

## PLANNING COMMITTEE

WEDNESDAY, 5 DECEMBER 2012

### DECISIONS

Set out below is a summary of the decisions taken at the meeting of the Planning Committee held on Wednesday, 5 December 2012. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

If you have any queries about any matters referred to in this decision sheet please contact Ian Senior, 03450 450 500.

**1. S/1726/12/FL - DUXFORD (MOORFIELD ROAD)**

The Committee gave officers delegated powers to approve the application subject to (i) no objections being raised by the Local Highways Authority to the additional transport assessment information and revised plans, as amended by Health Impact Assessment date stamped 16 October 2012, Transport Assessment Addendum dated 23 October 2012, Addendum to Badger Survey Report dated 1 November 2012, Noise Impact Assessment date stamped 12 November 2012, and Flood Risk Assessment Rev 2 dated 5 October 2012), and drawing numbers D003-003-D14, D003-006-2 and D003-010 date stamped 21 November 2012, (ii) the prior completion of a Section 106 Legal Agreement to include a lorry routing agreement public art contribution, and provision for a viability base figure, and (iii) the Conditions set out in the report from the Planning and New Communities Director.

**2. S/1725/12/OL - STAPLEFORD (GRANTA TERRACE)**

The Committee gave officers delegated powers to approve the application as amended by Flood Risk Assessment (Part 2) date stamped 18 September 2012, Health Impact Assessment date stamped 18 October 2012, noise impact assessment date stamped 12 November 2012, and Tree Survey and drawing numbers G003/102 Rev PL3, 103 Rev PL3, 107 Rev PL2 and 675007/120 Rev PL1 date stamped 21 November 2012, (subject to (i) no objections being raised by the Environmental Health Officer and Local Highways Authority to any additional noise impact information provided and the revised access arrangement respectively), (ii) subject to the prior completion of a Section 106 Legal Agreement in accordance with the terms set out in this report from the Planning and New Communities Director and to include an overage provision amounting to 60% / 40% of surplus monies above a viability base figure (60% to be paid to South Cambridgeshire District Council, and such sum to be applied by the Council as an Affordable Housing commuted sum to mitigate towards the shortfall of Affordable Housing below 40% and arising from provision (across the 3 residential sites) of 21% and subject to the Conditions set out in the report from the Planning and New Communities Director.

**3. S/1727/12/OL - STAPLEFORD (29-35 LONDON ROAD)**

The Committee gave officers delegated powers to approve the application, as amended by tree survey date stamped 19 September 2012, drawing number SK51B date stamped 16 October 2012, noise impact assessment date stamped 12 November 2012, and drawing numbers G003/102 Rev PL3 and 104 Rev PL2 date stamped 21 November 2012, subject to the prior completion of a Section 106 Legal Agreement in accordance with the terms set out in this report from the Planning and New Communities Director and to include an overage provision amounting to 60% / 40% of surplus monies above a viability base figure (60% to be paid to South Cambridgeshire District Council, and such sum to be applied by the Council as an Affordable Housing commuted sum to mitigate towards the shortfall of Affordable

Housing below 40% and arising from provision (across the 3 residential sites) of 21% and subject to the Conditions set out in the report from the Planning and New Communities Director.

**4. S/1728/12/OL - GREAT SHELFORD (32 LONDON ROAD)**

The Committee resolved to give officers delegated authority to approve the application, as amended by tree survey date stamped 19 September 2012; drawing number SK52A date stamped 16 October 2012; noise impact assessment date stamped 12 November 2012; and drawing numbers G003/102 Rev PL3 and 105 Rev PL2 date stamped 21 November 2012, subject to the prior completion of a Section 106 Legal Agreement in accordance with the terms set out in this report from the Planning and New Communities Director and to include an overage provision amounting to 60% / 40% of surplus monies above a viability base figure (60% to be paid to South Cambridgeshire District Council, and such sum to be applied by the Council as an Affordable Housing commuted sum to mitigate towards the shortfall of Affordable Housing below 40% and arising from provision (across the 3 residential sites) of 21% and subject to the Conditions set out in the report from the Planning and New Communities Director.

