

PLANNING COMMITTEE

WEDNESDAY, 6 APRIL 2016

DECISIONS

Set out below is a summary of the decisions taken at the meeting of the Planning Committee held on Wednesday, 6 April 2016. 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 democratic.services@scambs.gov.uk.

1. **S/1969/15/OL - LINTON, (HORSEHEATH ROAD) WITHDRAWN FROM AGENDA**
The Committee noted that this application had been withdrawn from the agenda.
2. **S/2642/15/FL - ICKLETON (RECTORY FARM) WITHDRAWN**
The Committee noted that this application had been withdrawn by the applicant.
3. **S/2617/15/FL - ICKLETON (ABBEY FARM) WITHDRAWN**
The Committee noted that this application had been withdrawn by the applicant.
4. **S/2870/15/OL - OVER (LAND TO THE WEST OF MILL ROAD) WITHDRAWN FROM AGENDA**
The Committee noted that this application had been withdrawn from the agenda.
5. **S/3223/15/FL - ORCHARD PARK (K1, TOPPER STREET)**
The Committee gave officers delegated powers to approve the application subject to:
 1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing
 - a. A financial contribution towards education;
 - b. A financial contribution towards waste recycling and waste receptacles;
 - c. Affordable housing; and
 - d. An obligation to reduce car parking provision based on the establishment of a car club, but subject to extra demand for car parking from time to time
 2. The Conditions set out in the report from the Planning and New Communities Director, subject to the following amendment and additions:

Condition amended:

 - (k) Prior to commencement of any residential development, a detailed noise mitigation / insulation scheme for the residential units, to protect future occupants internally from Kings Hedges Road and the Cambridge Guided Busway traffic noise, shall be submitted to and approved in writing by the Local Planning Authority. The detailed noise attenuation / insulation scheme shall have regard to the internal noise levels recommended in British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" and, in seeking to achieve the recommended levels, to the noise insulation of

the composite building fabric, glazing areas, including the provision of sound attenuated alternative mechanical ventilation systems (or similar) to facilitate rapid / purging ventilation and thermal comfort / summer cooling requirements if the “reasonable” indoor ambient noise levels in BS 8233 cannot be achieved with a partially open external window (assuming a -13dB(A) external to internal reduction for a partially open window). The traffic noise attenuation / insulation scheme as approved shall be fully implemented prior to occupation and shall be retained thereafter and not altered without prior approval. (Reason: To ensure that sufficient noise attenuation / mitigation is provided to all residential properties to protect future occupiers internally from the impact of traffic noise and safeguard the health, amenity and quality of life of future residents in accordance with paragraphs 109, 123 of the National Planning Policy Framework 2012 and Policy NE/15 Noise Pollution of the adopted Local Development Framework 2007.)

Conditions added

- (l) No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details / scheme unless the local planning authority approves the variation of any detail in advance and in writing.
(Reason - To protect the occupiers of adjoining buildings (dwellings) from the effect of dust in accordance with Policy NE/16 of the adopted Local Development Framework 2007.)
- (m) No development (including any pre-construction, demolition or enabling works) shall take place until a comprehensive construction programme identifying each phase of the development and confirming construction activities to be undertaken in each phase and a timetable for their execution submitted to and approved in writing by the Local Planning Authority in writing. The development shall subsequently be implemented in accordance with the approved programme unless any variation has first been agreed in writing by the Local Planning Authority.
(Reason - To protect the amenities of residential properties in accordance with Policies NE/15, NE/16 and DP/6 of the adopted Local Development Framework 2007.)

3. The Informatives set out in the said report, subject to the following additions:

Bonfire informative

During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

General Informative

A ‘catch all’ informative could be attached advising the applicant to have

consideration of South Cambridgeshire District Council Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire".

- 6. S/3202/15/FL - THRILOW (BACON FARMHOUSE, CHURCH STREET)**
The Committee approved the application subject to the Conditions and Informatives set out in the report from the Planning and New Communities Director.
- 7. S/2512/15/FL- LITTLE EVERSDEN (CHURCH LANE)**
The Committee deferred the application so that officers could explore the potential for re-locating the proposal on site in order to minimise the adverse impact on the amenity of numbers 10 and 12 Church Lane while still preserving the setting of the Green Belt and adjacent Grade II* Listed Church. Members requested that the application be presented again to Committee for determination in due course.
- 8. S/2396/15/PO - WILLINGHAM (LAND SOUTH OF BRICKHILLS)**
The Committee approved the modification to the Legal Agreement under Section 106 of the Town and Country Planning Act 1990 so that tenure mix in the affordable element of the scheme (six units) is divided as follows:

 - 3 x affordable rent (50% of the affordable units)
 - 3 x shared ownership (50% of the affordable units)
- 9. PRE-APPLICATION AND TECHNICAL BRIEFING PROTOCOL**
The Committee approved the pre-application and technical briefing practice and protocol
- 10. MEMBER TRAINING AND DEVELOPMENT, AND TECHNICAL BRIEFINGS**
That Committee Approvesd the programme.
- 11. AMENDMENTS TO THE CURRENT SCHEME OF DELEGATED POWERS**

 1. The Committee Approved the following changes to the current scheme of delegation:

 - a. to allow all decisions to be delegated other than those listed in Appendix A of the report;
 - b. that the time given for District Councillors to request an application be considered by Planning Committee is extended from 21 to 28 days; and
 - c. that the automatic referral to Planning Committee is removed when an officer recommendation of approval conflicts with representations by the Parish Council and these cannot be substantially addressed by planning condition. Instead this is replaced by the right of the Parish Council to request an application is considered by Planning Committee. The request must be supported by material planning reasons and the final decision on whether the application is considered by Planning Committee will be taken by the Chairman of Planning Committee in consultation with the Designated Officer (Head of Development Management or Head of New Communities)
 2. That the effectiveness of the revised Scheme of Delegation be

assessed after about a year, and a formal review process involving Parish Councils should take place within 24 months.