

AGENDA REPORTS PACK

PLANNING COMMITTEE

23rd APRIL 2015

Item 15P/060.



Planning Meeting Minutes

Meeting held in the Village Hall, Lambs Lane, Cottenham on Thursday 9th April 2015 at 7.30

Present: Cllrs Morris (Chair), Berenger, Bolitho, Collier, Collinson, Heydon, McCarthy, Young and Jo Brook (Clerk)

In attendance: No public present

- 15P/046. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Mudd (personal), Nicholas (personal), Richards (illness) and SCDC Cllr Harford
- 15P/047. Any Questions from the Public or Press – Standing orders to be suspended** – none.
- 15/079. To accept Declarations of Interest and Dispensations** – i. To receive disclosures of pecuniary & non-pecuniary interests from Councillors on matters to be considered at the meeting. ii. To receive written requests for dispensation. iii. To grant requests for dispensation as appropriate. Cllr Berenger expressed a non-pecuniary interest in item 15P/053 and requested to leave the meeting during discussions.
- 15P/049. Minutes** – Resolution that the minutes (circulated to members) of the Committee meeting held on 19th March be signed as a correct record. **RESOLVED.**
- 15P/050. Planning Applications for consideration**
- S/0512/15/FL– Single storey flat roof rear extension, 1 The Lakes, Twentypence Road, Cottenham – The development is outside of the village framework and is in the open countryside with no link to agriculture. It is therefore contrary to policy DP/7. CPC recommends refusal. **REFUSED.**
 - S/0598/15/FL – Erection of dwelling following demolition of existing storage building, 40 Church Lane, Cottenham – The building is outside of the village framework with no link to agriculture therefore it is contrary to policy DP/7. Contrary to policy DP/2, the design doesn't enhance the local character of the surroundings, or fit the existing street scene. No change of use has been applied for/mentioned. NB: the quality of the plans make it difficult to evaluate the scheme properly. CPC recommends refusal. **REFUSED.**
 - S/0753/15/FL - First Floor Garage Conversion with dormer window to create ancillary accommodation and Single Storey Rear Extension with first floor balcony, 6 The Rowells, Cottenham – CPC recommends approval on the condition that the garage doesn't become a separate dwelling or independent business. **APPROVED with conditions.**

Decisions made by SCDC

Approvals

- S/2702/13/FL – Replacement of 3 The Lakes (2 bed basement flat) with single storey 3 bed dwelling through change of use and minor alteration to an existing outbuilding, 3 The Lakes, Twentypence Road, Cottenham
- S/0230/15/FL – Conversion of garage with first floor extension, 12 Pelham Way, Cottenham

Refusals

- S/0272/15/FL – Extensions and detached garage, Church Lane Farm, Church Lane, Cottenham
- S/0295/15/FL – Erection of single & 2 storey rear extension & single storey front extension, 59 Coolidge Gardens, Cottenham

HM Inspectorate

Refusal

- S/0767/13/FL - The Maltings, Millfield, Cottenham

Treeworks

- 244 High Street – Fell Yew tree and replace with a Cherry – The tree is in good condition and of significant age. It is also a native species. CPC disagrees about the loss of light to the existing property. CPC recommends a TPO and refusal of the application.
- The Old Rectory – Extensive tree works to no. 52 trees – Request from Cllr Bolitho (Tree Warden) for an on-site meeting. Concerns raised that some of the work ie. horse chestnut, oak and rarer varieties. We welcome having a proper management scheme but would like to know that it is appropriate to the location. Noted that it is now too late in the season to commence works. Strongly request that the Trees Officer is satisfied that the works are appropriate to the trees and the location setting.

