

SCHEDULE OF ITEMS RECOMMENDED FROM COMMITTEES AND OTHER MEMBER BODIES

Committee: Council

Date: 21 February 2013

Author: Tracy Couper, Principal Democratic Services Officer

[M350]

Member Body	Report No.
<p>A. DEVELOPMENT AND TRANSPORT COMMITTEE – 10 JANUARY 2013</p> <p><u>Draft Burwell Masterplan Consultation Feedback</u></p> <p>The Committee considered a report, reference M196, previously circulated, which detailed the draft Burwell Masterplan for recommendation to full Council and the Burwell Village Vision for public consultation as part of the East Cambridgeshire Local Plan.</p> <p>The Infrastructure & Projects Officer re-read the statement from Januarys and told the Committee that the D S Smith site had been included in the 20-year Masterplan, as things could change in the future. The site had only been marketed since 2011. People had expressed interest in the site but had been concerned over its valuation. There was very strong support within the community to retain this as a commercial site.</p> <p>A revised recommendation and changes to the draft Burwell Masterplan, as agreed by the Burwell Masterplan Working Party at its meeting on 9th January, was tabled.</p> <p>Councillor Allen Alderson had a number of concerns: the site of the marina did not appear to have an access road to it. Anyone going to the marina would need to use a car. It was also the other side of the lode but there was no bridge to it. Traffic through Burwell would grow year-on-year and this would be affected by the houses suggested being built on Newmarket Road. Cars parking along the Station Gate development were causing problems for lorries using that</p>	<p>M196 (attached at Appendix A)</p> <p>Amendments to the Burwell Masterplan document made since Development and Transport Committee (attached at Appendix A1)</p> <p>Please note that the appendices that accompany the above report, including the Burwell Masterplan document, have been circulated separately to the agenda to Members of</p>

<p>route. On new developments an inadequate amount of parking would be provided.</p> <p>The Infrastructure & Projects Officer responded by assuring the Committee that there was an access road to the marina, by the side of the Anchor pub. Any developer of that site would need to consider the provision of a bridge to it for access. Traffic assessments for any new developments would look at the potential impact on the B1102 in total.</p> <p>Councillor Robert Stevens thought that, if 350 new houses were built in the village, the D S Smith site would be viable for employment purposes, so perhaps part of the site could be marketed for that purpose. Building those houses would affect the A142/A14 junction, which already had traffic problems, and the traffic levels going through Swaffham Bulbeck through to Quy. This needed to be looked at and improved. The Infrastructure & Projects Officer stated that the B1102 and A1303 could be included in the Masterplan.</p> <p>The Head of Planning and Sustainable Development suggested that, with regard the D S Smith site, that officers could explore the options available to bring forward the delivery of the D S Smith site as an employment site in line with the Burwell Masterplan and report back to this Committee. People saw this as an important issue and it was worth exploring.</p> <p>The Chairman put the recommendations relating to the draft Burwell Masterplan, as amended, plus the Head of Planning and Sustainable Development's suggestion to the Committee and these were agreed.</p> <p>The Infrastructure & Projects Officer reminded the Committee that the Burwell Village Vision was part of the draft Local Plan and had been reviewed. The D S Smith site had been removed from this document, but this would not affect its status. Burwell Parish Council had been concerned about the numbers in the housing trajectory. The amended recommendation sought to consult the Parish Council to address their concerns. The District Council had been asked to invite the County Council to conduct a traffic count along Swaffham Road during peak times and it was understood that they would be prepared to</p>	<p>Council only, excluding Members of Development and Transport Committee who have previously received the documents at its meeting on 10 January 2013. Please bring these with you to the Council meeting.</p> <p>A fully revised version of the Burwell Masterplan document will be circulated to all Members, once approved by Council.</p>
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do this. The Committee agreed to the Burwell Village Vision recommendations as amended.

