

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

06 September 2017

AUTHOR/S: Planning and New Communities Director

Application Number / type of application:	S/3145/16/FL / Full planning application
Parish(es):	Willingham
Proposal:	Full planning permission for the erection of 25 dwellings (including 40% affordable) along with access, car and cycle parking and associated landscaping.
Recommendation:	Approval subject to a Section 106 Agreement covering the issues detailed in the main report and conditions based on the draft list in paragraph 138 of the report.
Material considerations:	Five year supply of housing land Principle of development Sustainability of the location Density of development and affordable housing Character of the village edge and surrounding landscape Highway safety Residential amenity of neighbouring properties Surface water and foul water drainage Provision of formal and informal open space Section 106 Contributions
Site address:	Land at Belsar Farm, Willingham
Applicant(s):	Greater Cambridgeshire Housing Development Agency
Date on which application received:	17 November 2016
Site Visit:	05 September 2017
Conservation Area:	No
Departure Application:	Yes
Presenting Officer:	David Thompson, Principal Planning Officer
Application brought to Committee because:	The officer recommendation of approval conflicts with the recommendation of Willingham Parish Council and approval would represent a departure from the Local Plan
Date by which decision due:	08 September 2017 (agreed extension)

A. Update to the report

Paragraph 21 of the report details the Affordable Housing Officer's comments and states that there would be no objection to 50% of the 10 affordable dwellings being allocated to meet local need in Willingham. To clarify the position, the Council has adopted an approach where the first 8 affordable units on schemes such as this are allocated to those with a local connection, with the remainder split 50/50 between those with a local connection and those on the District wide register. The result for this scheme would be that 9 of the 10 affordable units would be allocated to those with a local connection to Willingham, the 10th being allocated to a person/persons on the District wide register.

Paragraphs 81-90 of the report consider the issues of the landscape impact and design of the proposals. Paragraph 82 of the report indicates that officers consider that the proposed development would not result in a significant level of harm to the character of the landscape without the presence of the extension to the Daniel's Close scheme.

The report refers to the extant permission to extend Daniel's Close (under planning permission S/2341/14/FL) further northwards from the originally approved scheme on that site. This extension has been fully completed since the submission of the application and therefore this development should be afforded significant weight in assessing the landscape impact of the proposed development. Where the report makes reference to the extant scheme, this should be replaced with 'completed' scheme. As a result of the completion of that development, the housing on Daniel's Close now projects further northwards than the northern boundary of the development proposed in this application.

To correct a typographical error in paragraph 82, the third sentence of that paragraph should read 'As such, the two developments (i.e. this scheme and the development on Daniel's Close to the west) **would** be viewed alongside each other as the point of transition between the countryside and the built environment of the village.

The fact that the extension to that development has now been completed (completed in March 2017) indicates that significant weight should be given to the landscape impact of that development in assessing the impact of the proposed scheme. This therefore serves to emphasise the conclusions in the officer report as opposed to change them.

The references to the 'extant scheme' on Daniel's Close in paragraphs 1 (Executive summary) and 132 (Conclusion) of the report should in fact state 'completed scheme.' Again, officers have been clear in the report that the overall landscape impact of the development would not significantly and demonstrably outweigh the benefits of the scheme, as per the requirement of paragraph 14 of the National Planning Policy Framework. This conclusion should be afforded even more weight given that the adjacent development has been fully built out.

B. Conclusion

Officers consider that there is nothing further to add, other than the fact that weight should be given to the projection of the existing development on Daniel's Close further northwards than the proposed scheme. The recommendation therefore remains to approve planning permission, as per the committee report.

Additional Background Papers: the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

No additional papers

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