

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

3 December 2014

**AUTHOR/S:** Planning and New Communities Director

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<b>Application Number:</b>	S/2048/14/FL
<b>Parish:</b>	Melbourn
<b>Proposal:</b>	Erection of 64 new residential dwellings, a village green providing public open space, connectivity for pedestrians and cyclists, remodelled and landscaped access to the cemetery, and an extensive landscaping screen form a soft village edge
<b>Site address:</b>	Land at Victoria Way, Melbourn
<b>Applicant:</b>	Mr B Tyler
<b>Recommendation:</b>	Delegated Approval
<b>Key material considerations:</b>	Principle, density, mix and affordable housing, character of the area, residential amenity, highway safety and parking, drainage and other matters.
<b>Committee Site Visit:</b>	Yes
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	Paul Sexton
<b>Application brought to Committee because:</b>	The Development Control Manager considers that the application should be presented to Planning Committee
<b>Date by which decision due:</b>	27 November 2014

### **Update to Report**

#### **Site Plan**

1. The site plan accompanying the original report was incorrect in respect of part of the site boundary. This has now been corrected.

#### **Representations - Paragraph 62**

2. Letters have been received from the occupiers of Nos. 9 and 21 Victoria Way, and 3 Water Lane.

3. The occupier of 9 Victoria Way objects on the grounds that the site is a proposed allocation in the Submission Local Plan, and it is for the Local Plan Inspector to consider views from both the Council and members of the public in deciding whether the site should be considered for development. In advance of this approval cannot be considered and would breach the law relating to the whole local plan and the many submissions of local residents. The whole process would be illegal and undemocratic.
4. It has been acknowledged by SCDC that the site is not totally suitable both in surveying and subsidence aspects, and in access and infrastructure support aspects, and it had been widely stated that it is not a viable proposition. This is in addition to an 86% no vote by the whole community and village of Melbourn to the scheme and the application.
5. The occupier of 21 Victoria Way expresses concern that that Plots 59-60 has moved from the original submission to be directly behind No.21 and closer to the boundary. It was understood that buildings would be the same distance from the fence as existing buildings in Victoria Way. There is concern about loss of privacy from overlooking of house and garden, particularly as there will be living accommodation at first floor – will there be frosted glass or additional planting? There are a number of flats proposed behind Victoria Way which may be occupied by younger residents, and there is concern about noise and disruptions that may occur.
6. The occupier of 3 Water Lane rehearses comments about the need to prevent access for motorised traffic to the byway.

#### **Planning Comments - Paragraph 74**

7. The third line should refer to '26 affordable units' rather than 28.

#### **Planning Considerations – Paragraphs 65 – 123**

8. The matters raised by the occupier of 9 Victoria Way are considered in the Planning Consideration section of the officer report.
9. In respect of the comments from the occupier of 21 Victoria Way, the proposed flats on Plots 59-60 are in the same location as the original submission, and have been reduced in height from 9.5m to 8.5m. There are no windows in the rear elevation facing Victoria Way.
10. The applicant has submitted a drawing showing the tracking of a hearse demonstrating that a vehicle can turn within the proposed carriageway to ensure that no unnecessary manoeuvring is required at the junction into the cemetery. The comments of the Local Highway Authority will be reported at the meeting.
11. A meeting has been held with the applicant and agent, and officers are hopeful that a number of the areas where it was indicated that further discussions were required will be satisfactorily addressed prior to the meeting. A further update will be given at the meeting.

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