It was resolved to RECOMMEND TO FULL COUNCIL:

- (i) That the draft Burwell Masterplan, as amended by the Burwell Masterplan Working Party on 9th January 2012, be approved as the Council's long term vision for the future of Burwell;**

It was resolved:

- (ii) That any other minor editorial amendments be delegated to the Head of Planning and Sustainable Development in consultation with the Chairman of the Development and Transport Committee;
- (iii) That the draft Burwell Village Vision be approved for public consultation as part of the East Cambridgeshire Local Plan consultation, as amended by Members during this meeting, subject to a further meeting with Burwell Parish Council representatives to clarify the infill housing figure calculations;
- (iv) That officers be instructed to explore the options available to bring forward the delivery of the D S Smith site as an employment site in line with the Burwell Masterplan and report back to this Committee.

B. DEVELOPMENT AND TRANSPORT COMMITTEE – 10 JANUARY 2013

Local Development Framework Annual Monitoring Report 2012

The Committee considered a report, reference M198, previously circulated, which detailed the Annual Monitoring Report 2012.

The Forward Planning Officer advised the Committee that the Annual Monitoring Report (AMR) looked at how the district had performed in various matters between April 2011 and March 2012. In Housing the number of houses

M198 (attached at Appendix B)

Revised Page 16 of the Local Development Framework Annual Monitoring

<p>completed, 370, was higher than the target set. Employment figures had decreased because of the change in Lisle Lane where Sainsbury had replaced the Ely Chemical Company. If this was discounted then there had been an increase of 700 jobs. The number of vacant retail premises was below the national rate, though the Ely and Littleport rates were increasing. Ely and Soham had seen a lot of 'churn', whereas Littleport was struggling to attract retailers.</p> <p>Councillor Peter Moakes asked if there were any statistics on 'churn' which could be compared against national statistics. The Forward Planning Officer offered to look at this as part of the retail study.</p> <p>Councillor Allen Alderson queried the local authority figure for households and tenure in East Cambridgeshire, as it was only 1.3%. He noted that only 2% of employed residents were travelling to London to work, but seemed low. He asked whether there were figures for the Ely area only. The Committee was reminded that the Council did not own its own houses, but the 1.3% figure might include for parish council properties. It was revealed that the data for employed residents was from 2001 and 2011 data would not be out until 2014. There was some information available about the people in the new estates in Ely, which was available on the Council's website.</p> <p>Councillor Robert Stevens noted that, although the statistics on the density of dwellings was set as a key indicator for urban areas, it was not that important when considering there was a lot of land that could be used to build on. In the future houses should be built that had access to light.</p> <p>Councillor Sheila Friend-Smith did not think the retail figures gave the right impression, as the vacancy rates shown did not show the whole picture. Littleport and Soham had low vacancy rates but the town centres were struggling. Ely had a higher rate but it was buzzing.</p> <p>Councillor Joshua Schumann asked how old the data was on retail vacancy rates and whether this included retail that had undergone a change of use. The Forward Planning Officer explained that the data was from the 2012 retail study and that vacant units did not include buildings that</p>	<p>Report (attached at Appendix B1)</p> <p>Please note that the appendix that accompany the above report, has been circulated separately to the agenda to Members of Council only, excluding Members of Development and Transport Committee who have previously received the document at its meeting on 10 January 2013. Please bring this with you to the Council meeting.</p>
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were occupied.

Councillor Neil Morrison noted that the 20% target for dwellings to meet the Lifetime Homes standards had not been achieved as no relevant dwellings had been completed. Was anything being done in planning to meet this target? The Principal Forward Planning Officer stated that the target was in the Core Strategy and related to large sites. It had also been included in the draft Local Plan.

Councillor David Ambrose Smith left the meeting at this point, 4:37pm.

Councillor Morrison continued and queried whether there was any expectations for more affordable housing for Ely and what the Council was doing about it. Councillor Peter Moakes was expecting further provision once the north Ely development started. It would depend on the developers to provide the affordable housing. The Head of Planning and Sustainable Development pointed out that sites in Lynn Road and off Carey Close would provide some affordable housing.

It was resolved:

- (i) That the content of the AMR (attached as Appendix 1 to this report) be noted;

It was resolved to RECOMMEND TO FULL COUNCIL on 21st February 2013:

- (ii) **That the Annual Monitoring Report 2012 be adopted.**

C. DEVELOPMENT AND TRANSPORT COMMITTEE – 19 FEBRUARY 2013

Final Supplementary Planning Document On Developer Contributions

Please note that due to the proximity of the date of the Development and Transport Committee meeting to the date of the Agenda despatch for Council, the full minute will be circulated subsequent to the agenda despatch.

