

JOINT DEVELOPMENT CONTROL COMMITTEE MEETING – 20 November 2024

Amendment Sheet

Amendment to the order of applications on the agenda. They will now be considered in the following order:

Item on agenda/Executive Summary reference

4. (C) 24/03837/S73 (additional car/cycle parking for The Plains)
5. (D) 23/04931/REM (additional ports pitches and tennis courts at The Plains)
6. (B) 23/04935/FUL (community garden)
7. (A) 23/04930/REM (reserved matters for 332 homes)
8. (E) 23/04936/FUL (full application for up-lift of 91 homes)

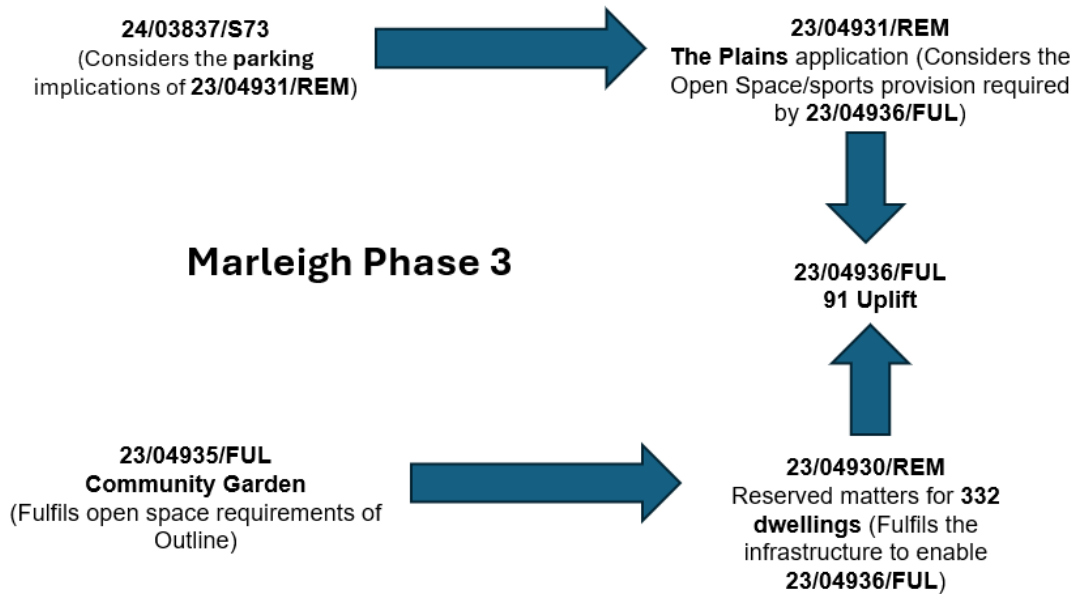
Please see the flow chart below which illustrates how the suite of applications relate to each other.

At the centre of the Marleigh Phase 3 scheme are the reserved matters application for 332 dwellings and the full application for the additional 91 dwellings. These 2 applications amount to a scheme for 423 homes. The proposal for 91 dwellings needs to be a full application as it goes beyond the number of dwellings allowed under the outline planning permission.

The addition of 91 homes generates a requirement for additional sports provision. This is to be provided in the Plains application.

The additional car parking to serve the sports pitches is provided within a S73 non-material amendment application.

The infrastructure, including roads, for the 91 uplift is provided within the 332 reserved matters application.



AGENDA ITEM: 4

APPLICATION REFERENCE: 23/04930/REM

Location: Marleigh Phase 3

Proposal: Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 332 new homes and commercial space with associated infrastructure, internal roads, open space as part of phase 3 pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016. Part discharge of Conditions 13, 17, 18, 19, 20, 21, 23, 24, 25, 28, 30, 34, 40 of outline planning permission reference number S/2682/13/OL.

Amendments To Text:

Para 4.4 should state 332 dwellings, not 32.

Para 4.9 the proposed biodiversity net gain is 157.6 not 155.

Para 14.3 the last sentence should be omitted as the 91 dwellings is not part of this reserved matters application.

Para 20.9 the 3 to 5 bedroom dwellings would not be 72 spaces over the standard, as amendments to the 5 bedroom dwellings have been reduced so the number achieves the standard.

Para 21.5 the homes do not face onto Marleigh Avenue, but the Western Road within Phase 2.

Amendments To Recommendation: - None.

Amendments To Conditions:

Condition 6. Clerk of Works – reworded and separated into 2 conditions to read as follows:

6. Clerk of Works

Prior to the commencement of any planting or soil related ground preparation, details of the proposed landscape phasing and evidence that a suitably qualified clerk of works has been appointed shall be submitted to and agreed in writing with the Local Planning Authority. The clerk of works shall oversee the delivery of all landscaping within a particular phase to ensure that it accords with the approved landscaping details.

Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023.

Condition 44. Landscape monitoring and completion report

Within three months of the final occupation of any building within a landscape phase a monitoring and completion report evidencing compliance (including a photographic record of delivery), with the approved landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023.

AGENDA ITEM: 5

APPLICATION REFERENCE: 23/04935/FUL

Proposal: Construction of a community garden and store room with associated landscape features, street furniture, planters and boundary treatments including pedestrian and cycle connection between the Marleigh development and Jack Warren Green.

