CAMBRIDGE CITY COUNCIL

REPORT OF: Head of Planning
TO: Main Planning Committee
WARD:

Request for an amendment to the original officer recommendation for demolition of two existing dwelling houses and construction of 12no. flats including land for storage of motorcycles in association with the adjoining motorcycle repair use at 184 Histon Road.

1. INTRODUCTION

1.1 On 1 May 2013, Planning Committee considered an planning application (13/0231/FUL) for the demolition of the existing two semi-detached properties at 186-188 Histon Road and development of a four storey building comprising twelve flats including two car parking spaces, integral cycle and bin storage provision and communal amenity space.

1.2 The Committee resolved to approve the planning officer’s recommendation to grant planning permission for the application subject to conditions and the completion of a s106 agreement.

1.3 Since the Committee meeting, officers have begun drafting the s106 agreement and it has come to their attention that the requirements for financial towards Household Recycling Centres was not included in the report. For this reason the application is brought back to Committee for its further consideration.

2. RECOMMENDATIONS

2.1 To approve the amendment to the contributions required for the s106 agreement so that it includes the financial contribution detailed in paragraph 3.6 of this report.

3. BACKGROUND

3.1 As a result of consultation with the County Council, officers were aware of the need for contributions to be made towards HRCs. However this requirement was not set out in the officer’s report. This was an error and officers have apologised to the applicant.

3.2 I have set out below the detailed justification for contribution, which should have been set out in the original report. The contribution is considered to be a necessary financial obligation that meets the tests set out in the Community Infrastructure Levy Regulations 2010, which place a statutory requirement on the Local Planning Authority to ensure that where planning permission is dependent upon a planning obligation under s106 being completed, the obligations sought pass the following tests:
(a) they are necessary to make the development acceptable in planning terms; (b) they are directly related to the development; and they are fairly and reasonably related in scale and kind to the development.

**Household Recycling Centres**

3.3 A network of Household Recycling Centres are operational across the Cambridgeshire and Peterborough area. Continued development will put pressure on the existing facilities and require expansion of the network. Financial contributions are required in accordance with the Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012). These contributions vary according to the nature and scale of the proposed development and are based on any additional costs for the relevant local authority arising out of the need for additional or improved infrastructure, which is related to the proposed development.

3.4 The adoption of the Waste Management Design Guide SPD requires a contribution to be made in relation to all new development where four or more new residential units are created. Policy CS16 of the adopted Minerals and Waste Core Strategy requires new development to contribute towards Household Recycling Centres (HRCs) consistent with the RECAP Waste Management Design Guide SPD.

3.5 For new development in Cambridge the relevant HRC is located at Milton. The following table sets out how the contribution per new dwelling has been calculated for the Milton HRC.

<table>
<thead>
<tr>
<th>Notes for Milton</th>
<th>Infrastructure/households</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 sites at £5.5 million</td>
<td>£22 million</td>
<td>Cost per site sourced from Mouchel Parkman indicative costs 2009</td>
</tr>
<tr>
<td>Total catchment (households)</td>
<td>115,793</td>
<td>WMT Recycling Centre catchment tables CCC mid 2009 dwelling figures</td>
</tr>
<tr>
<td>New households</td>
<td>24,273</td>
<td>CCC housing trajectory to 2025 as of December 2010</td>
</tr>
</tbody>
</table>

\[
\text{Infrastructure costs} = \frac{\text{Total number of households in catchment}}{\text{x New households in catchment}} \\
\]

\[
\text{£22 million} \\
\frac{115,793}{\text{x 24,273}} = £4,611,730 \\
\]

Total Developer Contribution per household = £190

Contribution for the proposed development: £190 x 10 units (net) = £1,900
3.6 In accordance with the above table, the proposal development is required to make a contribution of £1,900 towards HRCs.

4. CONSULTATIONS

4.1 No further consultations were required.

5. OPTIONS

5.1 To resolve to include the requirement for contributions towards HRCs in the s106 agreement.

5.2 To resolve not to include the requirement for contributions towards HRCs in the s106 agreement on the basis that it is not justified (This would be inconsistent with similar developments elsewhere in the City).

6. CONCLUSIONS

6.1 A requirement for contributions towards HRCs is justified and the s106 agreement should be drafted to include such contributions.

7. IMPLICATIONS

(a) Financial Implications – None

(b) Staffing Implications – None

(c) Equal Opportunities Implications – None

(d) Environmental Implications – None

Clime Change Impact: Nil

(e) Procurement – None

(f) Consultation and Communication - None

(g) Community Safety – None

BACKGROUND PAPERS: The following are the background papers that were used in the preparation of this report:

Planning application 13/0231/FUL

To inspect these documents contact Sav Patel on extension 7167

The author and contact officer for queries on the report is Sav Patel on extension 7167.

Report file:

Date originated: 28 May 2013
Date of last revision: 28 May 2013