M345 (attached at Appendix C)

Please note that the appendices that accompany the above report will be

Also due to the close proximity of the end of the consultation on the Draft Supplementary Planning Document (11 February 2013), with the agenda dispatch, the appendices to the above report will be circulated subsequent to the agenda dispatch.

circulated subsequent to the agenda dispatch to Members of Council only, excluding Members of Development and Transport Committee who have previously received the document at its meeting on 19 February 2013. Please bring these with you to the Council meeting.

TITLE: DRAFT BURWELL MASTERPLAN CONSULTATION FEEDBACK

Committee: Development and Transport Committee

Date: 10th January 2013

Author: Sally Bonnett, Infrastructure and Projects Officer

[M196]

1.0 **ISSUE**

- 1.1 To consider the draft Burwell Masterplan for recommendation to Full Council, for approval as the Council's long term vision for the future of Burwell.
- 1.2 To consider the draft Burwell Village Vision for public consultation, as part of the forthcoming East Cambridgeshire Local Plan public consultation.

2.0 **RECOMMENDATIONS**

2.1 Members are requested to:

- a) To recommend the draft Burwell Masterplan, (as amended by any recommendations from the Burwell Masterplan Working Party on 9th January 2012), to Full Council for approval as the Council's long term vision for the future of Burwell.
- b) To delegate any other minor editorial amendments to the Head of Planning and Sustainable Development in consultation with the Chairman of the Development and Transport Committee.
- c) To approve the draft Burwell Village Vision for public consultation as part of the East Cambridgeshire Local Plan consultation, subject to any changes that Members may wish to make to the vision.

3.0 **BACKGROUND**

3.1 The draft Burwell Masterplan (see Appendix 1) was approved by the District Council's Development and Transport Committee on 6th September 2012 as a draft for public consultation purposes. The public consultation was undertaken over a six-week period from 20th September - 31st October 2012.

4.0 **CONSULTATION RESULTS**

4.1 A report of the consultation results is attached as Appendix 2. This summarises the responses received and provides an analysis of these. A full breakdown of all the comments received to each individual question on the consultation questionnaire and a summary of the 23 individual letter/email comments are also included.

4.2 The Burwell Masterplan Working Party will be considering the outcomes of this consultation on 9th January 2013 together with any required amendments to the Masterplan text (a copy of this report is attached as Appendix 3 for information).

4.3 The recommendations from the Working Party together with any proposed changes to the text of the Masterplan document will be reported verbally and tabled for this Committee's consideration.

5.0 DRAFT BURWELL VILLAGE VISION

5.1 The draft Village Vision for Burwell is attached as Appendix 4. It has been informed by the Burwell Masterplan process and therefore has only recently been finalised. The draft Burwell Masterplan proposals have been reviewed in the context of the wider policies which have been proposed for the district in the draft Local Plan. The draft Burwell Village Vision sets out housing and employment proposals as well as containing policies to protect and enhance Burwell village centre and the Weirs/Riverside area and a list of infrastructure requirements for the village.

5.2 The development envelope around Burwell has also been reviewed and minor amendments made. The most notable change is to remove the DS Smith site in Reach Road from the development envelope as the Council's site appraisal work has indicated that it does not provide a sustainable site for housing development. It is proposed, however, that it retain its longstanding employment allocation as employment uses would be encouraged on this brownfield site.

5.3 Members are requested to approve the draft Vision for consultation as part of the draft Local Plan public consultation.

6.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT

6.1 Most of the work on the Burwell Masterplan has been carried out in-house, utilising the skills and experience officers have gained from producing previous Masterplans. Officers from Huntingdonshire District Council are providing professional technical advice under an existing Service Level Agreement. The cost of consultation and printing will be met from existing budgets.

