



Report to: South Cambridgeshire District Council Planning Committee 16 June 2022

Lead Officer: Joint Director of Planning and Economic Development

22/00292/FUL– 8 Hayfield Avenue Sawston CB22 3JZ

Proposal: Demolish and replacement of existing dwelling.

Applicant: South Cambs District Council

Key material considerations:

1. Character and appearance of the area
2. Residential amenity
3. Highway
4. Parking provision

Date of Member site visit: None

Departure Application: No

Decision due by: 20 June 2022 (extension of time agreed)

Application brought to Committee because: Land within ownership of the Council

Presenting officer: Sumaya Nakamya

Update Report

The removal of the following condition is required:

Condition 3 (Details of Surface water and Foul water drainage)

3. Prior to commencement of the development, detail plans demonstrating suitable surface water and foul water drainage provision can be achieved on site, the plans submitted should include:
 - a. The existing drainage arrangements of the site including discharge location and rate where appropriate;
 - b. The proposed discharge location in accordance with the drainage hierarchy and reasonable evidence this can be achieved; and
 - c. A site plan identifying indicative locations for sustainable drainage features.
 - d. Evidence to support b) which must include infiltration/percolation testing or written confirmation from the appropriate water authority/third party that a discharge to its drainage system is acceptable.
 - e. Details of foul discharge location or treatment plant and discharge location.

Works shall be carried out in accordance with the approved details.

Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

Reason for the removal of condition 3

The applicant confirmed that soakaways will be provide at the rear garden of the site. The applicant made inquiries to the necessity of the condition. Officers consider therefore that given the proposal is like-for-like replacement dwelling and drainage is also covered under Building Regulations, it is reasonable not to include this condition.

Members are therefore asked to approve the additional amendments, as requested by Officers.

Report Author:

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