

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 1st December 2004
AUTHOR/S: Director of Development Services

S/1961/04/F - Sawston
Variation of Condition 5 of Planning Permission S/0945/99/O to also allow B1(c) Use for the Period of Ten Years From the Time of First Occupation of Each New Building at Dales Manor Business Park for Dencora Ltd

Recommendation: Approval

Members will visit the site on Monday 29th November 2004.

Update

1. At the 3rd November meeting, members resolved to defer consideration of this application to allow a site visit to take place. A copy of the report to the November meeting is attached as an Appendix.

Consultation Update

2. A copy of the Parish Council's comments was forwarded to the **Chief Environmental Health Officer**. In response, and as reported orally at the November meeting, he has no objections to the application and recommends that no conditions other than those attached to planning permission S/0945/99/O are attached to any permission.

Recommendation

3. Approval subject to:

The conditions attached to planning permission S/0945/99/O as amended to reflect details already approved and the fact that development has commenced, and to Condition 5 being revised to read:

Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification) – for a period of ten years from the time of first occupation of each new building, each and all of these Class B1 buildings (as defined by the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that order) shall be used and occupied only for one or more of the following purposes subject to the respective limitations:

(a) Offices (use class B1(a))

- (i) without limit of size, comprising a local or sub-regional service or administrative facility principally for persons resident or organisations situated in the Cambridge area excluding national or regional headquarters offices: or otherwise

(ii) to a maximum floorspace of 300 square metres;

and/or

(b) Research and Development (use class B1(b))

(i) occupied by one or more high technology research and development firms, or organisations which can show a special need to be closely related to the Universities, or other established facilities or associated services in the Cambridge area;

and/or

(c) Light Industry (use class B1(c) to a maximum planning unit size of 1,850 square metres of floorspace.

(Reason – To safeguard the policies of the Cambridgeshire Structure Plan 2003 and the South Cambridgeshire Local Plan 2004, Policy EM3 in particular, which limit employment development in the Cambridge area to uses that need to be located close to Cambridge; and to reduce the movement of HGVs on the local road network)

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003: P2/2 (General Location of Employment);

South Cambridgeshire Local Plan 2004: EM3 (Limitations on the Occupancy of New Premises in South Cambridgeshire) and **EM6** (New Employment at Rural Growth Settlements)

2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:

- Residential amenity including noise disturbance; and
- Traffic along Babraham Road

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 file Refs: S/0945/99/O, S/1764/00/F, S/0701/03/O, S/1711/03/RM and S/1961/04/F

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