- 15P/051. S215 enforcement** – To consider feedback from SCDC Enforcement Officer regarding S215 notices for Gothic House and the Old Labour Hall – Charlie Swain has externally inspected the property with the SCDC Conservation Officer and has discovered that the building is in a dangerous state - Building Control have now as a result of our visit inspected the property and issued a formal safety/repair notice which covers the window with the plant growing out of it. Enforcement will follow up with the owners /conservation as to next steps. Concerns raised whether the area of pavement around Gothic House should be cordoned off on safety grounds and it was suggested that Environmental Health should inspect for danger to the public. Re. the Old Labour Hall the owner has been contacted and he is arranging for the land to be tidied up.
- 15P/052. CLT event** – For information only: to consider feedback from the CLT event – Cllrs Collinson outlined the report provided prior to the meeting. There would be a lot of work involved. In the case of Stretham they were very proactive with the consultation. A CLT would be very compatible with a Neighbourhood Plan. SCDC Cllr Harford is speaking to SCDC to see if they would be supportive of this kind of scheme. Consider rep from Stretham coming to future meeting to give more information. Cllr Berenger left the meeting at 9.45pm.
- 15P/053. Endurance Estates** – To receive feedback following the public consultation event on 31st March – Several Parish and District Council members attended the event. It was noted that Endurance were very blasé about the District 5 year housing supply. Cllr Heydon mentioned that they had used the CVDG plan as a basis for the design. Endurance reps had met with a panel to get pre-application advice but nothing has been published to that effect therefore no further details available and SCDC Cllr Edwards was unaware of such a meeting. Cllr Morris spoke to them regarding a transition zone to slow down traffic (site is currently outside the 30mph area). Residents had raised concerns about increased pressure on GP's and the primary school; the development isn't big enough to warrant a second school. Rowells residents worried about properties bordering them too closely. No formal feedback/comments received from Endurance to date.
- 15P/054. Date of next meeting** – 23rd April
- 15P/055. Close of meeting** – 9pm.

Signed _____ (Chair) Date _____

Item 15P/061.

Planning Applications for consideration

- [S/0440/15/FL](#) – Replacement building for MOT test centre (AMENDMENT), Smiths Path, Cottenham
- [S/0900/15/OL](#) – Erection of detached dwelling and garage with access, 31 Histon Road, Cottenham

Decisions made by SCDC

Approvals

- [S/0441/15/FL](#) – Installation of amateur radio antenna mast, 1 Woodlark Drive, Cottenham
- [S/0383/14/FL](#) – Single storey porch, office and bay window to front, 41 Dunstal Field, Cottenham

Treeworks

- 16 Eastlands Close, Cottenham – removal of sycamore tree
- 10 Telegraph Street, Cottenham – young Eucalyptus – reduce height by 6ft and remove 1 side branch to balance



110974
 PC 2/5/15
 6-30/4/15
 South
 Cambridgeshire
 District Council

C/11/40/020

18/15

Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.

Rec'd
 19/3/15

Town and Country Planning Act 1990

Publication of planning applications on planning authority websites

Please note that with the exception of applicant contact details, the information provided on this application form and supporting documents may be published on the authority's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the authority's website, please contact the authority's planning department.

Please complete using block capitals and black ink.

You must use this form if you are applying for work to trees protected by a tree preservation order (TPO). (You may also use it to give notice of works to trees in a conservation area).

It is important that you read the accompanying guidance notes before filling in the form. Without the correct information, your application notice cannot proceed.

1. Applicant Name and Address			
Title:	<input type="text" value="Ms"/>	First name:	<input type="text" value="Jennifer"/>
Last name:	<input type="text" value="Cartwright"/>		
Company (optional):	<input type="text"/>		
Unit:	<input type="text"/>	House number:	<input type="text" value="16"/>
		House suffix:	<input type="text"/>
House name:	<input type="text"/>		
Address 1:	<input type="text" value="Eastlands Close"/>		
Address 2:	<input type="text" value="Cottenham"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="Cambridge"/>		
County:	<input type="text" value="CAMBS"/>		
Country:	<input type="text" value="UK"/>		
Postcode:	<input type="text" value="CB24 8YY"/>		

2. Agent Name and Address			
Title:	<input type="text"/>	First name:	<input type="text"/>
Last name:	<input type="text"/>		
Company (optional):	<input type="text"/>		
Unit:	<input type="text"/>	House number:	<input type="text"/>
		House suffix:	<input type="text"/>
House name:	<input type="text"/>		
Address 1:	<input type="text"/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text"/>		
County:	<input type="text"/>		
Country:	<input type="text"/>		
Postcode:	<input type="text"/>		

If all trees stand at the address shown in Question 1, go to Question 1. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (if known):

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

4. Trees Ownership

Is the applicant the owner of the tree(s): Yes No
 If 'No' please provide the address of the owner (if known and if different from the trees location)

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

5. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a TPO? Yes No

Are you wishing to carry out works to tree(s) in a conservation area? Yes No

6. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number below.

Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below: tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.
eg. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

We have a large sycamore in our rear garden, which we would like to remove entirely. It affects the light in our house during the spring and summer months, provides excessive shade in the garden, and has begun to push roots through the grass and affect patio stones. One root is close to our garden office, and one of the two tree surgeons we consulted expressed concern that it may, in time, affect the concrete base on which the office stands. We are also concerned that this could also affect the house itself, and the drainage pipes under the patio. In addition, we all suffer from allergies once the tree is in bud, and our young son has to take a steroid inhaler throughout the allergy season due to his asthma. There are currently no nesting birds in the tree. Two consulted tree surgeons have advised removal of the tree given its size and proximity to our house.