6.2 A draft Equality Impact Assessment (INRA) is attached as Appendix 5.

7.0 APPENDICES

7.1 Appendix 1 – Draft Burwell Masterplan
Appendix 2 – Draft Burwell Masterplan Consultation Feedback Report

Appendix 3 – Report to Burwell Masterplan Working Party 9/1/13
 Appendix 4 – Draft Burwell Village Vision
 Appendix 5 – Draft Equality Impact Assessment

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer</u>
<ul style="list-style-type: none"> • Burwell Socio-Economic Assessment • Burwell Masterplan stage 1 Consultations Feedback Report • Burwell Employment Report • Potential Site options - Site Appraisals • Draft Burwell Masterplan Options Paper • Burwell Masterplan Options Consultation Feedback Report • Draft Local Plan 	Room FF115 The Grange, Ely	Sally Bonnett Infrastructure and Projects Officer (01353) 665555 E-mail: sally.bonnett@eastcambs.gov.uk

Draft Burwell Masterplan - Proposed Changes

Front cover:

Delete 'DRAFT FOR CONSULTATION'

Page 2

Amend Vision to: 'In 2031 Burwell will be a thriving rural community with a variety of local shops, services and employment that has retained its village character and community support networks'.

Page 4

Future Growth Box: Change 128 to 140

Amend 2nd bullet point in Traffic and Transport proposals box to read 'Transport Assessments considering all modes of transport be conducted for any significant development and any required transport improvements provided'

Maps on page 5 and 24

Amend map to include a green buffer between development and Ness Court and the sheltered housing and to also include space for potential expansion of Ness Court and Sheltered Housing.

Page 13

Paragraph 2: A County Wildlife Site has been omitted, amend paragraph to read 'There are also five County Wildlife Sites within the Parish of Burwell; Burwell Brick Pit, Burwell Disused Railway, New River and Monks Lode, Pauline's Swamp and Spring Close.'

Paragraph 3: Add the following sentence to the end of the paragraph: 'This should include opportunities to create bigger, better and more joined up wildlife sites to establish coherent ecological networks that are more resilient to current and future pressures.'

Page 15:

Under the Public Transport and Highways heading: Amend 2nd paragraph to read 'Feedback from local residents is that the volume of traffic through Burwell, particularly at peak times, has increased significantly in recent years. Although most junctions in Burwell are currently not operating over capacity, depending on the developments which come forward, further analysis of the capacity of specific junctions is likely to be needed.'

Page 20

Amend Vision to: 'In 2031 Burwell will be a thriving rural community with a variety of local shops, services and employment that has retained its village character and community support networks'.

Page 21

In Housing Growth proposal box change 128 to 140

Amend figures in table to:

Housing Growth table from Burwell Masterplan

Scenario	No growth	Infill only within village envelope	Infill + low growth	Infill + medium Growth	Infill + higher growth
Within village envelope	0	140*	140*	140*	140*
Outside village envelope	0	0	100	200	350
Total growth	0	140	240	340	490
Growth rate per annum	0	7 dpa	12 dpa	17 dpa	25 dpa

*This figure includes 35 log cabins for tourism use only off Weirs Drove which have planning permission

Page 22

Paragraph 2: Remove references to 80%/20% split in paragraph to read ‘..... It is suggested that a B2 light industrial scheme is brought forward on the latter and a mixed use scheme of B1 office, and B2 light industrial units on the Reach Road site. The Reach Road site has the potential to create approximately 337 jobs as a mixed use scheme whilst the DS Smith site could create approximately 293 jobs as a B2 light industrial business park’.

Page 23

Delete ‘Broads Road Business Park’ legend from map.

Page 26

Amend 2nd bullet point in proposals box to read ‘Transport Assessments considering all modes of transport be conducted for any significant development and any required transport improvements provided’

Amend paragraphs 1 and 2 to ‘The Local Highways Authority has recommended that depending on the developments which come forward, the impacts on the New market Road / Causeway junction, the Newmarket Road / Isaacson Road junction and the Isaacson Road / High Street junction may need to be looked at in more detail. Transport Assessments considering all modes of transport will need to be conducted for any significant

developments and any required transport improvements will need to be provided by the developer. Transport improvements may include traffic management measures, public transport-related measures, pedestrian/cycle facilities and/or speed prevention initiatives.'

Paragraph 4: Add to end of paragraph – 'and any Transport Assessments conducted should consider the impact of traffic on the entire length of the B1102 and the A1303 to Cambridge, the A14/A142 junction and Newmarket's transport network'.

