

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

1 February 2017

**AUTHOR/S:** Head of Development Management

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**Application Number:** S/1294/16/FL

**Parish(es):** Orchard Park

**Proposal:** Erection of a mixed-use residential led development comprising 63 one bedroom units on upper floors including 40% affordable housing along with 67 car parking spaces, cycle parking and associated hard and soft landscaping, gymnasium (D2 use class) and two commercial units (comprising flexible A1, A2 and D1 uses)

**Site address:** Parcel L2, Topper Street, Orchard Park

**Applicant(s):** Turnwood Limited

**Recommendation:** Delegated approval (subject to complete Section 106)

**Departure Application:** No

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

**Application brought to Committee because:** The proposed mechanism for providing 40% affordable housing requires approval by the Planning Committee.

### Update to Report

1. **Paragraph 108** 'Requirements under Section 106 of Town and Country Planning Act 1990'

- Addition of £1,200 for monitoring fees

2. **Recommended Condition 18** to be changed to:

There shall be no retail or commercial related deliveries to the approved development outside the hours of 07:00 **to** 19:00 hours (Monday to Saturday) and 09:00 to 17:00 hours (Sundays, Bank and Public Holidays) unless otherwise agreed in writing by the Local Planning Authority.

(**Reason:** To protect the amenity of the adjoining and nearby properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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