

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

AUTHOR/S: Director of Development Services

4th August 2004

S/1302/04/F - Gamlingay

Variation of Condition 1 of Planning Permission S/1737/01/O to Allow a Further Period of 3 Years for the Submission of Reserved Matters for Industrial Development (Class B1 and B2), Land South of Station Road for Merton College

Recommendation: Approval

Site and Proposal

1. This full application, registered on 24th June 2004, relates to a 4.05ha area of land to the south of Station Road, Gamlingay, to the west of the existing Industrial Estate.
2. It seeks consent for a variation of Condition 1 of planning permission S/1737/01/O to allow a further period of 3 years for the submission of reserved matters in respect of development of the land for industrial purposes (Classes B1 and B2).

Planning History

3. Outline planning consent was granted for Industrial Development of the site in January 1996 (**Ref: S/1479/95/O**). That consent was renewed in 2001 (**Ref: S/1737/01/O**).
4. In 2002 a full consent was granted for the construction of an access road to serve the proposed industrial use of the land, along with associated landscaping and engineering works involving the construction of a balancing pond (**Ref: S/1467/97/F**). That application also included the use of an adjacent area for recreational purposes by Gamlingay Parish Council.

Planning Policy

5. **Policy EM1** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") allocates the site for employment development for uses within Classes B1 and B2 of the Town and Country (Use Classes) Order 1995 (offices; research and development; light industry and general industry).
6. **Policy Gamlingay 2** in Part 2 of the Local Plan confirms this allocation.

Consultation

7. **Gamlingay Parish Council** recommends refusal. "This is the third renewal for reserved matters details and this Parish Council is aware of numerous companies being interested in developing this 4ha site for industrial use only to fail due to the unreasonable price held by landowners. The Parish Council concludes that the landowner is not serious about developing this site for industrial land and therefore recommends refusal".

Representations

8. None received

Planning Comments – Key Issues

9. The key issue to be considered is whether extending the period allowed for the submission of reserved matters prejudices the aims of Policy EM1 and Gamlingay 2 of the Local Plan, having had regard to the concern raised by Gamlingay Parish Council.
10. The site remains allocated for employment use in the Local Plan 2004. There are therefore no reasonable grounds to object to an extension of the period of time in which a reserved matters application can be submitted by a further 3 years. The site benefits from a full planning consent for the construction of an access road in connection with the employment use of the land. That consent remains extant until 23rd December 2007.
11. I note the concerns expressed by Gamlingay Parish Council and intend to pass these onto the applicants' agent with the decision notice.

Recommendation

12. That consent be granted for a variation of Condition 1 of planning permission S/1737/01/O to allow a further 3 year period for the submission a reserved matters, subject to the conditions previously imposed.

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **South Cambridgeshire Local Plan 2004: EM1** (Allocations for Class B1 Employment Uses)
 - **Gamlingay 2**
2. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

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 Application File S/1302/04/F and S/1737/01/O

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