

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

14 January 2015

AUTHOR/S: Planning and New Communities Director

Application Number / type of application:	S/2399/14/FL / Full application
Parish(es):	Great Shelford
Proposal:	Erection of 3 dwellings and associated works and infrastructure following the demolition of the existing dwelling
Recommendation:	Approval subject to content of paragraph 49 of the report and the additional condition in this update report
Material considerations:	Principle of development; Character and Appearance of the surrounding area; Residential Amenity; Affordable Housing Contributions; Highway Safety and Other Considerations
Site address:	31 Granta Terrace, Great Shelford, Cambridge, Cambridgeshire CB22 5DJ
Applicant(s):	Guster Group
Date on which application received:	03 October 2014
Site Visit:	13 January 2015
Conservation Area:	No
Departure Application:	No
Presenting Officer:	David Thompson, Senior Planning Officer
Application brought to Committee because:	The officer recommendation is contrary to the views of the Parish Council
Date by which decision due:	28 November 2014

A. Update to the report

Agenda report paragraph number 49 - Recommendation

A condition is recommended which would require the applicant to submit details of the bin storage arrangements to ensure that sliding doors are used to secure the stores, as opposed to doors that would open out onto the driveways. This will avoid a situation where part of the driveways could not be used due to the need for space to

open the doors and get access to the bin stores. This is refereed to in paragraph 45 of the report but the condition has been omitted from paragraph 49.

The recommended condition is as follows:

No development shall commence until details (including scaled floor plans showing the doors in place and details of the construction material) of the doors to be fitted to the exterior of the bin storage areas to serve each of the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The doors shall be installed in accordance with the approved plans, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.

(Reason – To ensure that the parking spaces to be provided remain free from obstruction, in the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

B. Further Information received after publication of the agenda report.

No additional comments received

Additional Background Papers: the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

No additional papers

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