

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

2 September 2015

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

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**Application Number / type of application:** S/1291/15/FL / Full Application

**Parish(es):** Horseheath

**Proposal:** Erection of five bedroom dwelling, garage, car port and store including change of use of strip of land to residential curtilage and landscaping works

**Recommendation:** Delegated Approval

**Material considerations:** Visual Impact , Neighbour Amenity

**Site address:** The Stables, Haverhill Road, Horseheath

**Applicant(s):** Mr Dean Hills

**Date on which application received:** 03/06/2015

**Site Visit:** None

**Conservation Area:** No

**Departure Application:** No

**Presenting Officer:** Katie Christodoulides, Senior Planning Officer

**Application brought to Committee because:** The recommendation of Horseheath Parish Council conflicts with the Officers recommendation of approval.

**Date by which decision due:** 04/09/2015

**A. Update to the report**

**Agenda report paragraph number 29 – Other Matters**

Paragraph 29 of the committee report is to be omitted which states 'Given that planning permission has already been granted for a dwelling, the need for infrastructure contributions does not arise'. The update is:

Planning application (S/0200/09/F) was approved for a three bedroom dwelling and a Planning Obligation Agreement was signed and dated 1<sup>st</sup> June 2012 requiring the development not to be commenced until payment of a public open space contribution and monitoring fee. Commencement of the planning permission under that reference

took place but to date payment under the said Planning Obligation Agreement has not been received.

A five bedroom dwelling was built on the site for which this application (S/1291/15/FL) seeks consent for. The Council's Section 106 Officer has advised that in his view a planning obligation in regard to planning application (S/1291/15/FL) in respect of indoor community facilities and open space may lawfully be entered into.

As a result, the recommendation for the proposal is for delegated approval for issue of a planning permission under reference S/1291/15/FL subject to the satisfactory completion of a planning obligation and immediate payment of contributions in respect of indoor community facilities and open space as are to be embodied in the Section 106 Agreement.

### **Agenda report paragraph number 31 – Recommendation**

Delegated approval subject to the satisfactory completion of a planning obligation and immediate payment of contributions in respect of indoor community facilities and open space as are to be embodied in the Section 106 Agreement.

### **Agenda report paragraph - Conditions**

**The following conditions have been updated to include a time limit:**

- (i) Within 6 months of the date of the decision, full details of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.  
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- (j) The soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out within 6 months of the date of the decision or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.  
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

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

All information should be in the public domain for five clear working days before the meeting. Under certain circumstances, the Chairman can agree to admit late information if

- Unforeseen Circumstances exist (this does not include administrative inconvenience), or
- it is urgent, or
- delay in taking the decision (in the light of all appropriate facts) could seriously prejudice the Council's or the public's interests

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

Planning File Reference: S/0200/09/F

**Contact Officer:** Katie Christodoulides – Senior Planning Officer  
Telephone: (01954) 713314