

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 November 2014

AUTHOR/S: Planning and New Communities Director

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| Application Number: | S/2762/13/FL |
| Parish: | Linton |
| Proposal: | Erection of 12 dwellings following demolition of dwelling |
| Site address: | Newdigate House, 3 Horseheath Road |
| Applicant: | Mr Andrew Hodgson (Savills (UK) Ltd) |
| Recommendation: | Delegated Approval |
| Key material considerations: | Principle, density, mix and affordable housing, character of the area, residential amenity, highway safety and parking, drainage and other matters. |
| Committee Site Visit: | No (Site visited July 2014) |
| Departure Application: | No |
| Presenting Officer: | Paul Sexton |
| Application brought to Committee because: | The officer recommendation of delegated approval is contrary to the recommendation of refusal from Linton Parish Council |
| Date by which decision due: | 6 March 2014 |

Update to Report

Paragraph 38 - Representations

1. In response to the consultation on the latest amended drawings additional representations have been received from the occupiers of 1,3 and 9 Keene Fields, 31 Parsonage Way, 2 and 3 Rhugarve Gardens.
 - a. The alterations are mostly cosmetic and do not benefit existing residents in Keene Fields. They do not address the road safety or parking issues discussed at the meeting with the Parish Council and local residents. There is still inadequate parking.
 - b. The retention of the Poplar tree is welcomed.

- c. There has been no reduction in the number of properties – still too many – should be reduced by at least two, with more bungalows.
- d. Existing problems of parking will still be exacerbated. How will issues of two management companies for the roadway be dealt with? Road is narrow and large vehicles will damage it – who will pay for it?
- e. Previous concerns, including overlooking and overshadowing of properties in Keene Fields and inadequate parking, still stand.
- f. Parking under protected Beech tree – can envisage branches being removed to prevent leaves and birds causing problems for cars beneath. Has the impact on the rooting system been assessed? Additional noise and fumes adjacent to boundary with Parsonage Way is unacceptable.

Any further comments received in respect of the revised drawings will be reported at the meeting.

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