

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4th April 2007

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

**S/2064/06/F - BARRINGTON
Erection of 16 Affordable Dwellings, Phase 2, Primes Close
for Granta Housing Society**

Recommendation: Delegated Approval/Refusal

Date for Determination: 11th April 2007 (Major Development)

Notes:

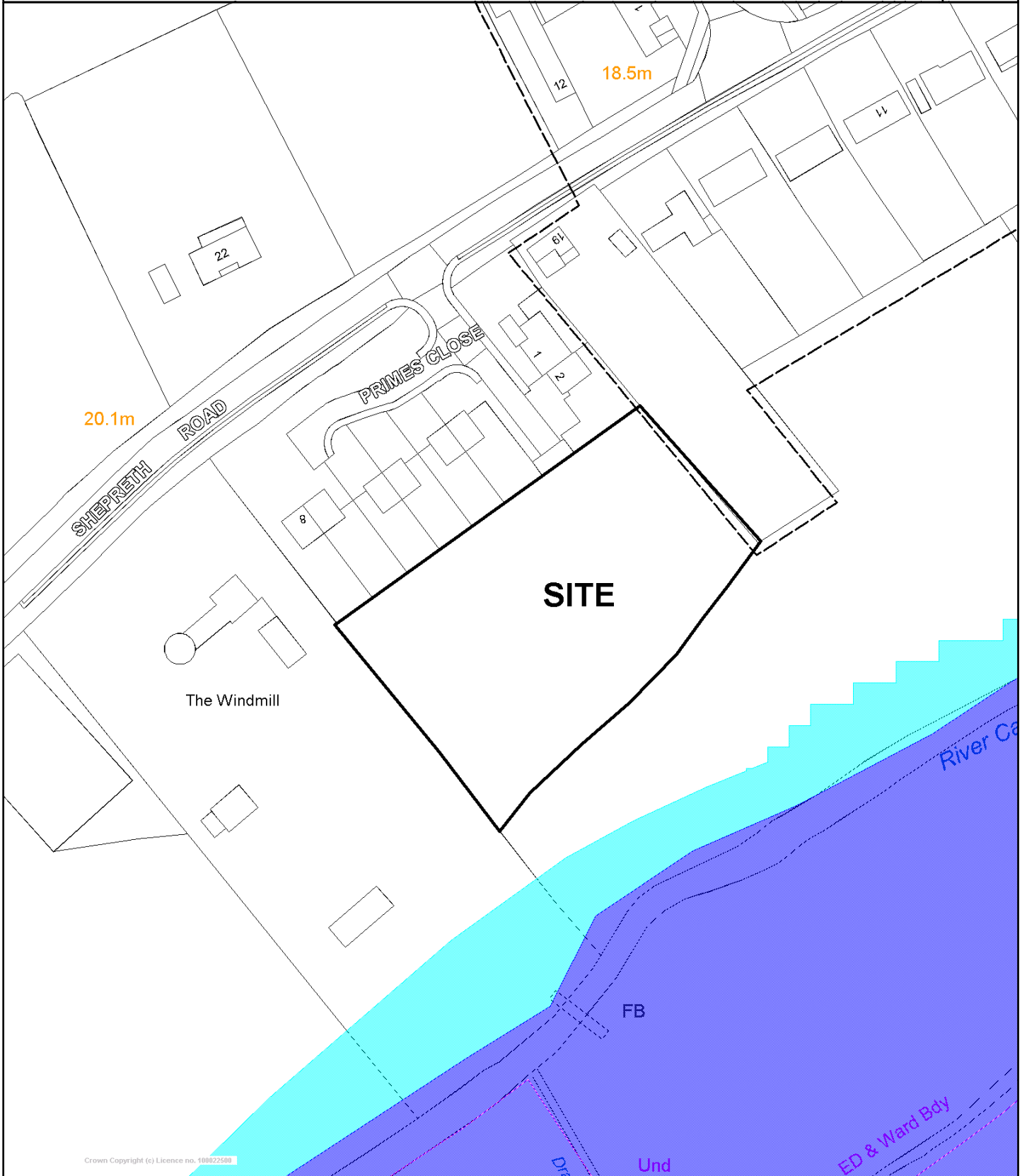
This Application has been reported to the Planning Committee for determination because it is an application for an exception site for affordable housing outside the village framework.

Site and Proposal

1. Members may recall deferring this application at the January 2007 meeting (Item 8) in order that the proposal could be considered alongside the planning application for 40 affordable dwellings on land off Challis Green in terms of how the overall need for affordable housing in Barrington should be addressed; to seek a reduction in the number of proposed dwellings to 12 or 13; to allow ecological issues to be addressed; so that the need for public open space could be determined and; to allow a re-design of the turning head to accommodate refuse vehicles.
2. A copy of the officer's report to the January meeting is attached electronically at Appendix 1. Members are requested to refer to that report for details of Planning History, Policy, Consultations and Representations.
3. A meeting has been held with the applicant to discuss the above matters but at the time of writing the report no response has been received.
4. The application has been reported back to enable a decision to be made by the date for determination.

Planning Comments – Key Issues

5. Having visited the site Members accepted that further development of this site for affordable housing was appropriate but expressed the view that the number of dwellings within the scheme needed to be reduced in order to minimise the impact of the development on the countryside. To date a revised scheme has not been received.
6. Since the January meeting there has been an updated housing needs survey published for Barrington, which identifies a need for a total of 46 dwellings. The total number of dwellings currently proposed for this and the Challis Green site (56), exceeds that figure but I am of the view that, should Members resolve to approve



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development of both sites, a restriction could be imposed on the larger development Challis Green site phasing the development to ensure that no more than a total of 46 dwellings are constructed unless justified by a future housing needs survey.

7. Issues raised by the Ecology Officer in respect of biodiversity and ecology remain to be fully addressed along with revisions to the layout required by the Environment Operations Manager.
8. The matter of the provision of open space within the site will be dictated by the final number of units proposed.
9. I will update Members on each of these points at the meeting.

Recommendation

10. That officers be given delegated powers of approval/refusal. Delegated approval only to be effective upon the receipt of revised drawings/details that satisfactorily address the concerns expressed at the January meeting.

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

- South Cambridgeshire Local Development Framework Core Strategy (Adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Refs: S/2064/06/F; S/2059/05/F and S/2087/99/F
- Officers Report to the Planning Committee Meeting on 10th January 2007

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