

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 418A Milton Road and construction of 7x1 bedroom flats and 1x2 bedroom flats, with parking, cycle and refuse storage.

1. INTRODUCTION

- 1.1 On 16 May 2013, North Area Committee considered an planning application (13/0201/FUL) for the above development.
- 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. In addition, contributions towards Life Long Learning have changed very slightly. 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.

Notes for Milton	Infrastructure/households	Source
4 sites at £5.5 million	£22 million	Cost per site sourced from Mouchel Parkman indicative costs 2009
Total catchment	115,793	WMT Recycling

(households)		Centre catchment tables CCC mid 2009 dwelling figures
New households	24,273	CCC housing trajectory to 2025 as of December 2010
<u>Infrastructure costs</u> Total number of households in catchment		
x New households in catchment		
<u>£22 million</u> 115,793		
x 24,273 = £4,611,730		
Total Developer Contribution per household = £190 Contribution for the proposed development:- £190 x 7 units (net) = £1330		

Education

- 8.31 Commuted payments are required towards education facilities where four or more additional residential units are created and where it has been established that there is insufficient capacity to meet demands for educational facilities.

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	7	1120
2+-	2		160	1	160

beds					
4 bed house			160	- 1	- 160
Total					1120

The original report stated £1130.

- 3.6 In accordance with the above table, the proposal development is required to make a contribution of **£1,330** towards HRCs and **£1,120** towards Life Long Learning.

4. CONSULTATIONS

- 4.1 No further consultations were required.

5. OPTIONS

- 5.1 To resolve to include the requirement for contributions towards HRCs and Life Long Learning 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 and Life Long Learning 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

Climate 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 John Evans on extension 7148.

The author and contact officer for queries on the report is John Evans on extension 7148.