

SITE LOCATION: Land West Of 12 Knights End Road, March

UPDATE

CONDITIONS

Request for Correction of Error at Condition 15 , and Removal of Condition 21

The agent acting on behalf of the applicant has requested that an error at proposed condition 15 be corrected, and that proposed condition 21 which removes residential permitted development rights is deleted.

Condition 15 has been requested by the Local Highway Authority to prevent residential accesses being blocked off by gates, enclosures etc. to the detriment of highway safety. A typographical error has meant that the word 'no' has been omitted before gates and 'vehicular access' should be plural. The condition should be corrected accordingly to read "Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, amending or re-enacting that order) no gates or other means of enclosure shall be erected across the vehicular accesses hereby approved."

Condition 21 requiring the removal of permitted development rights has been recommended by officers as the indicative site plan shows that the scheme in some instances has gardens of limited depth and does not meet minimum separation distances. The agent has requested removal of this condition on grounds that it would be unreasonable to removing permitted development rights. Officers consider the protection of living conditions would be more appropriately dealt with at reserved matters stage, it is therefore agreed to remove condition 21.

Additional Condition

To ensure better connectivity and permeability to and within the wider BCP to the west the following addition condition (and conditions renumbered as necessary) is recommended:

Prior to the commencement of development, a scheme including timetable for implementation of footway/cycleway connections from the development hereby approved to the wider Broad Concept Plan area to the west as indicated on the submitted Indicative Site Plan (Drawing No P21-0454-01-Rev D) and Development Framework Plan (Drawing No P21-0454-02 Rev B) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved.

Reason: In the interests of highways safety and securing sustainable transport modes in accordance with policy LP15 of the Fenland Local Plan, 2014.

S106

Contribution Split

The officer report omits to detail the recommended split of the £50,000 S106 contribution, this is as follows:

- a) £8,190 - Libraries.
- b) £21,600 – Primary Health Care (to increase the capacity of either Cornerstone
- c) Practice or Mercheford House).
- d) £20,210 – remaining monies towards Cambridgeshire County Council Education.

Addition to Officer Recommendation

The following provision is added to the officer recommendation:

1. That the Committee delegates authority to finalise the planning conditions and terms of the S.106 agreement to the Head of Planning, and
2. Following completion of the S106 obligation to secure the necessary contributions and affordable housing as detailed in this report, application F/YR22/0510/O be approved subject to conditions listed below.

OR

3. Refuse the application in the event that the S.106 agreement referred to above has not been completed within 3 months and that the applicant is unwilling to agree to an extended period of determination to accommodate this, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

Resolution: No change to the recommendation which is to grant the application as per Section 12 of Agenda item 6 on page 61-81.