

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

8 January 2014

AUTHOR/S: Planning and New Communities Director

Application Number: S/2092/13/OL

Parish(es): Waterbeach

Proposal: Residential Development of up to 36 Dwellings and Formation of Accesses

Site address: Land to the East of Cody Road and North of Bannold Road, Waterbeach

Applicant(s): Manor Oak Homes

Recommendation: Refusal

Key material considerations: Principle of Development
Housing Land Supply

Committee Site Visit: No

Departure Application: Yes

Presenting Officer: Karen Pell-Coggins

Application brought to Committee because: Strategic Significance

Date by which decision due: 29 January 2014

Update to the report

Agenda report paragraph numbers 25 – Consultations

Local Highways Authority – Recommends refusal on the grounds of highway safety for the following reasons: -

The proposal would lead to the creation of a number of accesses on a stretch of classified highway where the principal function is that of carrying traffic freely and safely between centres of population. The slowing and turning of vehicles associated with the use of the access would lead to conflict and interference with the passage of through vehicles to the detriment of that principal function, and introduce a further points of possible traffic conflict, being detrimental to highway safety.

Also comments that the layout shows an over provision of car parking, requests a better appreciation of how the village centre the railway station, will be accessed from the site e.g. route map / movement diagram for pedestrian and cycles, and requires conditions to ensure that the carriageway is a minimum width of 5.5m, that a 1.8

metres footway width is provided along the frontage of the site along Cody Road, the provision of vehicular and pedestrian visibility splays as shown, and the provision of cycle stores, and the provision of refuse stores.

Agenda report paragraph numbers 25 – Consultations

Environmental Health Officer – Recommends approval and has the following comments: -

Has no objections in principle to the proposals but suggests conditions in relation to a construction method statement that covers the hours of construction related deliveries to the site and dispatches from the site, the hours of use of power operated machinery during construction, measures to minimise the spread of dust during construction, phasing during construction, and a traffic management plan for vehicles visiting the site during the period of construction; a noise insulation scheme that covers an assessment of the noise impact of plant and or equipment including any renewable energy provision sources such as any air source heat pump or wind turbine and the use of any public open space on proposed and existing residential premises and a scheme for insulation or consideration of other noise attenuation / mitigation measures; an external lighting scheme; and a waste management and minimisation strategy. Also requests informatives with regards to the burning of waste on site and pile driven foundations, noise/vibration assessments

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