

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee  
**AUTHOR/S:** Director of Development Services

1<sup>st</sup> March 2006

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### **S/0257/06/F - Coton Erection of 19 Affordable Dwellings for Granta Housing Society**

**Recommendation: Delegated Approval/Refusal  
Determination Date: 12<sup>th</sup> May 2006 – (Major Application)**

#### **Background**

1. Members will recall granting delegated powers of approval for a scheme of 19 affordable dwellings at the above site at the January 2006 meeting under planning ref. S/2050/05/F (report attached as Appendix 1).
2. The application was withdrawn on 19<sup>th</sup> January 2006 by the applicants following their failure to produce the necessary Flood Risk Assessment (FRA) within the prescribed timescales (ie this is a major application and had to be determined within 13 weeks).

#### **The Proposal**

3. The full planning application, submitted on 10<sup>th</sup> February 2006, seeks to resubmit the previous scheme but with a revised layout to include footpaths on either side of a 5m width access road following Members' (and that of Parish Council's) request at the earlier meeting to introduce at least one footpath to improve highway safety. The revised plan also shows areas of dropped kerbs for vehicular access over the footpaths.
4. In order to provide the footpaths the front gardens to plots 14-19 have been reduced in depth by approximately 1.8m and the dwellings repositioned approximately 0.6m to the east and plots 1-6 have been repositioned approximately 2.5m to the east bringing plot 1 2.5m closer to No. 8 Silverdale Close than was proposed in the earlier scheme.
5. The ramp/rumble strip between the new access and the existing Silverdale Close development has been omitted.
6. The house types, heights, designs and window positions are identical to the previous scheme.
7. Regrettably the application is not accompanied by the required FRA but the applicants are now in contact with the Environment Agency and it is understood that an assessment will shortly be submitted and I anticipate that it will be possible to overcome identified problems with surface water disposal by technical means within the confines of the site and that this is likely to meet with the approval of the Environment Agency.

#### **Consultations**

8. The consultation period began on 15<sup>th</sup> February 2006 and does not expire until 10<sup>th</sup> March 2006. In light of this it is possible that new material issues could arise after Members have considered the application. For this reason I am seeking only

delegated authority to proceed. Further, I am attaching a copy of the December 2005 report and the relevant minute.

### **Planning Comments**

9. The scheme is essentially the same as that already considered. The two principal changes being the new access arrangements and the repositioning of plots 1-6 2.5m to the east. I await the comments of the Local Highways Authority in relation to the access. In relation to the impact on No. 8 Silverdale Close, I do not consider the closer proximity to result in any materially greater impact on the amenity of the occupiers of this property than in the previous scheme. There is still a generous 10m between properties including an area of landscaping to help soften any visual impact.

### **Recommendation**

10. Delegated powers of approval/refusal be granted subject to no new material issues being raised as a result of the notification and consultation exercise, the submission and satisfactory resolution of a Flood Risk Assessment and the comments of the Local Highways Authority in relation to the access revisions and subject to conditions contained within the previous report (attached as Appendix 1) and any additional conditions deemed necessary following the consultation exercise.

### **Reasons for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:  
South Cambridgeshire Local Plan 2004: **GB2, HG7, HG8, HG10**  
Cambridgeshire and Peterborough Structure Plan 2003: - **P1/2, P1/3, P5/4, P5/5, P9/2a**
2. The development approved is not considered to be significantly detrimental to the following material considerations, which have been raised during the consultation exercise:
  - Residential amenity
  - Justification and need/availability of alternative sites.
  - Impact on character and appearance of the village, countryside and Green Belt
  - Impact on openness of Cambridge Green Belt.
  - Highway safety

**Background Papers:** the following background papers were used in the preparation of this report: Planning Files reference S/2050/05/F and S/0257/06/F, South Cambridgeshire Local Plan 2004, Cambridgeshire and Peterborough Structure Plan 2003.

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