



Dear Councillor

**DEVELOPMENT MANAGEMENT COMMITTEE - MONDAY, 18 JULY 2022**

I am now able to enclose for consideration at the above meeting the following reports that were unavailable when the agenda was printed.

**Agenda Item  
No.**

**LATE REPRESENTATIONS(Pages 3 - 8)**

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## DEVELOPMENT MANAGEMENT COMMITTEE – 18<sup>th</sup> JULY 2022

### LATE REPRESENTATIONS SUMMARY

**3(a) 19/01790/OUT - Application for outline planning permission for a phased development of up to 132 dwellings and associated access, approval sought for access, layout and landscaping with scale and appearance reserved, on land North of The Bank.- Land North Of 16 The Bank Somersham**

Since publication of the report agenda, It has been brought to the attention of the case officer that The Campaign to Protect Rural England (CPRE) representations have been omitted from the report. The CPRE comments received on 6th December 2020 are summarised below:

Comments: wishes to object to the proposed development for the following reasons.

- Overdevelopment - The site is allocated in the Local Plan for a development of approximately 120 homes, this proposal is for 145.
- Harm to the countryside - policy SM5 requires a design and layout which provides for low density development and landscaping towards the north and west of the site reflecting the transition to open countryside
- Requests the retention of trees along the north and west boundaries and those within the middle of the site.
- Greater clarity is required on the biodiversity net gain proposed.
- Question the number of affordable homes proposed
- Concerned about the impact the proposed development will have on traffic both along the highway and the impact on air pollution.

Officer response: Since the CPRE made representations on 6th December 2020, the proposal has been amended significantly in response to similar concerns raised by officers in terms of the quantum of units, layout and the retention of existing trees. These matters are addressed within the report.

In respect of biodiversity net gain, The Cambridgeshire Wildlife Trust has assessed the submitted proposals and, in this instance, has agreed that where biodiversity offsetting cannot be secured on site, off site compensation is acceptable.

The number of affordable homes has been agreed and the type, tenure, distribution and mix is to be secured within the Section 106 agreement and as part of the subsequent reserved matters application as set out within the report.

In respect of impact on the highway network and air pollution, these matters have been found to be acceptable by both the Highway Authority and the Councils Environmental Health Officer as set out in the report.

Conclusion: No change to recommendation.

**4(a) 20/00923/REM - Reserved matters application for 25 dwellings for access, appearance, landscaping, layout and scale pursuant to outline planning permission 17/00101/OUT - D J C Produce Pingle Bank Holme PE7 3PJ**

**Further to the publication of the Officers Report for DMC, the following matters have arisen;**

**Further Comments;**

2 further resident objections have been received raising the following concerns;

- Adverse highway safety and traffic impacts.
- One question in respect of whether the proposed pedestrian crossings will have lights which could affect amenity e.g., through light pollution

*Officer Response:* Concerns regarding highways impacts have already been addressed at sections 5.2 and 7.67 to 7.73 of the Officers report. The proposed crossing points are uncontrolled and therefore there is no proposal by the Local Highways Authority to have these lit by flashing beacons.

**Proposed Conditions;**

Further to the publication of the report, additional planning conditions to secure detailed surface water and foul drainage schemes is recommended.

It is recommended that such condition(s) are included in the list of proposed conditions as set out at section 8 of the Officers report.

**Street Management and Maintenance**

Whereas Section 8 (bullet point 7) of the Officers report proposes a planning condition to secure details of the long-term management and maintenance of unadopted streets, it is considered more appropriate to secure this through a legal agreement and for this to also include a requirement indemnity agreement for potential damage caused to the roads through the Council's waste management operations.

It is therefore proposed that a deed of variation to the S106 agreement attached to the Outline Planning Permission 17/00101/OUT, is secured in this regard. The applicant has indicated their agreement to this.

## CONCLUSION

**Delegate powers to Officers to finalise terms of a Deed of Variation to the original Outline S106** in relation to the long-term management and maintenance of unadopted streets, and an indemnity agreement against any damage caused the streets through the Council's waste collection service and, to

**APPROVE** subject to the prior completion of said Deed of Variation, and subject to conditions to include those as set out at section 8 of the Officers Report, with the following amendments;

- i) to exclude the condition securing the scheme for the long-term management and maintenance of unadopted streets (to be secured instead via S106 Deed of Variation), and
- ii) to include a condition securing a scheme for surface and foul drainage details.

**OR**

**REFUSAL** in the event that the Deed of Variation obligation referred to above has not been completed and the applicant is unwilling to agree to an extended period for determination, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

### **4(b) 19/01258/FUL - Erection of 4 dwellings with garaging and parking following the demolition of the existing industrial buildings - Land North East Of The Laurels Fenton Road Fenton**

Since publication of the report agenda, the applicant has submitted a revised block plan and site location plan at the request of the case officer. As set out in the report, the proposal has been amended significantly since first submission and has seen a reduction in the number of dwellings proposed from nine to four units. A reduction in the site area has subsequently been requested in order to exclude adjacent agricultural land that is no longer required to facilitate the proposed development. The revised plans have no implications on the layout or access of the proposed development.

It is recommended that the revised plans be noted.

A late additional consultation response has been received from the Local Highway Authority in response to an amended site location plan previously submitted. The response is as follows:

*“No changes have been made to the site access therefore we have no further comments to add to the previous response.”*

Conclusion: No change to recommendation

**4(c) 21/01287/REM - Application for approval of reserved matters (Access, Appearance, Landscaping, Layout, Scale), following outline approval reference 19/01782/OUT, for the erection of 4 dwellings - Vernon Motors, Warboys Road, Pidley PE28 3DA**

Since publication of the report agenda, a formal consultation response has been received from the Lead Local Flood Authority (LLFA). The comments received are as follows:

*As Lead Local Flood Authority (LLFA) we have no objection in principle to the reserved matters application. Whilst no drainage information has been submitted with this application, the LLFA notes that there is a pre-commencement condition on outline permission 19/01782/OUT. This requires the details of surface water management during storm events to be submitted and agreed with the LPA before any construction on site. Therefore, the LLFA is satisfied that surface water details can be secured by the outstanding condition on the outline permission”.*

Officer Response: The comments of the LLFA are noted. Matters of drainage are considered within the report and any reserved matters permission granted would not preclude the applicant’s responsibility to submit a drainage scheme for approval by the local planning authority in consultation with the LLFA prior the commencement of development.

Conclusion: No change to the recommendation.

**4(d) 22/00145/S73- Removal/variation of conditions 3 (Material), 4 (Landscape), 5 (levels) ,6 (ecology), 7 (tree protection), 10 (architectural details) to 18/01946/FUL as the majority of the works are now complete on site – 50 Hamerton Road, Alconbury Weston, PE28 4JD**

There are no late representations for this item.