

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation  
Control Committee

1<sup>st</sup> December 2004

**AUTHOR/S:** Director of Development Services

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### **S/2204/04/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, Land South of Station Road, for Merton College**

#### **Recommendation: Approval**

#### **Site and Proposal**

1. This full application, registered on 28<sup>th</sup> October 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. Consent is sought 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).
3. A copy of a letter accompanying the application from the applicant's agent is attached as Appendix 1.

#### **Planning History**

4. At the August 2004 meeting Members rejected a request from the applicant to extend the period for submission of reserved matters for a further 3-year period and granted consent for a 1-year extension of the period only (**Item 15 – Ref S/1302/04/F**). Members were concerned that the site had not been brought forward for development.
5. 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**).
6. 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. That consent expires on 23<sup>rd</sup> December 2007.

#### **Planning Policy**

7. **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).
8. **Policy Gamlingay 2** in Part 2 of the Local Plan confirms this allocation.

## **Consultation**

9. **Gamlingay Parish Council** recommends refusal. "The Parish Council stands by its comments made on the previous application for time allowed to approve reserved matters. After discussion with the agent at the Council meeting the Council considers that after eight years, the landowners are not serious about developing this site for industrial development. There are numerous examples of other industrial land which has been developed in South Cambs over this period, whilst the Gamlingay site remains redundant. The site needs to be developed now, for the benefit of local Gamlingay employers and residents."

## **Representations**

10. None received.

## **Planning Comments – Key Issues**

11. As I set out in the August report the key issue to be considered here 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. Members also need to consider the additional information submitted by the applicant at Appendix 1.
12. The site remains allocated for employment use in the Local Plan 2004, which remains in place until 2006. As pointed out in the August report the site benefits from reserved matters consent for the construction of an access road in connection with the employment use of the land which remains extant until 23<sup>rd</sup> December 2007. As pointed out in the letter from the applicants' agent this consent also covers the associated landscaping and engineering works involving the construction of a balancing pond. Given the existence of this reserved matters consent I remain of the view that the request for a further 3-year period in which to submit reserved matters is not unreasonable.
13. The letter from the applicant's agent sets out the commitment of Merton College to bring the land forward for employment purposes and refers to the marketing exercise that has been undertaken. I have asked for written details of this exercise and will share this information with Members at the meeting. I can confirm that a 'for sale' board stood on the site for some time.
14. Gamlingay Parish Council remains concerned that the landowners are not serious about developing this site for industrial development and that it should be brought forward at an earlier date for the benefit of local Gamlingay employers and residents. Members will need to balance this concern against the additional information from the applicant concerning the costs of bringing the land forward and the 'lead in' time involved.
15. In my view the request for a further 3 years in which to submit the remaining reserved matters is reasonable.

## **Recommendation**

16. 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 of reserved matters, subject to the conditions previously imposed

## **Informatives**

### **Reasons for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **South Cambridgeshire Local Plan 2004: EM1** (Allocations for Classes Employment Uses
  - **Gamlingay 2**

**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 Files S/2204/04/F; S/1302/04/F and S/1737/01/O

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