

PLANNING COMMITTEE DATE: 30 October 2024

REFERENCE NO F/YR23/0370/O

SITE ADDRESS: Land to the South of Barkers Lane, March, Cambridgeshire

PROPOSAL: Erect up to 130no dwellings (outline application with matters committed in respect of access)

UPDATE:

1 Further comments

1.1 Since publication of the report, two further representations have been received from residents of Barkers Lane who had previously commented.

i) The occupier/owner of 1 The Bramleys, Barkers Lane has written to clarify that they are not to be confused with the address 1 Barkers Lane, which is a separate address.

Officer Response: Officers have noted this.

ii) The occupier/owner of 1 Barkers Lane has written to advise that TPOs exist in the Barker's Lane locality. They have also advised that they have been informed that;

1. the land required for the Barker's Lane footway/ cycleway was gifted to the school and therefore cannot be sold without first contacting the people who it was gifted by.

2. If it is sold as part of a development, the school can claim 30% of the purchase price that the developers pay for the land they are developing.

Officer response: The impact on trees is acknowledged and proposed condition 5 seeks to ensure that the detailed design of Barker's Lane improvements and construction methods ensure impact on trees is minimised, notwithstanding it also seeks a scheme of replacement planting where loss of trees/ hedgerow is necessary. The transfer of any land would be a private matter between landowner and purchaser having regard to the any commercial terms and is not a material planning consideration in this instance.

2 Draft legal Agreement

2.1 The applicant has provided a draft legal agreement (S106) setting out their obligations in respect of the proposed development. Whilst this is yet to be thoroughly reviewed and negotiated, nonetheless the draft aligns with the commitments as set out at 10.61 to 10.83 of the report.

Recommendation:

Grant as per the recommendation at section 12 of the officer's report including to delegate authority to the Head of Planning to finalise the schedule of planning conditions and the S106 agreement.