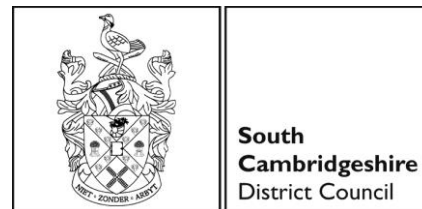


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8 April 2021

To: Vice-Chair in the Chair – Councillor Pippa Heylings

All Members of the Planning Committee - Councillors Henry Batchelor, Anna Bradnam, Dr. Martin Cahn, Peter Fane, Dr. Tumi Hawkins, Judith Rippeth, Deborah Roberts, Heather Williams, Dr. Richard Williams and Nick Wright

Quorum: 3

Substitutes Councillors Grenville Chamberlain, Mark Howell,
if needed: Dr. Shrobona Bhattacharya, Graham Cone, Sue Ellington,
John Batchelor, Dr. Claire Daunton, Eileen Wilson, Geoff Harvey and
Brian Milnes

Dear Councillor

The attached Planning Conditions relate to the agenda for the next meeting of **Planning Committee**, which will be held as a **Virtual meeting - Online on Tuesday, 13 April 2021 at 10.00 a.m.. A weblink to enable members of the press and public to listen to the proceedings will be published on the relevant page of the Council's website , normally, at least 24 hours before the meeting.**

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
Liz Watts
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 Supplement 2

	Pages
6. 20/03151/REM - Guilden Morden (Land South of Thompsons Meadow)	1 - 2

Reserved matters for appearance, landscaping, layout and scale following outline planning permission S/3077/16/OL for the proposed development of up to 16 dwellings (8 market and 8 affordable) with all matters reserved except access

Agenda Item 6

Reference: 20/03151/REM

Proposal: Reserved matters for appearance, landscaping, layout and scale following outline planning permission S/3077/16/OL for the proposed development of up to 16 dwellings (8 market and 8 affordable) with all matters reserved except access

Site Address: Land South Of Thompsons Meadow Guilden Morden
Cambridgeshire

CONDITIONS

- 1 The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- 2 Notwithstanding the approved plans, no development above slab level shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- 3 No development above slab level shall take place until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a Private Management and Maintenance Company has been established).
(Reason - To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan and paragraphs 108 and 110 of the National Planning Policy Framework).

- 4 Prior to the first occupation of the development details of the boundary treatments to be erected around the edge of the drainage ponds within the site shall be submitted to and approved by the local planning authority, the details shall include the positions, height, type, design and materials of the boundary. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of visual amenity and to ensure that suitable boundary treatments are installed. (South Cambridgeshire Local Plan 2018 policy HQ/1).

- 5 The driveways hereby permitted shall be constructed using a bound material and so that their falls and levels are such that no private water from the site drains across or onto the highwa.

Reason: For the safe and effective operation of the highway (in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.).

- 6 Prior to the occupation of the development the specification and details of the electronic vehicle charge points to be installed shall be submitted to and approved in writing by the Local Planning Authority. The charge points shall be installed in accordance with the approved details and retained thereafter.

Reason: To ensure a sustainable development in accordance with South Cambridgeshire Local Plan 2018 policy CC/2.

- 7 No development above base course level shall take place until a plan to demonstrate the provision of adequate swept paths for refuse vehicles has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with South Cambridgeshire Local Plan 2018 policy HQ/1.