



**EAST CAMBRIDGESHIRE DISTRICT COUNCIL
MEMORANDUM**

To: Councillor Philip Read Chairman Of Planning Committee	My Ref: E/12/00698/FUL
Cc: Spokespersons for Planning Committee Janis Murfet	Your Ref:
From: Giles Hughes Head of Planning and Sustainable Development	Date: 21st January 2013

**ACTION TAKEN BY THE HEAD OF PLANNING AND SUSTAINABLE DEVELOPMENT
AS A MATTER OF URGENCY – LAND TO REAR OF 19 BROOK STREET SOHAM**

Sue Finlayson, Team Leader Development Control, contacted members of the Planning Committee on 7th January 2013 by email to explain that the proposed link between Brook Street and the proposed future residential development allocation on land to the rear of Brook Street, which was to be negotiated under a s106 agreement, was not supported by County Highways.

The email explained that the link was only really possible if the application had been refused. As members determined to approve the application, the provision of a pedestrian/cycle link would result in a conflict of ownership between the existing owner and the County Highways Authority. A better link is suggested within the proposed residential allocation site itself, and this will be negotiated when the planning application is submitted for that site.

The email asked Members to give their views on this and to respond by 15th January. No contrary views were received and therefore the s106 agreement for the proposed 2 dwellings on the land immediately to the rear of 19 Brook Street (application ref E/12/00698/FUL) is being progressed without the need for a link to be provided within that application site.

As the s106 has to be completed prior to the introduction of CIL on 1st February, this was not a matter which could be taken back to Committee for a decision. The Head of Planning and Sustainable Development is obliged to consult with the Chairman of the Committee and to notify the Spokespersons of the action taken. It is considered that the email sent on 7th January, which followed discussion with the Chairman, formed the required consultation. This memo informs Spokespersons of the action taken. This action will be reported at the next Planning Committee meeting on 6th February.

**Giles Hughes
Head of Planning and Sustainable Development**