Paragraph 5: Amend text to read 'With regard to car parking in Burwell, residents report that, in some areas of the village'

Page 27

Paragraph 3: Amend paragraph 3 to read0.7 hectares of outdoor sports space

Page 28

Paragraph 5: Add to end of paragraph – 'This 'green zone' is not a new policy or restriction but a reiteration of the 'open countryside' policy already in place.

Page 29

Add 'Existing open/spaces' to key (pale green) to map at bottom of page.

Page 33

Amend last risk in table to read 'Failure to manage transport impacts arising from growth'

Page 34

In CCC definition change 'Roads and Traffic' to 'Roads and Transport'

TITLE: LOCAL DEVELOPMENT FRAMEWORK: ANNUAL MONITORING REPORT 2012

Committee: Development and Transport Committee

Date: 10th January 2013

Author: Stacey Miller, Forward Planning Officer

[M198]

1.0 ISSUE

1.1 To discuss the Annual Monitoring Report 2012.

2.0 RECOMMENDATION(S)

2.1 That Members:

- i. Note the content of the AMR 2012 (attached as Appendix 1 to this report).
- ii. Recommend to the meeting of Full Council on 21st February 2013 that the Annual Monitoring Report 2012 is adopted by this Council.

3.0 BACKGROUND/OPTIONS

3.1 The AMR looks at the effectiveness of Core Strategy/Local Plan policies, and the progress of LDF document preparation. This is the eighth AMR and covers the period 1st April 2011 to 31st March 2012.

4.0 ARGUMENTS/CONCLUSIONS

4.1 Some of the key findings are summarised as follows:

- Housing:
A total of 370 dwellings (net) were completed in this monitoring year, equal to the last monitoring period (368 completions). Of these dwellings, 82 were 'affordable housing' (22%). The average density of completed dwellings decreased to 44.3 dwellings per hectare. The Council exceeded the local target of 35% for the re-use of previously developed land. The proportion of dwelling completions for smaller 1 and 2 bedroom dwellings rose slightly to 33.2%.
- Employment:
A total of 5728m² of employment space was developed whilst 8995m² was lost, representing a net loss of 3267m². Median gross weekly pay for workers in the district decreased to £445.90.

- **Services and Infrastructure:**
10 retail developments were completed in the monitoring year. Retail vacancy rose in Ely (to 5.3%) and remained the same in Soham (0.7%) and Littleport (3.1%).
 - **Environment:**
Jubilee Gardens in Ely received the prestigious Green Flag Award for the eighth year. No planning permissions were granted contrary to Environment Agency advice.
- 4.2 Following this Development and Transport Committee, the AMR 2011/2012 will be formally adopted at Full Council on 21st February 2013.
- 5.0 **FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT**
- 5.1 There are no additional financial implications arising from this report.
- 5.2 Equality Impact Assessment (INRA) not required.
- 6.0 **APPENDICES**
- 6.1 Appendix 1 – Annual Monitoring Report 2012

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer</u>
National Planning Policy Framework (2012)	Room 012 The Grange Ely	Stacey Miller Forward Planning Officer Stacey.miller@cambridgeshire.gov.uk 01353 665555
East Cambridgeshire Core Strategy DPD (2009)		

