

PLANNING COMMITTEE

WEDNESDAY, 7 DECEMBER 2016

DECISIONS

Set out below is a summary of the decisions taken at the meeting of the Planning Committee held on Wednesday, 7 December 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/2011/14/RM - NORTHSTOWE (LAND TO THE EAST OF B1050 AND LONGSTANTON, WEST OF THE CAMBRIDGESHIRE GUIDED BUSWAY (CGB) AND NORTH OF OAKINGTON)**
Further to the former Northstowe Joint Development Control Committee's resolution on 29 July 2015 to grant planning permission (Minute 6 refers), the Planning Committee:
 1. Approved the amendments to the Legal Agreement entered into by virtue of Section 106 of the Town and Country Planning Act 1990 in relation to affordable housing, and authorised officers on this basis to complete, with the Homes and Communities Agency (HCA), an amended Section 106 Agreement, securing the following:
 - a. 350 affordable rented homes (10% of the total number of dwellings in Phase 2) to be delivered at an accelerated rate such that the affordable rented homes make up 20% of each of the early housing parcels of Phase 2;
 - b. 1,400 starter homes (40% of the total number of dwellings in Phase 2), and;
 - c. A review mechanism that would apply following the grant of Reserved Matters approvals for 700 starter homes, such review mechanism addressing any broadening of the definition of starter homes;
 2. delegated any further minor editing of the Section 106 Agreement to the Joint Director for Planning and Economic Development;
 3. Noted the approach to binding third party land within the Section 106 Agreement, and approved a new planning Condition in the following terms:

"No development shall commence on any part of the Site not bound by the Planning Agreement unless and until all estates and interests in such part of the Site that need to be bound to ensure satisfactory performance / enforcement of the obligations contained in the Planning Agreement have been bound to the satisfaction (as confirmed in writing) of the Local Planning Authority.

Not to Occupy more than 1800 Dwellings across the Northstowe Phase 1 Site and the Site until all estates and interests in that part of the Site required for the provision of Sports Hub West and the land required for

the primary access to the Second Primary School Land that need to be bound to ensure satisfactory performance / enforcement of the obligations contained in the Planning Agreement have been bound to the satisfaction (as confirmed in writing) of the Local Planning Authority"; and

4. noted that the HCA intended to own and manage the burial ground, and asked Officers to discuss further with the applicant the trigger point for delivering the burial ground sooner than had been previously envisaged.

2. S/1991/16/OL - NEWTON (LAND TO THE NORTH OF WHITTLESFORD ROAD)

The Committee refused the application for the reasons set out in the report from the Head of Development Management.

3. S/2367/16/OL - GAMLINGAY (LAND SOUTH OF WEST ROAD AND WEST OF MILL STREET)

The Committee noted that this application had been withdrawn from the agenda.

4. S/2148/16/OL - FOXTON (LAND TO THE REAR OF 7 - 37 STATION ROAD)

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 financial contributions towards *Health care, recreation extension, Dovecote benches, onsite open space, monitoring, household waste bins, expansion of the footpath and the ecology corridor, as detailed in Appendix 2 to the report from the Head of Development Management;*
2. The Conditions and Informatives referred to in the said report; and
3. Two additional Conditions requiring the access to be implemented in accordance with the agreed details, and the provision of details for the management of the road in the event of it not being adopted.

5. S/2425/16/FL - CONINGTON (BARN AT MARSHALLS FARM, ELSWORTH ROAD)

The Committee approved the application subject to the Conditions and Informatives set out in the report from the Head of Development Management.

6. S/2426/16/LB - CONINGTON (BARN AT MARSHALLS FARM, ELSWORTH ROAD)

The Committee approved the application subject to the Conditions and Informatives set out in the report from the Head of Development Management.

7. S/0121/16/FL - WILLINGHAM (THE OAKS, MEADOW ROAD)

The Committee noted that this application had been withdrawn by the applicant.

8. S/2537/16/PO - STEEPLE MORDEN (22-28 ASHWELL ROAD)

The Committee agreed

1. to revise the terms of the Legal Agreement under Section 106 of the Town and Country Planning Act 1990 associated with planning application S/2598/14/FL by modifying the tenure of the affordable housing element to one 2-bed affordable rented and one 2-bed shared ownership dwelling

without altering the overall mixture of housing;

2. to amend the Mortgage in Possession Clause (MIP), as requested by Bedford Pilgrims Housing Association (BPHA) and the trigger point in the Section 106 Agreement for entering into a contract with BPHA so that two open market dwellings could be occupied;
3. to acknowledge the housing need in Steeple Morden and the district of South Cambridgeshire, and that the revised tenure split of one affordable rented and one Intermediate (Shared Ownership) dwelling is both appropriate and compliant with Policy HG/3 of the adopted Local Development Framework 2007 and Policy H/9 of the emerging Local Plan; and

9. LITTLE GRANSDEN (74 MAIN ROAD)

The Committee gave officers delegated powers to take action in accordance with Section 219 of the Town and Country Planning Act 1990, and appoint Contractors to carry out the required work and, upon completion of that work, to recoup South Cambridgeshire District Council's costs from the person subject of the enforcement by placing a charge on that person's property.