7. Application For Tree Works - Checklist

Only one copy of the application form and additional information (Question 8) is required. Please use the guidance and this checklist to make sure that this form has been completed correctly and that all relevant information is submitted. Please note that failure to supply precise and detailed information may result in your application being rejected or delayed. You do not need to fill out this section, but it may help you to submit a valid form.

Sketch Plan

- A sketch plan showing the location of all trees (see Question 8)

For all trees

(see Question 7)

- Clear identification of the trees concerned
- A full and clear specification of the works to be carried out

For works to trees protected by a TPO

(see Question 8)

Have you:

- stated reasons for the proposed works?
- provided evidence in support of the stated reasons? in particular:
 - if your reasons relate to the condition of the tree(s) - written evidence from an appropriate expert
 - if you are alleging subsidence damage - a report by an appropriate engineer or surveyor and one from an arboriculturist.
 - in respect of other structural damage - written technical evidence
- included all other information listed in Question 8?

8. Declaration - Trees

We hereby apply for consent/give notice for tree work as described in this form and the accompanying plans and additional information.

Signed - Applicant:

Or signed - Agent:

[Signature]

Date (DD/MM/YYYY):

18/03/15

(This date must not be before the date of sending or hand-delivery of the form)

1. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
44	01954 251403	
Country code:	Mobile number (optional):	
44	07973 824166	
Country code:	Fax number (optional):	

Email address (optional):

jwcartwright@gmail.com

12. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
Country code:	Mobile number (optional):	
Country code:	Fax number (optional):	

Email address (optional):

Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner.

(Please see guidance notes)





10976
PC 4-5-15
South
Cambridgeshire
District Council

Rec'd 25/3 BF 19/15

Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.

Rec'd 25/3

Town and Country Planning Act 1990

6-6-5-15

Publication of planning applications on planning authority websites

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If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the authority's website, please contact the authority's planning department.

Please complete using block capitals and black ink.

You must use this form if you are applying for work to trees protected by a tree preservation order (TPO). (You may also use it to give notice of works to trees in a conservation area).

It is important that you read the accompanying guidance notes before filling in the form. Without the correct information, your application notice cannot proceed.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Trees Location

If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (if known):

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

4. Trees Ownership

Is the applicant the owner of the tree(s): Yes No
If 'No' please provide the address of the owner (if known and if different from the trees location)

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone numbers

Country code: <input type="text"/>	National number: <input type="text"/>	Extension number: <input type="text"/>
Country code: <input type="text"/>	Mobile number (optional): <input type="text"/>	
Country code: <input type="text"/>	Fax number (optional): <input type="text"/>	

Email address (optional):

5. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a TPO? Yes No

Are you wishing to carry out works to tree(s) in a conservation area? Yes No

6. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number below.

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Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below: tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

T1 young Eucalyptus reduce in height by around 6 feet and remove one side branch to balance

Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

For all trees

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. it is diseased or you have fears that it might break or fall: Yes No
If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives. Yes No
If YES, you are required to provide for:

Subsidence

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

Other structural damage (e.g. drains, walls and hard surfaces)

Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Documents and plans (for any tree)

- Are you providing separate information (e.g. an additional schedule of work for Question 7)? Yes No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application. If they are being provided separately from this form, please detail how they are being submitted.

9. Application For Tree Works - Checklist

Only one copy of the application form and additional information (Question 8) is required. Please use the guidance and this checklist to make sure that this form has been completed correctly and that all relevant information is submitted. Please note that failure to supply precise and detailed information may result in your application being rejected or delayed. You do not need to fill out this section, but it may help you to submit a valid form.

Sketch Plan

- A sketch plan showing the location of all trees (see Question 8)

For all trees

(see Question 7)

- Clear identification of the trees concerned
- A full and clear specification of the works to be carried out

For works to trees protected by a TPO

(see Question 8)

Have you:

- stated reasons for the proposed works?
- provided evidence in support of the stated reasons? in particular:
 - if your reasons relate to the condition of the tree(s) - written evidence from an appropriate expert
 - if you are alleging subsidence damage - a report by an appropriate engineer or surveyor and one from an arboriculturist.
 - in respect of other structural damage - written technical evidence
- included all other information listed in Question 8?

10. Declaration - Trees

I/we hereby apply for consent/give notice for tree work as described in this form and the accompanying plans and additional information.

