

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

1 February 2012

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

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### **S/2480/11 AND S/2481/11 – PAPWORTH EVERARD**

**Extend the time limit for implementation of Planning Application S/2286/07/F and  
Extend the time for implementation for S/1163/08/F at land to the west of Ermine Street  
for Jim Rawlings (Barratt Northampton)**

**Recommendation: Delegated Approval**

**Date for Determination:  
S/2480/11, 13<sup>th</sup> February 2012  
S/2481/11, 6<sup>th</sup> February 2012**

#### **Notes:**

**These applications have been reported to the Planning Committee due to the Parish Council recommendation of refusal.**

#### **Site and Proposal**

1. The report address both applications, as the constraints and merits of both applications are almost identical. The extension of time for planning application reference S/2286/07/F is under planning application reference S/2480/11 and the extension of time for S/1163/08/F is under planning application reference S/2481/11.
2. The application sites measure approximately 0.9 hectares. The two sites are within the village framework with the conservation area boundary running almost along the boundary line between S/2480/11 and S/2481/11. Planning application S/2481/11 is within the conservation area. The site also falls within an area of potentially contaminated land.
3. The Old Printer Works and the small building called Fairwood define the northern boundary. The Public Highway of Ermine Street defines the eastern boundary. To the south of the site is the most northern phase of housing development that falls within the development known as "Summersfield". To the west are the residential properties on Southbrook Fields. The Bernard Sunley Centre forms almost the central point of the two applications.
4. At the end of 2011 Barratt Homes came to the Local Planning Authority in order to discuss planning applications S/2286/07/F and S/1163/08/F. On the 7<sup>th</sup> December 2011 a meeting was held with the developer and it was explained that there would be unlikely enough time, taking into account the remaining conditions still to be discharged for the Summerfield Development, in order to discharge all the relevant conditions in order to allow an authorised start in February 2012. In addition to this it was explained that the approved layouts of S/2286/07/F and S/1163/08/F did not line up and so could not be completed in accordance with the approved plans. The Planning Officer suggested during this meeting that the best way forward was to

apply for an extension of time for applications S/2286/07/F and S/1163/08/F. This was to allow for a variation of condition (Section 73) applications in order to amend the site layout so that the proposed new roads would connect and enable any relevant conditions to be discharged.

5. The developer has not provided any timescale in order to extend the period of implementation of S/1163/08/F and S/2286/07/F in writing. It is, therefore, at the discretion of the Local Planning Authority to agree a reasonable time if the applications are to be approved.
6. Whilst these two application sites do not form part of the outline consent area for the Summersfield Development they are adjacent in terms of land and the new road provides the second connection from the main road running through the development to Ermine Street. Condition 10 of the Outline Consent (S/2288/10) requires off site works to access junctions to be completed.

### **Planning History**

#### On Site

7. **S/1163/08/F** – The Local Planning Authority granted permission for the Reconfigured Access, Laying Out of Open Space, Enlargement of Existing Pond, Foul Drainage Pumping Station and Proposed Car Parking for Former Estates Office on the 2<sup>nd</sup> February 2009.
8. **S/2286/07/F** – The Local Planning Authority granted permission for the Relocation of Existing Car Park on the 3<sup>rd</sup> February 2009.
9. **S/1232/07/F** – The developer withdrew an application for Laying Out of Open Space, Surface Water Pumping Station, Enlargement of Pond and construction of Car Park.

#### On adjacent land

10. **S/2286/07/F** – The Local Planning Authority granted permission for Relocation of existing car park at the Bernard Sunley Centre.
11. **S/0093/07/RM** – The Local Planning Authority granted permission for Erection of 365 Dwellings with Associated Open Space and Landscaping (Reserved Matter Application).
12. **S/1424/08/RM** - The Local Planning Authority granted permission for appearance, landscaping, layout & scale for the erection of 81 dwellings (Reserved Matter Application).
13. **S/2476/03/O and S/2288/10** – Outline consent and its extension of time for the Summersfield Development was granted consent.

