

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

06 September 2017

AUTHOR/S: Planning and New Communities Director

Application Number / type of application:	S/1812/17/OL / Outline planning application
Parish(es):	Toft (immediately adjacent to the boundary with Comberton Parish)
Proposal:	Outline planning permission for up to 90 dwellings and associated infrastructure works.
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 225 of the report (as amended by this update report).
Material considerations:	Five year supply of housing land Sustainability of the location Principle of development in the Green Belt Density of development and housing mix 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 Affordable housing Section 106 Contributions
Site address:	West Street, Toft, Cambridge, Cambridgeshire, CB23 7EN
Applicant(s):	Mr Arnold
Date on which application received:	17 May 2017
Site Visit:	Undertaken on 10 May 2016 in associated with application ref. S/2204/15/OL
Conservation Area:	No
Departure Application:	Yes
Presenting Officer:	David Thompson, Principal Planning Officer
Application brought to Committee because:	The application would represent a significant departure from the approved policies of the Council and would be contrary to the recommendations of Toft and Comberton

Parish Councils.

Date by which decision due: 08 September 2017 (agreed extension)

A. Update to the report

An amended version of the site plan attached to the committee report is attached to this update report at appendix 1. The minor change relates to the exclusion of the access road to Bennell Court, which runs parallel with the western boundary of the application site but would be unaffected by the proposed development (the main access for the proposal being the existing access track within the site.)

In addition to the draft conditions listed in paragraph 225 of the main report, the applicant has agreed to a condition that would limit the maximum height of development to 2.5 storeys. The exact height of buildings will be determined under the scale of development, to be determined at the reserved matters stage. Clearly the design of the overall scheme will need to demonstrate that the scale of development would respect the scale and form of adjacent residential development and respect the rural village edge character of the site. Setting a limit of 2.5 storey development at the outline stage does not imply that this height across the development would be acceptable but it would place a restriction on the maximum height of development that would be considered acceptable in this location.

B. Conclusion

Officers consider that there is nothing further to add to the conclusion in the main body of the report. The recommendation therefore remains to approve planning permission, as per the committee report, along with the additional condition restricting the height of development referred to above.

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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