

Planning Committee Update – 6th September 2023

Agenda Item	Application Reference	Additional Info Received/Updates to Committee
5	21/01048/HYBM	<p>It is noted that the applicant has provided a briefing note for Members. Members should note that matters relating to design, scale, appearance and landscaping (other than for the access and replacement dwelling) would be dealt with at a reserved matters stage and are for indicative purposes. The document therefore does not change the recommendations within the committee report.</p>
6	21/01600/FUL	<p>Applicant Details</p> <p>1. The agent has asked to clarify that the applicant is Cambridge Housing Society, with James Fauset being a former employee.</p> <p>Land ownership</p> <p>2. The occupiers of 13 Sutton Road have advised they have commissioned a Chartered Land Surveyor to review land boundaries and that in their surveyor's opinion, the ditch running along the western site boundary falls within the ownership and responsibility of the applicant, with the hedge within the ownership of No. 13 Sutton Road.</p> <p><i>Officer response;</i> Proposed planning conditions 3, 7, 10 and 15 as set out at Appendix 1 of the committee report are considered to adequately address drainage management and tree/ hedgerow protection and management.</p> <p>Whilst the occupiers of No. 13 still do not consider that agreement has been reached as to the precise boundary ownership, officers do not consider that this affects the ability to determine the application. The grant of planning permission does not convey the right to develop on third party land. This would be a civil matter to be resolved separately from the planning system and, in any case, does not restrict the physical delivery of the development, as the boundary is not to be developed on with this proposal.</p> <p>Pre-commencement conditions</p> <p>3. In accordance with S.100ZA of the Town and Country Planning Act 1990 (as amended), the applicant has formally agreed to the recommended pre-commencement conditions 3. and 4. as set out at Appendix 1 of the report.</p>