

## PLANNING COMMITTEE

WEDNESDAY, 2 APRIL 2014

### DECISIONS

Set out below is a summary of the decisions taken at the meeting of the Planning Committee held on Wednesday, 2 April 2014. 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/2725/13/FL - LITTLE EVERS DEN (THE ELMS, 23 HIGH STREET)**  
The Committee gave officers delegated authority to approve the application, subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing contributions towards public open space, community facilities, waste receptacles and monitoring and legal fees, and to the conditions set out in paragraphs 44 and 46 to 50 of the report from the Planning and New Communities Director.
2. **S/1152/13/FL - IMPINGTON (FORMER BISHOPS HARDWARE STORE)**  
The Committee deferred the application so that it could be discussed at the next South Cambridgeshire Design Enabling Panel and then reconsidered at a future Planning Committee meeting with the benefit of the Design Panels' advice, and to give the applicant an opportunity to undertake further consultation locally.
3. **S/2329/13/FL - SWAVESEY (4 SCOTLAND DROVE PARK, ROSE AND CROWN ROAD)**  
The Committee approved the application subject to the Conditions set out in the report from the Planning and New Communities Director.
4. **S/0111/14/FL - SWAVESEY (19 WALLMANS LANE)**  
The Committee gave officers delegated authority to approve the application subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing contributions in respect of public open space, community facilities and waste receptacle, and to the Conditions referred to in the report from the Planning and New Communities Director..
5. **S/2312/13/FL - SWAVESEY (LAND NORTH OF FEN DRAYTON ROAD)**  
The Committee gave officers delegated authority to approve the application, subject to
  1. completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990
    - a. securing contributions towards public open space, community facilities, waste receptacles, monitoring and legal fees and provision of the houses as affordable dwellings
    - b. including a provision for priority to be given to those with a direct link to Swavesey but that if such persons are not available to take a vacant unit within 8 to 10 weeks of a relevant dwelling becoming available (as opposed to four weeks as proposed by the applicant) then there should be a cascade approach such that priority is then given to those with a direct link within an agreed radius of the village
    - c. including a Mortgagee in Possession clause requiring the dwellings to be affordable in perpetuity if officers determined financial appraisal of

the scheme meant delivery could not be achieved without this

2. the Conditions set out in paragraphs 54 to 65 in the report from the Planning and New Communities Director, the words “adopted sewage system” in paragraph 59 being replaced by the words “adopted piped services” (or similar); and
3. the application being advertised as a Departure from the adopted Development Plan and not being called in for determination by the Secretary of State.

**6. S/2575/13/FL- GREAT SHELFORD (PLOTS 1 AND 2, TRINITY LANE)**

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

**7. S/1774/13/FL - OVER (IVY HOUSE, 12 FEN END)**

The Committee deferred the application for a site visit.

**8. S/1776/13/LB - OVER (IVY HOUSE, 12 FEN END))**

The Committee deferred the application for a site visit.

**9. S/1504/13/FL - CAXTON (ERMINE STREET)**

The Committee deferred the application to enable a further survey to be carried out to identify the current demand for affordable homes in Caxton.

**10. S/2752/13/FL - DUXFORD (6 GREEN STREET)**

The Committee gave officers delegated authority to approve the application subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing contributions towards open space, community facilities, waste receptacles and monitoring and legal fees, the Conditions set out in paragraphs 38 to 46 in the report from the Planning and New Communities Director, and an Informative relating to the impact on users of the highway during the construction period.

**11. C/11/17/47/01 11/13/SC - HAUXTON (THE MILL)**

The Committee confirmed the revised Tree Preservation Order (TPO) as shown in Appendix 7 attached to the report from the Head of New Communities. Members agreed the reasons for confirmation as being:

- The trees need to contribute in an holistic way to the current sense of enclosure around the Old Mill at Hauxton
- The TPO will not as stated conflict with the provisions of the EMP
- The stated provisions will become the rolling management programme of the TPO.

**12. C/11/17/20/10 09/13/SC - COTTENHAM (HIGH STREET)**

The Committee agreed not to confirm the provisional Tree Preservation Order (TPO) and instead to allow it to lapse for the following reasons:

- The trees do contribute in an holistic way to the current character of the Conservation Area. However the TPO will conflict with the landowner`s ability to repair his garden wall, which is listed.
- The TPO has also been served on trees owned and managed by another Authority