Policies policy DP/7 still maintain an important and valid planning function because they ensure that development is sustainably located and unsustainable locations are avoided. Policy ST/6 in particular can still be afforded significant weight.
14. The appeal decision at Duxford does not therefore change the officers' recommendation to refuse this application.

#### **Background Papers:**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Planning File Ref: S/2510/15/OL, S/0276/15/OL

#### **Report Author:**

John Koch  
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Team Leader  
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# Agenda Item 8

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

6 July 2016

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

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<b>Application Number:</b>	S/3190/15/OL
<b>Parish(es):</b>	Orwell
<b>Proposal:</b>	Outline planning application for up to 49 dwellings, community car park and coach drop-off facility, pumping station and associated infrastructure.
<b>Site address:</b>	Land at Hurdleditch Road, Orwell
<b>Applicant(s):</b>	K B Tebbit and Davidsons Development
<b>Recommendation:</b>	Refusal
<b>Key material considerations:</b>	The main issues are whether the proposed development would provide a suitable site for housing, having regard to housing land supply, the principles of sustainable development, scale of development and impact on townscape and landscape character, drainage issues, services and facilities, access and transport, heritage assets and ecology.
<b>Committee Site Visit:</b>	31 May 2016
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	Rebecca Ward, Senior Planning Officer
<b>Application brought to Committee because:</b>	The application proposal raises considerations of wider than local interest.
<b>Date by which decision due:</b>	27 June 2016

### Update to Report

#### Recent Appeal Decisions - paragraph 216 et seq.

1. Paragraph 222 of the main report refers to another appeal decision (App/W0530/W/15/3138791) has recently been issued in respect of Duxford. The appeal was allowed and grants outline planning permission for a development of up to 35 dwellings (use class C3).
2. One of the main issues considered by the inspector, which is relevant to the determination of this application, was the whether the proposed development would provide a suitable site for housing having regard to the principle of sustainable

development and the supply of housing.

3. In coming to this view the inspector had specific regard to objective ST/b, policy ST/2 and ST/6 of the Core Strategy and policy DP/7 of the Local Development Framework. Objective ST/b is to locate development where access to day-to-day needs for employment, shopping, recreation and other services is available by public transport, walking and cycling thus reducing the need to travel, particularly by private car. The inspector also recognised that the Council could not demonstrate a 5 year supply of housing land.
4. At the date of the hearing into that appeal (15 March 2016) both the Council and the appellant, agreed within their Statement of Common Ground that none of the above policies were up to date and that the proposal should be considered in the context of paragraph 14 of the National Planning Policy Framework.
5. Like the Foxton and Swavesey appeals, the submission of the statements and the hearing for Duxford took place prior to the Court of Appeal decision (Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes) dated 17 March 2016. As such the local authority's evidence and the inspectors assessment of this did not benefit from this decision and in particular the recognition by the Court of Appeal that out of date housing supply policies can still be given weight – even considerable weight – if they still maintain a planning function. The inspector did not subsequently ask the Council for a view on the implications of the Court's decision.
6. Whilst this decision does not fundamentally change an assessment of this application in terms of the weight that can be applied to the planning function of the policies, consideration should be given to the general assessment of sustainability.
7. In relation to this specific matter the inspector concluded the following key points:

**Services** - There would be limited access to essential shops and services needed on a day to day basis. The village is served by a primary school although not a secondary school. Nevertheless some rural centres do not have secondary schools (paragraph 20).

**Employment** - Duxford has good access to wide range of employment opportunities within 5 miles of Duxford. A number of the most recent employment facilities are located within walking distance of the appeal site. In addition to these opportunities The inspector found that Duxford has good access to a wide range of employment opportunities within a short distance (paragraph 21)

**Transport** –There is no segregated cycle route from Greenacres to Whittlesford Parkway Station and the use of the public right of way would be limited. Nevertheless, for pedestrians the route has a footpath along Moorfield Road and is lit although the distance of approximately 1.1 miles is long. The village is also served by a Citi7 bus service with links to Sawston, Saffron Walden and Cambridge.
8. In accordance with the main aims of Core Strategy Policy ST/b the inspector found the appeal site would provide a sustainable location for development. However, the inspector did clearly specify this was an on balance decision. As such, it's not reasonable to assume that all group villages are the same in what they offer and they do need to be considered on their individual merits and circumstances.
9. In this instance paragraphs 144 - 157 of the main officer report make reference to the services, transport links and employment opportunities in Orwell and its relationship to

the surrounding villages and service centres.

10. This states that Orwell is served by relatively few services and facilities and residents are required to commute outside the village to access many day-to-day services. There are very limited employment opportunities within the village itself, and in nearby villages. There is a limited bus service through Orwell with limited connections to service centres or railway stations. As such residents of the new development are unlikely to use the bus as an alternative to the private car for most day-to-day journeys. Whilst the provision of bus stop shelters and a footpath/cycle link will improve accessibility and usability of the existing services, officers are of the view that it will not materially increase numbers choosing to travel by alternative modes of transport to the car.
11. By virtue of the relatively number of new dwellings proposed, the limited range of services and facilities in the locality, the limited bus service, the inability for residents to reasonably walk/cycle to other service centres and the limited local employment opportunities, officers do not consider the site to be sustainable location for development of this scale.
12. Officers therefore consider that the decisions in respect of Duxford can be treated on their individual merits.
13. Notwithstanding the sustainability argument on this particular site, it is considered that the Core Strategy DPD objectives (ST/a –K) and the associated suite of policies ST/2 - ST/7 and Development Control Policies policy DP/7 still maintain an important and valid planning function because they ensure that development is sustainably located and unsustainable locations are avoided. Policy ST/6 in particular can still be afforded significant weight.
14. The appeal decision at Duxford does not therefore change the officers' recommendation to refuse this application.

**Background Papers:**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Planning File Ref: S/3190/15/OL

**Report Author:**

Rebecca Ward  
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Senior Planning Officer  
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# Agenda Item 14

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

6 July 2016

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

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<b>Application Numbers:</b>	PLAENF.376
<b>Parish(es):</b>	Great Abington
<b>Proposal:</b>	Unauthorised extension to dwelling
<b>Site address:</b>	45 North Road, Great Abington
<b>Applicant(s):</b>	Mr Tilley
<b>Recommendation:</b>	Officers to have delegated authority to take direct action to remove an unauthorised structure
<b>Departure Application:</b>	No
<b>Presenting Officer:</b>	James Platt
<b>Application brought to Committee because:</b>	Authorisation to take direct action

### **Update to Report -**

*Mr Tilley – Owner.*

1. Mr Tilley submitted a Lawful Development Certificate of Proposed Use or Development at the above property, with the appropriate application fee on the 21 June 2016. The application sought to regularise the development by carrying out certain works in order for the structure to be considered 'permitted development'. However, it is not lawful to apply for a Lawful Development Certificate of Proposed Use or Development as the extension exists and has been deemed by the Inspectorate to be development and no physical operations have taken place on site at the writing of this report. In addition the application was not supported by the appropriate documentation. Consequently, officers have informed Mr Tilley that the application, has been turned away and his fee will be refunded.
2. Officers have also request Mr Tilley to provide a timetable for the demolition of the extension in accordance the Inspectorates decision and notified him that the Council will be considering 'Direct Action' at planning committee on the 6 July, 16.

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