### **Planning Policy**

14. **Local Development Framework, Core Strategy, adopted January 2007**  
**ST5** – Minor Rural Centres
15. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007:**  
**DP/1** – Sustainable Development  
**DP/2** - Design of New Development

**DP/3** - Development Criteria  
**DP/4** – Infrastructure and New Developments  
**DP/7** – Development Frameworks

**NE/6** – Biodiversity  
**NE/9** – Water and Drainage Infrastructure  
**NE/11** – Flood Risk  
**CH/5** – Conservation Area  
**CH/6** – Protected Village Amenity Areas  
**TR/1** – Planning for More Sustainable Travel  
**TR/2** – Car and Cycle Parking Standards

16. **South Cambridgeshire Local Development Framework, Supplementary Planning Documents**

**Development Affecting Conservation Areas SPD – Adopted January 2009**  
**Biodiversity SPD – Adopted July 2009**

**Consultations**

17. **Papworth Everard Parish Council** – (11<sup>th</sup> January 2012) The Parish Council recommends refusal as there is insufficient information given about the duration of the extension requested, or the reason of the extension, and there is no supporting information.
18. The Parish Council is concerned about the knock on effect of:  
Open Spaces  
Play Spaces  
Delivery of the pumping station  
The number of units being built
19. The Case Officer rang the Parish Council in order to explain the application and the ramifications if the application was refused.
20. **Environmental Health Department (Scientific Officer)** – The Scientific Officer states that a condition relating to contaminated land investigation is not required.
21. **Local Highways Authority** - (17<sup>th</sup> January 2012) The Local Highways Authority stated that the southern access onto Ermine Street could accommodate all of the proposed dwellings of Summersfield. It suggested that the Emergency Services are contacted about the potential loss of a secondary access.

**Planning Comments – Key Issues**

22. The key issue to consider in the determination of these applications is the effects on the Summersfield Development and Bernard Sunley Centre.
23. In order to provide the northern access point that is required for the Summersfield Development a separate planning permission for its layout is necessary. The existing permission for the proposed road will lapse soon. Without a planning permission the northern access point cannot be constructed for the Summersfield Development.
24. The outline consent S/2288/10 (as extended in time) requires the access to be constructed under condition 10 before development on the relevant phase is started. In this case the relevant phase is under planning permissions S/1424/08/RM or the

most northern part of S/0093/07/RM. The Local Highways Authority has not raised any additional concerns over the proposed access from a highway safety point of view.

25. With regard to the Foul Drainage Pumping Station, Anglian Water and Cambridge Water have been consulted and it is hoped that their comments can be passed onto Members at Planning Committee. However, it is considered that the size of the Summerfield Development has not changed and therefore there should be no new issues that would affect the placement of this pump. Condition 2 of planning application S/1163/08/F can be transferred to any new approval requiring the specifications of the pumping station before development commences.
26. In connection with the new car parking area for Bernard Sunley Centre the parking standards in the Local Development Framework have not changed since the development was submitted and approved. The relocation of the parking spaces does not raise any new issues and is therefore considered to be acceptable.
27. In specific response to the Parish Council's comments it is the view of officers that the extension of time for these two applications will not delay the construction of the Summersfield Development. The Summersfield Development construction timeframe is dictated both by the outline consent and the developers' own building schedule. The developer has provided information to the Local Planning Authority previously stating that completed dwellings in the final phase of development are unlikely to occur until early 2015. If approval were not granted for the two extensions of time applications, then the developer would still need to provide two new planning permissions in order to complete the Summersfield Development.

### **Conclusion**

28. It is considered that both applications should be renewed with the same conditions for a 3 year period, as there are no new concerns that raise significant issues that would require approval to be withheld and the permissions are required to ensure the northern access is provided. This would also be the usual time if the developer had submitted an application for a new full planning permission.

### **Recommendation**

29. Approve both S/2480/11 and S/2481/11, subject to the conditions contained within the original planning permissions of S/2286/07/F and S/1163/08/F.

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework 2007

**Contact Officer:** Andrew Phillips, Planning Officer  
Telephone: (01954) 713169