

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

7 November 2012

**AUTHOR/S:** Planning and New Communities Director

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**S/0699/11/F - CALDECOTE**

**Site adjacent 6 Main Street, Caldecote, Cambridgeshire, CB3 7NU for Mr C Richmond**

**Recommendation: Approval**

**Date for Determination: 31 May 2011**

**Notes:**

**The application was deferred at March 2012 Planning Committee for further information regarding the proposed access and further discussion with Anglian Water.**

**The original report is attached for information and reference.**

**Members will visit the site on 6 November 2012**

**Reason for Deferral**

1. The application was presented before members of the Committee in March 2012. Members decided that the application should be deferred until further information was received regarding drainage and further consultation with Anglian Water. It also requested that detailed drawings regarding the access should be submitted and agreed with the Local Highway Authority.
2. Discussion took place with the agent shortly after the above decision; however, it has taken time for the information regarding the access to be submitted. Anglian Water has been consulted three times with reference to the application following the concerns of the local residents and village representatives.

**Responses to the Deferral**

3. Anglian Water has not raised any objections with regard to this outline scheme. The information submitted with regard to the possibilities of a new access from the site onto the existing road network is considered acceptable to the Local Highway Authority.

**Additional Considerations**

4. However, this application has been presented to Members with another reason for consideration. The applicant would like to remove the 'Access' reserved matter from the outline submission and for Members to consider the Outline to include 'Scale' as the only reserved matter for consideration as part of this scheme.
5. It is understood that the Parish Council are not entirely happy with the proposal of the scheme exiting on to the existing network. This is because it has aspirations, working with the Local Highway Authority to alter the layout of the spinal road that runs

through the village. By securing specific access details at this time could have an adverse knock effect on the proposals for future road works.

6. In discussion with the **Local Highway Authority** it has confirmed the following:

The Highway Authority has no objection to the creation of an access to the site from Main Street and looking at the geometry this should not present any undue difficulties when appropriately designed.

The Highway Authority would welcome the change of status of the proposed access from full to outline, as although the mini roundabout would be practical it may not be the most appropriate way forward particularly in the light of the fact that the Parish Council are making genuine efforts to have all the mini-roundabouts removed from High/Main Street, which could present a range of constraints in and of itself.

Clearly if the application came forward with a RM design before any real progress in removing the mini-roundabouts has been made, the Highway Authority will consider the application in light of the conditions that pertain the highway at that time, but would hope that any design would respond to and be able to accommodate the potential changes in the future.

### **Conclusion**

7. The scheme proposes a development that is in line with HG/1 density requirements, the proposed mix of housing is reflective of the policy HG/2 and the percentage of affordable housing is in line with HG/3. The indicative layout shows that 7 new units on this site could be located in a manner that is reflective of its surroundings and could favourably add to the housing need requirement in the District. Design on certain plots will need to be carefully considered at the Reserved Matters stage to address proximity and overlooking but I am of the view that the indicative designs prove this can be achieved. In some areas on the plot it is considered that ridge heights will have to reflect the needs of the neighbouring properties with regard to sunlight and being overbearing.
8. Additionally with no objections being raised by Anglian Water with regards to drainage and acceptance from the Local Highway Authority to remove 'Access' as a reserved matter it is considered that the scheme can be considered acceptable and approved. Conditions would be in line with those referred to in the earlier report subject to slight changes in the wording of condition 4 and removal of conditions 14, 16 and 17 which refer to highway specifications that can be dealt with at the Reserved Matters stage.

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

- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents: Open Space in New Developments and District Design Guide
- National Planning Policy Framework
- Planning File References: S/0699/11

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