Signed - Applicant:

Or signed - Agent:

Luis

Date (DD/MM/YYYY):

25/03/2015

(This date must not be before the date of sending or hand-delivery of the form)

11. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

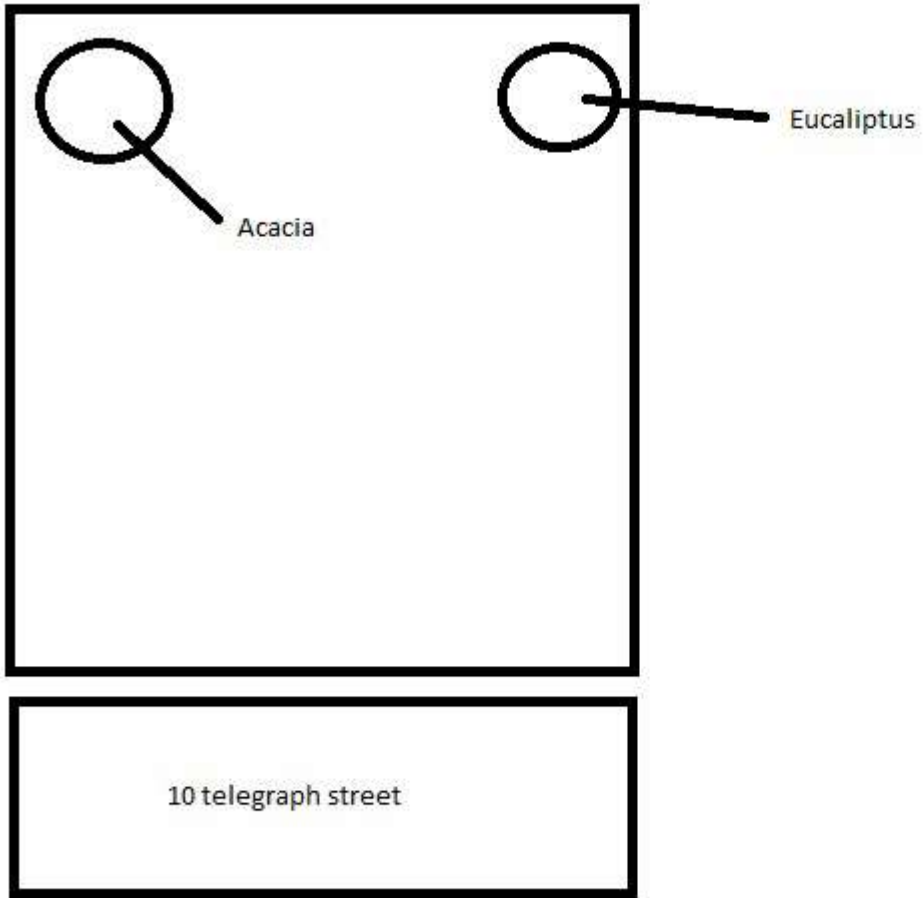
Country code: Fax number (optional):

Email address (optional):

amazontreesurgery@yahoo.com

Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner.

Please see guidance notes)



Item 15P/062. Planning consultation

Proposed 3rd revision of the Local Validation List for applications for planning permission

Local planning authorities are required to review their existing local validation lists at least every two years. Local validation lists set out what information should be submitted in support of a planning application to enable the planning authority to validate and register it and consultees and other interested parties understand and assess the proposal.

Our original 2008 local validation list was comprehensively reviewed in 2010 and subject to minor updates in April 2012 to reflect the introduction of the National Planning Policy Framework. It was reviewed again in 2013. We have recently reconsidered the list and the accompanying guidance documents and are proposing limited changes to them. We would like the views of all participants in the planning process; applicants and their agents, statutory consultees, parish councils and individual members of the public. The consultation period will run for 6 weeks from 15 April until 27 May 2015.

The documents on which we are seeking views are the Local Validation List dated June 2013, the accompanying document *Guidance for applicants and their agents on the Local Validation List* (June 2013) and other supporting documents which can be accessed via the County Council's website at:

http://www.cambridgeshire.gov.uk/info/20099/planning_and_development/234/planning/3

The short report on the following pages sets out how we propose to change the Local Validation List and the supporting guidance documents. Comments on the proposed revisions should be sent to: County Planning, Minerals and Waste, Box No SH1315, Shire Hall, Cambridge, CB3 0AP or by e-mail to planningdc@cambridgeshire.gov.uk by **27 May 2015**.

