

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

2 December 2009

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

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### **S/1308/09/F - WILLINGHAM**

**Change of Use of Land to Provide Four Additional Gypsy/Traveller Pitches  
Each Comprising of One Static Caravan and One Touring Caravan**

**Land to the South of 3 Meadow Road, for Mrs L Brown**

**Recommendation: Delegated Approval**

**Date for Determination: 4<sup>th</sup> November 2009**

#### **A. Update to the report**

##### **Agenda report paragraph number 18 - Consultation**

The **Senior Administrator at Cambridgeshire County Council** has requested contributions towards pre-school and primary education (as appropriate) as there is insufficient capacity to meet the needs of the development. This calculation is for contributions of £3,360 and £8,400 for pre-school and primary school respectively.

The **Landscape Officer** has no objections, but notes the site could become a block so suggest landscaping earlier rather than later if possible. The existing landscape belt could be enhanced if a permanent site was allocated, with further planting to the north and east boundaries. Spot planting of native species or orchard species would also integrate the site into its surroundings.

##### **Agenda report paragraph number 32 – Planning Conditions**

Regarding proposed conditions, the applicant has submitted a land contamination survey. This has been forwarded to the Land Contamination Officer. If it were considered acceptable, the condition would no longer be required. Members will be updated of any response received on this issue.

#### **B. Further Information received after publication of the agenda report.**

I note the comments from the County Council regarding education contributions. The proposal would create new residents in the area, and given the lack of need for a personal condition, the number of children of school age cannot be controlled. However, traditionally travellers have not contributed towards educational provision. The application does seek a temporary consent, and it is considered unreasonable to add a condition that would require a financial outlay if only a temporary consent is granted. It is not considered to meet the tests for potential conditions laid out in Circular 11/95, The Use of Conditions in Planning Permissions.

The Landscape Officer notes that there is scope for further landscaping on the site. The existing landscaping belt is relatively good, with strong hedging along the south and east boundaries in particular. As stated, if a permanent consent were to be granted in the future, then a landscaping condition would be more appropriate at this

time. Members will be aware that application S/1191/09/F on land directly to the north was approved for temporary consent without the need for a landscaping 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:

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