

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 July 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1329/13/FL
Parish:	Swavesey
Proposal:	Erection of 12 residential units (including 7 affordable dwellings)
Site address:	Rear of Cygnus Business Park, Middle Watch
Applicant:	Starburst Limited
Recommendation:	Delegated Approval
Key material considerations:	Principle and sustainability, density, and affordable housing, character of area (including setting of listed buildings), residential amenity and highway safety
Committee Site Visit:	No
Departure Application:	Yes
Presenting Officer:	Paul Sexton
Application brought to Committee because:	The officer recommendation of delegated approval is contrary to the recommendation of refusal from Swavesey Parish Council
Date by which decision due:	26 August 2013

Background

1. Members may recall deferring this application at the March meeting to allow officers to enter into negotiations with the applicant about design, layout, size of scheme, and the maximum number of affordable housing units that could be provided, while still maintaining the viability of the scheme.
2. Members are asked to refer to the March report, a copy of which is attached at Appendix 1 for full details of the site, history, policy, original consultation responses, representations and planning comments.

Revised Drawings

3. Revised drawings have now been received which propose a total of 12 dwellings, with 7 units being affordable dwellings and 5 market dwellings. All the market dwellings are 4-bedroom units.
4. The layout remains similar to the previous scheme and is still primarily based on the footprint of the approved layout for commercial buildings on the site, the slabs for which have been laid out,
5. The affordable units comprise 3 one bedroom, 2 two bedroom units for rent and 1 three bedroom and 1 two bedroom unit for shared ownership in a single block to the rear of the existing refurbished barn in Cygnus Business Park.
6. The link between the two four bedroom units proposed at the rear of the site has been reduced in depth, as has eastern wing of the other two plots, from that previously consented for commercial use.
7. Revised parking arrangement and enlarged residential curtilages have been provided.

Additional Consultations

8. **Housing Development Officer** – supports the affordable housing mix and tenure.
9. Comments of other consultees will be reported at the meeting,

Additional Representations

10. Any additional representations will be reported at the meeting

Planning Comments

11. Officers previously advocated support for the development of this site for residential use outside of the village framework for the reasons set out in the March report. That position remains the same.
12. The application still proposes the same number of market dwellings, although these are now all four bedroom units. The affordable housing provision has been increased from 4 to 7 units. Information on the viability of the scheme has been sought to ensure whether a better mix of market houses can be provided, whilst maintaining the number of affordable units. Members will be updated on this point at the meeting
13. Officers are of the view that the increase in the number of units does not materially affect highway considerations of the scheme. The design approach and parking provision is considered acceptable

Conclusion

14. Officers maintain the view that although this site is outside the village framework it is well related to it and development of the site for residential purposes and the number of units proposed would be sustainable. The applicant has marketed the site with the existing commercial consent over a period of time, but occupiers have not been found. The design, layout, size of the scheme, and the number of affordable housing units are considered to be acceptable having regard to the viability of the proposal.

Recommendation

15. That subject to the consideration of any comments received in respect of the revised scheme, and confirmation that the viability of the scheme precludes a different market housing mix, that delegated approval subject to the completion of a Section 106 Agreement in respect of affordable housing, public open space and community facilities

Conditions (to include)

- a) Time limit – 3 years
- b) Approved plan
- c) Landscaping
- d) Implementation of landscaping
- e) Surface water drainage
- f) Provision of footpath and screening
- g) Parking provision
- h) Withdrawal of pd rights
- i) No Further openings

Background Papers

Where the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Proposed Submission July 2013
- South Cambridgeshire Supplementary Planning Documents
- National Planning Policy Framework 2012
- Planning File References: S/1329/13/FL and S/1453/04/F

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