**5. S/2024/12/FL - FULBOURN (16 TEVERSHAM ROAD)**

The Committee approved the application subject to the Conditions referred to in the report from the Planning and New Communities Director.

**6. S/1996/12/FL - GIRTON (WELLBROOK WAY)**

The Committee gave officers delegated powers to approve or refuse the application depending on the outcome of an independent viability assessment. If approved, the consent would be subject to appropriate safeguarding Conditions.

**7. S/1796/12/FL - MELBOURN (29 HIGH STREET)**

The Committee gave officers delegated powers to approve the application, as amended, subject to no materially new objections being received during the consultation period on the amended drawings, confirmation from the Environmental Health Officer that the revised details satisfactorily address his concerns, and the Conditions referred to in the report from the Planning and New Communities Director, and an additional Condition relating to finished floor levels.

**8. S/1402/12/FL - MELBOURN (151-155 HIGH STREET)**

The Committee refused the application for the reason set out in the report from the Planning and New Communities Director.

**9. S/2025/12/FL - SHEPRETH (ROYSTON GARDEN CENTRE)**

The Committee approved the application subject to the Conditions set out in the report from the Planning and New Communities Director, an additional Condition relating to lighting, and a Grampian Condition requiring the planting of replacement screening.

**10. S/2029/12/FL - ORWELL (36 TOWN GREEN ROAD)**

The Committee approved the application subject to the Conditions set out in the report from the Planning and New Communities Director.

**11. S/1509/12/VC - PAPWORTH EVERARD (SUMMERSFIELD, ERMINE STREET)**

The Committee gave officers delegated powers to approve the application, subject to the outcome of further consultation responses, the prior completion of a Section 106 Legal Agreement and the Conditions set out in the report from the Planning and New Communities Director.

- 12. S/1444/12/FL - LITTLE WILBRAHAM (THE SCHOLARS, RECTORY FARM ROAD)**  
The Committee refused the application contrary to the recommendation in the report from the Planning and New Communities Director. Members agreed the reasons for refusal as being noise from the air conditioning units, height of the wall, residential amenity and impact on the neighbours and Conservation Area.
- 13. S/1855/12/OL - GREAT WILBRAHAM (LAND REAR OF 12 TO 18 THE LANES)**  
The Committee gave officers delegated powers to approve the application subject to the prior completion of a Section 106 Legal Agreement requiring the provision of onsite Affordable Housing or a contribution towards offsite Affordable Housing, and to the Conditions referred to in the report from the Planning and New Communities Director.
- 14. S/1371/12/O - WATERBEACH (2 PRIMROSE LANE)**  
The Committee gave officers delegated powers to approve the application, subject to the prior completion of a Section 106 Legal Agreement securing affordable housing contribution and open space, community facilities and waste receptacles contributions and to the Conditions referred to in the report from the pnc.
- 15. S/1621/12/VC - WILLINGHAM (THE OAKS, MEADOW ROAD)**  
Had it been in a position to determine the application, the Committee indicated that it would have been minded to approve the application, subject to identifying the location of the two caravans approved, and to the Conditions set out in the report from the Planning and New Communities Director. This statement would help to inform the Council's position at the forthcoming Appeal Hearing.
- 16. S/1733/12/FL - BASSINGBOURN (WIRELESS STATION, PRIMROSE HILL)**  
The Committee approved the application subject to the Conditions set out in the report from the Planning and New Communities Director.
- 17. S/1995/12/FL - CALDECOTE (LAND AT BOSSETS WAY)**  
The Committee gave officers delegated powers to approve the application subject to further advice about drainage, Affordable Housing figures being agreed, and the Conditions referred to in the report from the Planning and New Communities Director.