

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 5th April 2006

AUTHOR/S: Director of Development Services

S/2504/04/F - Impington
Erection of 11 Houses, 2 Flats and Garages Following Demolition of Existing Dwellings (15-17 Mill Road), 15-17 Mill Road, Land R/O 13-23 Mill Road and R/O 17-23 Highfield for Hogger Homes Ltd

Recommendation: Delegated Approval
Date for Determination: 11th March 2005

Up-Date

1. This application, for the erection of 11 houses and 2 flats, was reported to the Development and Conservation Control Committee on 2nd February 2005 - item 5.
2. As an up-date to the Agenda, officers reported the following:
 - i) The applicants would prefer the surface water solution to cross land to the west of the site and, in that respect, had already spoken to agents for the landowner.
 - ii) The Environment Agency had confirmed that it would be happy to accept the usual surface water condition with a Section 106 Agreement ensuring the longevity of the system.
 - iii) An email from the Land Drainage Manager was read out explaining that "There are some downstream properties that flood during severe rainfall events. Further detailed analysis is required to assess the situation. The developer's agents should demonstrate that the proposal will not pose an increased flood risk to downstream properties. It should also demonstrate that the new development itself will not be subjected to an unacceptable risk of flooding".
 - iv) The Chief Environmental Health Officer had requested a restriction on machinery times during construction and an informative if piled foundations were to be used.
 - v) The Local Highway Authority had asked for some minor design adjustments to the access roadway, plus a Northern Corridor Area Transport Plan (NCATP) contribution of £37,506.00.
3. After much discussion on the matter of surface water drainage, including a proposal that the draft Section 106 Agreement should be referred back to Members to discuss further, a delegated approval was agreed, subject to the prior signing of a Section 106 Agreement, the actual Minute stating:
4. **S/2504/04/F - Impington**

5. **Delegated Approval**, for the reasons set out in the report from the Director of Development Services, subject to the prior completion of a Section 106 Agreement to include NIAB as a party, and requiring a commuted sum relating to maintenance of Awarded Watercourse 164, the provision of a surface water drain from the site to the public drain, a contribution towards the provision of school places, and an element of affordable housing, and Conditions including ones relating to working hours and surface water drainage, and limiting deliveries to being on-site. Members also resolved that the requirements of the draft Section 106 Agreement should be agreed by a Working Party consisting of the Chairman and Vice-Chairman of the Development and Conservation Control Committee, the local Members and the District Council's Drainage Manager.
6. The Working Party has met and was agreeable to the satisfactory solution put forward by the Developer and his agents.
7. However, it has been noticed by County Council officers that there is no mention of the NCATP contribution in the draft 106; this should be rectified.

Recommendation

8. The Resolution and Minutes of the 2nd February 2005 Committee be adjusted to include the payment of a NCATP contribution of £37,506.00.

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref. S/2504/04/F

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