

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee
AUTHOR/S: Planning and New Communities Director

4 September 2013

S/0623/13/FL & S/0624/13/CA – PAPWORTH EVERARD

Outline planning permission for the demolition of existing buildings & the erection of up to 58 dwellings (Class C3) access, car parking & associated works, open space, landscaping & a children's play area, all matters reserved except for access and; full planning permission & conservation area consent for the partial demolition of the existing printworks building & the conservation and re-use of the retained building to provide a brewhouse (B2) bakery (B1) floor area for the consumption of food and drink (A3/A4/A5) and community rooms (D2) associated access, car parking & landscaping; and eight units of accommodation to be used either as housing (C3) and/or business uses (B1a)

at Land between Church Lane &, Ermine Street South, Papworth Everard, CB23 3RG

(for Mr Ivan Baggaley of Learig Limited)

Recommendation: Delegated Approval

Date for Determination: 5 July 2013

Agenda report paragraph number 4

1. The applicant's name has been corrected (as above) and the full site plan is shown attached.
2. Further Parish Council comments have been received detailing the following:
3. **Revised dwellings to units 1, 4, 17 and 18**

The amendments to units 1 and 4: The study rooms shown on the house plans are only small in size and are unlikely to be sufficient to make the houses suitable for the operation of even a small business. The live-work provision in this development is insufficient to meet the employment requirement of the Site Specific Policy for the Papworth West Central area. The parish council do not object to the rearrangement of the layout of the houses in this area, but it is a minor change that does not address the parish council's fundamental objections to the size and layout of housing elsewhere in the scheme. The amendment to units 17 & 18: The reduction in height of these two units goes some way towards respecting buildings in the Papworth Everard Conservation Area.

3. **Glass canopy to front entrance of community building**

The parish council's objection to the addition of a glass canopy at the entrance to the former printer's building is that is unclear who will be providing it. Many of the features shown in the 'proposals' drawings for the former printer's building are, in truth, merely *aspirational*. Under the S106 agreement

the developer will only be providing the shell of a building which will stop the wind and rain getting in. All the fitting out is to be paid for by the 'brewery' and 'bakery' businesses, which will probably make the project uneconomic. If the glass canopy adds to the cost of fitting out the building, it simply makes it more likely that the proposals will not come to fruition. The parish council is of the opinion that any items that will not be provided by the developer should not be shown in the application, as it is misleading.

4. Final comments from Environmental Services on the revised submitted Health Impact Assessment are still awaited.

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