Figure 4.2 Housing Trajectory: Cumulative Completions

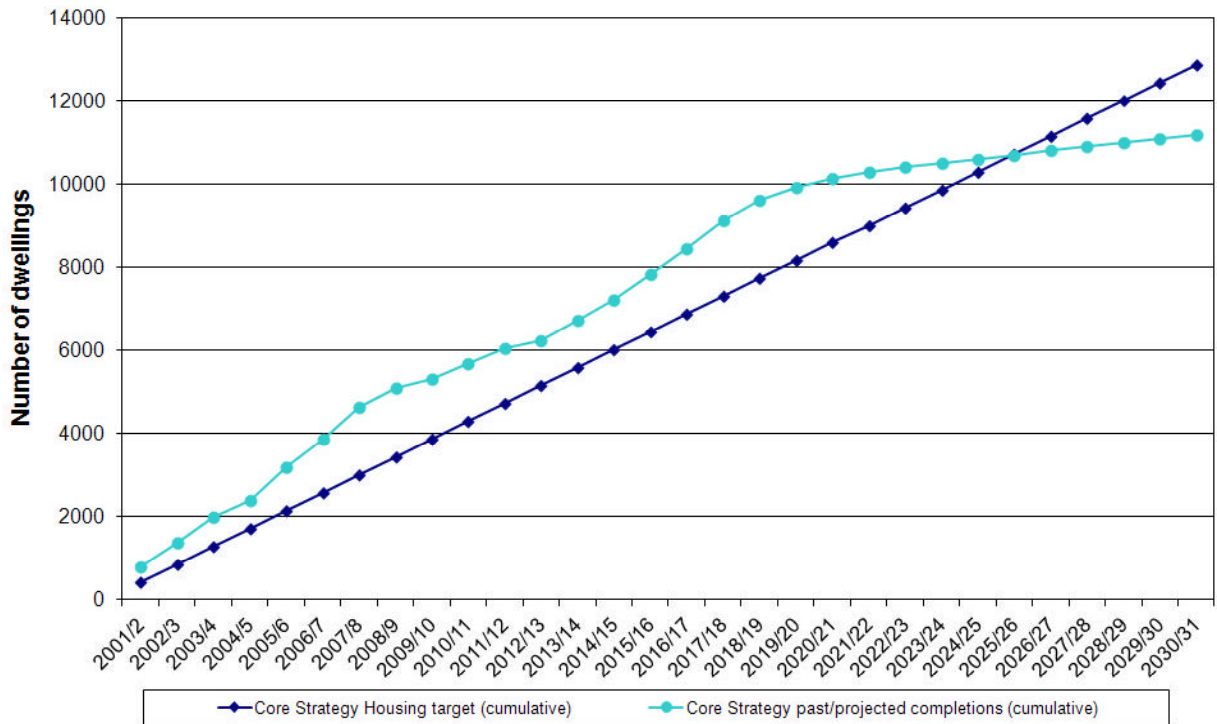
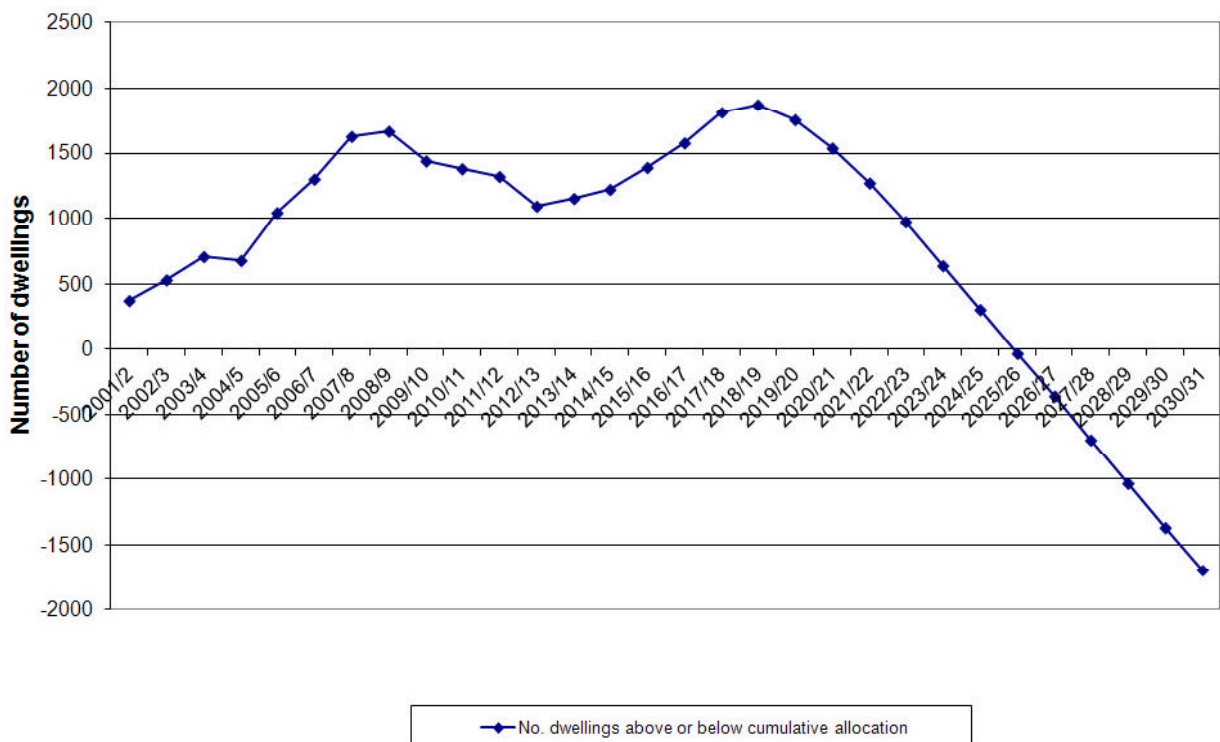


