

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 August 17

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/0202/17/OL

Parish(es): Fulbourn

Proposal: Outline application including: access points for residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works. (Resubmission of S/2273/14/OL)

Site address: Land at Teversham Road, Fulbourn

Applicant(s): Daniel Coulson, Castlefield International Ltd

Recommendation: Approval subject to Section 106 Agreement

Key material considerations: Housing Land Supply
Principle of Development
Character and Appearance of the Area
Character of the Conservation Area
Density/Housing Mix
Affordable Housing
Developer Contributions
Design Considerations
Trees and Landscaping
Biodiversity
Noise
Highway Safety and Sustainable Travel
Flood Risk
Viability
Neighbour Amenity

Committee Site Visit: Yes

Departure Application: Yes - Press Notice 14 February 2017 and site Notice 13 February 2017

Presenting Officer: Julie Ayre (Team Leader East)

Application brought to Committee because: The application proposal raises considerations of wider than local interest and the officer recommendation of approval conflicts with the recommendation of Fulbourn Parish Council

Date by which decision due: 31 August 2017 (Extension of time agreed)

Update

Planning Assessment

When the Planning Inspector dismissed the Appeal on the earlier application (which was identical to the current application in all material aspects) he did so because he felt that there was insufficient certainty as to the maintenance arrangements in perpetuity as to open space areas on the proposed development. It was not clear that there adequate fall back arrangement for the residents to take responsibility for maintenance costs associated with the open space if the management company failed to maintain the areas or ceased to exist. That issue is now resolved in this application under the terms of the fresh Planning Obligations particular to the current application.

Following the publication of the committee report the applicant has agreed to a further condition being considered for the installation of a Electric Car Charging point within the site. Such a charging point will contribute to the sustainability of the development.

Amendment to wording

Para 3, line 3 should read ST/4 not ST/5

Para 5, should read 19,500 not 19,000.

Para 8. Inspector not Inspectorate

Par 15 Inspector not Inspectorate.

Pars 66 should read ST/4 not ST/5

Para 67 should read ST/4 not ST/5

Para 78 should read for not an

New Condition

Prior to occupation of any of the dwellings details of an Electric Car Charging point, which is integrated into the landscaping plan shall be submitted to and approved in writing by the Local Planning Authority, that Electric Charging point shall be installed in accordance with the approved details prior to occupation of the 50th dwelling and maintained for the life of the development .

Amendment to Condition No. 12

No development shall commence until a landscape and biodiversity management scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the landscape and ecological management objectives for the site, including but not limited to, the following points:

- i. An audit of proposed retained areas and an assessment of the existing site habitats to be retained, lost and created.
- ii. The retention of areas of grassland supporting flora of local importance in-situ
- iii. The management and protection measures for all retained habitats and species, including early marsh orchids, to prevent damage during construction.
- iv. A habitat restoration scheme for the chalk stream and details of compensatory ditch habitat creation.
- v. The management of the surrounding tree belts and hedgerows, particularly with regard retaining dark flight corridors for bats.
- vi. The management of ponds
- vii. The management of grassland habitats
- viii. The restoration and maintenance of the ornamental garden

- ix. A reptile mitigation strategy
- x. The preparation of a work schedule
- xi. The frequency for the monitoring of habitats and notable species and means of reporting the findings to the LPA over a ten year period.
- xii. A timetable for the implementation of all of the landscape and biodiversity enhancement measures listed in the management scheme

The scheme shall include full details of measures required to deliver the long term maintenance of the all areas providing landscape and ecological management. The scheme shall also address means of public access (including boardwalks). The approved landscape and biodiversity management scheme shall be implemented in accordance with the agreed timetable, and thereafter maintained in accordance with the agreed details.

(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Planning File Ref: (These documents need to be available for public inspection.)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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