

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4th November 2009

AUTHOR/S: Executive Director (Operational Services) / Corporate Manager – Planning and Sustainable Communities

S/621/08/RM – ORCHARD PARK

Erection of Commercial Units (B1 Use 5142 sqm, amended 6th October 2009 to 4180 sqm) with Associated Parking and Infrastructure. Land North of Chieftain Way Adjoining A14

**For Gallagher Estates and Lands Improvement
Recommendation: Approval**

Date for Determination: 30th June 2008

A. Update to the report

Agenda report paragraph number 16 - Orchard Park Community Council

The following minutes were received: To express concerns about access for servicing, lighting, security particularly at night time, potential of being used as a through route (rat run) which may be resolved by bollards or barrier at night time. The application is supported on the basis these concerns are satisfactorily dealt with by planning conditions.

Agenda report paragraph number 17 - The Local Highway Authority

Also commented that the cycle stores spacing is too close together. A verbal update will be given that the number of spaces shown can be provided.

Agenda report paragraph number 18 - The Environment Agency

The applicant has responded that this is one of the Land Parcels included in the S104 agreement relating to drainage and agreed with Anglian Water These parcels are sold with the condition that the impermeable areas will not be exceeded and drainage calculations are to be submitted to the Master Developer for checking prior to construction. These calculations will be run through the master drainage model to check compliance with the overall drainage strategy.

Agenda report paragraph number 24 – Landscape Officer

The applicant's response to suggested revisions to the landscaping scheme are still awaited. The requirements of landscaping can be subject to a planning condition.

Additional Background Papers: the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

No additional papers

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