Figure 4.3 Housing Trajectory: Monitor



TITLE: SUPPLEMENTARY PLANNING DOCUMENT ON DEVELOPER CONTRIBUTIONS

Committee: Development and Transport Committee

Date: 19th February 2013

Author: Stewart Patience, Forward Planning Officer

[M345]

1.0 ISSUE

1.1 To consider the adoption of the Supplementary Planning Document on Developer Contributions, following public consultation in January/February 2013.

2.0 RECOMMENDATION(S)

2.1 Please note that the consultation period on the Draft Supplementary Planning Document closes on the 11th February (after the Committee papers have been sent out). Details of responses and recommended changes to the Draft SPD will be sent to Members of the Committee prior to the meeting on the 19th February.

2.2 It is recommended that:

- i. Members consider any recommended changes to the Draft Supplementary Planning Document and note the results of the consultation (Appendix 1 to follow this report).
- ii. The revised Supplementary Planning Document on Developer Contributions (Appendix 2 to follow this report) is recommended for adoption to Full Council, subject to any further amendments Members may wish to make.
- iii. That any subsequent changes to the SPD prior to Full Council are approved by the Head of Planning and Sustainable Development, in consultation with the Chairman of this Committee.

3.0 BACKGROUND/OPTIONS

3.1 The District Council's current approach to planning obligations is set out in a Supplementary Planning Document (SPD), which was adopted in October 2011. There is a need to review this document following the adoption of the District Council's Community Infrastructure Levy (CIL) Charging Schedule which came into effect on the 1st February 2013.

3.2 The purpose of the revised SPD is to explain the Council's new approach to planning obligations, and to clarify the relationship between planning obligations (Section 106 agreements) and the CIL Charging Schedule. The revised Draft SPD on Developer Contributions was considered by this Committee in January 2013, and approved for public consultation purposes.

4.0 ARGUMENTS/CONCLUSIONS

4.1 Consultation on the Draft SPD has taken place over a 4 week period from 14th January to 11th February 2013. As at 8th February a total of 8 individuals and organisations have responded making a total of 21 comments.

4.2 A report setting out the comments received on the Draft SPD and recommended changes to the content of the SPD will be sent to members of the Development and Transport Committee prior to the meeting on the 19th February. Members will need to consider the changes recommended by officers to the content of the SPD and whether they agree that the revised document should be adopted as a SPD at the Full Council meeting on the 21st February.

5.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT

5.1 The amount of monies secured by the District Council through planning obligations will reduce as a result of the introduction of the Community Infrastructure Levy. However, the overall amount of money secured from developers from both CIL and S.106 is likely to be broadly similar to that secured in recent years. The key change is that the Council will have greater flexibility to pool CIL monies to spend on strategic infrastructure schemes and to target spending on essential projects.

6.0 APPENDICES

6.1 Appendix 1 - East Cambridgeshire Draft SPD on Developer Contributions (January 2013) – to follow

6.2 Appendix 2 - Summary of responses to the Draft SPD on Developer Contributions (January 2013) – to follow

Background Documents**Location****Contact Officer**

East Cambridgeshire
Draft SPD on Developer
Contributions (January
2013)

Room 012
The Grange
Ely

Stewart Patience
Forward Planning Officer
stewart.patience@cambridgeshire.gov.uk
01353 665555