Location: Marleigh Phase 3

Amendments To Text:

Para. 14.3 - An updated Arboricultural Impact Assessment has been provided, evidencing the tree required to be removed to facilitate the proposed cycle/pedestrian route.

Para 16.2 - The proposed biodiversity net gain is 157.6%

Amendments To Recommendation:

(Addition of limb (i) below, as consultation period closes after committee)

Approve planning application 23/04935/FUL subject to:

- (i) There being no further consultee responses received by the local planning authority during the remainder of the outstanding statutory consultation period which would give rise to new/further material planning consideration/s which would change the officer recommendation of this report.
- (ii) The planning conditions and informatives as detailed in Section 27 of this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary).
- (iii) The prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL and 13/1837/OUT, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

Amendments To Conditions:

Condition 14 (Clerk of works) reworded and separated into 2 conditions to read as follows:

14. Clerk of Works

Prior to the commencement of any planting or soil related ground preparation, details of the proposed landscape phasing and evidence that a suitably qualified clerk of works has been appointed shall be submitted to and agreed in writing with the Local Planning Authority. The clerk of works shall oversee the delivery of all landscaping within a particular phase to ensure that it accords with the approved landscaping details.

Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023.

Condition 23. Landscape monitoring and completion report

Within three months of the final occupation of any building within a landscape phase a monitoring and completion report evidencing compliance (including a photographic record of delivery), with the approved landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023.

AGENDA ITEM: 6

APPLICATION REFERENCE: 24/0387/S73

Proposal:

S73 to vary conditions 1 (Approved drawings) and 28 (Visitor car parking) of planning permission 23/01939/S73 (S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4)) to increase the number of visitor car parking spaces that are available to the users of the Plains recreational field.

Location: Marleigh Phase 3

Amendments To Text:

Para 1.8 - The overall area allocated for parking has been increased to cater for the additional cars and retain two coach parking spaces.

Para 5.7 - Applicant has resolved the objection received from the Highways Officer through the provision of further information and the objection has been removed.

Para. 5.14 - Sustainability Officer provided no objection and no recommended conditions.

Para. 5.16 - Ecology Officer provided no objection and no recommended conditions.

Para. 11.11-11.12 - The proposed condition (pitch flexibility) has been removed from the proposals. Through discussions with the applicant and sports england, the

condition was deemed too restrictive, and given the laying of sports pitches is not considered development, the type and size of playing pitch provided can be altered without the need for planning permission at any given time.

It is important to note the existing condition 8 (playing Field Management and maintenance scheme) shall be retained and applied to this or any subsequent permission, to ensure the playing pitches are effectively managed, whilst condition 7 restricts the use of the playing fields to outdoor sport only.

Amendments To Recommendation: - None

Amendments To Conditions: - None

AGENDA ITEM: 7

APPLICATION REFERENCE: 23/04931/REM

Proposal: Reserved matters application detailing, appearance, landscaping, layout and scale for junior football pitches and tennis courts with associated infrastructure and drainage pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016.

Location: Marleigh Phase 3

Amendments To Text: none.

Amendments To Recommendation: none.

Amendments To Conditions: none.

AGENDA ITEM: 8

APPLICATION REFERENCE: 23/04936/FUL

Proposal: Full planning application for the construction of 91 new homes with associated infrastructure, internal roads, open space as part of Phase 3 within the Marleigh development as a modification to outline permission S/2682/13/OL to increase the overall unit numbers across the site to 1391 homes.

Location: Marleigh Phase 3

Amendments To Text:

Para 24.4 **Heads of Terms** – under Highways - Eastern Access; to clarify, the Newmarket Road cycle scheme relates to the GCP Eastern Access Project and the Chism Trails cycle bridge refers to the Stourbridge Common Cycle Bridge. The sums of money are unchanged.

Para 24.4 **Proposed Variations to 2016 Agreement**

3rd item – relating to tennis courts and additional sports pitches – omit reference to “Phase 3”, as phasing is subject to change, to say “Add tennis courts and additional sports pitched and update the Sports Pitches Phasing Plan.

4th item – relating to the trigger for Phase 3 recreation works – change to “additional triggers for proposed additional recreation works.” (no change to existing recreation works triggers proposed.)

To clarify, FOG units are not subject to part M4(2) of the Building Regulations. The Nationally Described Space Standards relate only to the 91 up-lift dwellings.

Amendments To Recommendation: - None.

Amendments To Conditions:

Condition 20. Clerk of Works – reworded and separated into 2 conditions to read as follows:

20. Clerk of Works

Prior to the commencement of any planting or soil related ground preparation, details of the proposed landscape phasing and evidence that a suitably qualified clerk of works has been appointed shall be submitted to and agreed in writing with the Local Planning Authority. The clerk of works shall oversee the delivery of all landscaping within a particular phase to ensure that it accords with the approved landscaping details.

Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023.

Condition 49. Landscape monitoring and completion report

Within three months of the final occupation of any building within a landscape phase a monitoring and completion report evidencing compliance (including a photographic record of delivery), with the approved landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023.

