

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 June 2014

AUTHOR/S: Planning and New Communities Director

Application Number: S/2239/13/FL

Parish: Sawston

Proposal: Erection of football ground for Cambridge City Football Club and creation of new community recreational space

Site address: Land to the north of Deal Grove, Off Babraham Road, Sawston

Applicant(s): Mr Len Satchell

Recommendation: Refusal

Key material considerations: Principle of development, effect on openness of Green Belt and need for very special circumstances, visual impact, highway safety, sustainability, neighbour amenity and ecology

Committee Site Visit: Yes

Departure Application: Yes

Presenting Officer: Nigel Blazeby

Application brought to Committee because: Referral to Committee requested by Councillor Bard

Date by which decision due: 3 February 2014

Update to the Report

Paragraphs 23 and 29

1. These paragraphs in the 'consultations' section of the report refer to the initial responses received from the Ecology Officer and Local Highways Authority. The applicant's agent has expressed concern that the ongoing discussions and additional reports submitted in response to these initial objections has not been made clear in this part of the report. Whilst discussed later on in paragraphs 82 and 92, the earlier paragraphs suggest there are significant objections from the Ecology and Highways Departments and there is concern that this could be misleading to Members and other readers of the report.

Paragraphs 47, 78 and 105

2. There is an error in these paragraphs. The average attendance of 338 was taken over five years, and not the timescale referred to in these parts of the report.

Paragraph 84

3. Paragraph 84 states that the implications of access through the middle of the residential allocation would need to be given further consideration should Members be minded to support the application. The Local Highways Authority has confirmed that the geometry of the road and footway/cycle path would be acceptable to serve the existing industrial units, the football club and the residential development proposed within the local plan. As such, there are no highway safety reasons for requiring an alternative access point to be sought.

Paragraphs 91-92

4. With regards to Ecology issues, a further bat survey was undertaken this week, and has found no evidence of bat roosts in the trees questioned by the Ecology Officer. A report of the findings is being prepared, and Members will be updated verbally on this at Committee.

Paragraph 125

5. Paragraph 125 states that the site is 8.8 miles from Cambridge and does not meet the club's own search criteria within the Sequential Analysis. The applicant's agent has pointed out that this is factually incorrect and that the distance is 6.8 miles and therefore falls within the club's search criteria (namely to be located preferably within 4 miles of the city centre and up to 8 miles away).

Report Author: Lorraine Casey – Senior Planning Officer
Telephone: (01954) 713251