Report to accompany consultation on 3rd review of Cambridgeshire County Council's Local Validation List

1.0 BACKGROUND

- 1.1 Since 6 April 2008 the validity of planning applications received by this authority (except those for mineral development) has been informed by the County Council's Local Validation List (LVL). The LVL sets out what information, over and above the national requirements, is necessary to accompany planning applications submitted to Cambridgeshire County Council.
- 1.2 The County Council supported the Government's proposal that local planning authorities (LPAs) review their existing local lists in accordance with the policy principles set out in a consultation paper and that where revision is necessary, the revised local list be published on the LPA's website by the end of December 2010. Our revised LVL was published in December 2010 and updated in April 2012 to reflect the changes to national planning policy arising from the introduction of the National Planning Policy Framework (NPPF). In response to a consultation in 2012 the County Council supported the Government's proposal that LVLs should be reviewed at least every two years.
- 1.3 A statutory instrument came into force on 31 January 2013 the effect of which is that for a LVL to carry any weight it must have been published within 2 years before the planning application is made. This applies to applications made on or after 31 July 2013. For this reason we reviewed our LVL in 2013. The requirement to review the LVL every 2 years has been carried forward in the Town and Country Planning (Development Management Procedure) (England) Order 2015 so we are undertaking a 3rd review.
- 1.4 The key purpose of stipulating what a planning application must comprise is to ensure that LPAs have up front the information that is essential for a sound, timely and robust decision. It also means that statutory consultees and other third parties who look at and comment on applications can see clearly for what permission is being sought, and what the impacts (both positive and negative) are likely to be.
- 1.5 The key issue is that the right information must be available, at an appropriate time, to support good decision-making. The NPPF suggests applicants discuss information requirements with the LPA and key consultees early on. The 2013 changes supported this approach: they removed nationally-imposed requirements that are not needed for every application, allowing space for local agreement on what is needed.

2.0 THE 2015 REVIEW

- 2.1 Where the LPA considers that changes to its LVL are necessary the proposals should be issued to the local community, including applicants and agents, for consultation.

2.2 The proposed changes to the LVL have been informed by:

- changes in Government guidance and planning policy, notably the introduction of the Planning Practice Guidance Suite;
- the current development plan; and
- the experience of officers in its use over the past two years including anecdotal feedback from applicants, agents and consultees.

The rationale is to strike a balance between securing the information that is needed to determine the application and making the LVL as concise and non-daunting for applicants as possible. In reality, most applications only need be supported by a few of the items on the LVL and this should be agreed with the planning case officer at the pre-application stage.

2.3 It is proposed to add the following items to the current LVL:

Surface water drainage strategy – Paragraph 103 of the NPPF states that *“When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere ...”* Surface water drainage systems on all new development need to take this into account. In a Written Ministerial Statement (18 December 2014) the Secretary of State made it known that the Government expects *“local planning policies and decisions on planning applications relating to major development to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate”* and for *“avoidance of doubt this statement should be read in conjunction with the policies in the National Planning Policy Framework.”*

The NPPF states that a Flood Risk Assessment (which typically includes or makes reference to a surface water drainage strategy) should be provided for development in Flood Zones 2 and 3 or where the development site is greater than 1 ha in Flood Zone 1. The Ministerial Statement means that information on surface water drainage (the level of detail being relevant to the type of development and application) will also be needed for major development on sites that are less than 1 ha in Flood Zone 1 to enable decisions to be made on the suitability of the proposed drainage systems.

We are working with colleagues in the County Council’s Flood and Water Team to provide clear advice to developers.

Construction traffic management plan - This has frequently been requested by the highway engineer when there are concerns about the impacts of construction traffic and how it will be managed. This is an aspect of development that is often of interest to local residents as well. We currently secure the information after permission has been granted by means of a “pre-commencement” condition. However, it would reduce work for developers and the planning and highway authorities if in relevant cases it is provided at the planning application stage. Furthermore, a well thought out construction traffic management plan which shows consideration to the local community may result in fewer objections and a swifter passage through the planning process.

2.4 We are considering with technical consultees changes in the following areas:

Item 12: Transport assessment or statement

Lack of relevant transport information is a common reason for delay in determining planning applications. In order to appropriately assess the acceptability or otherwise of many applications that come to the County Council the transport officers require additional information. The information that is most often lacking relates to existing levels and type of vehicles generated by a site and levels and types of vehicles that would be generated by the proposed development.

The 2013 guidance notes attempted to set thresholds above which a transport assessment or statement is needed. Some transport statements are rather formulaic and contain a lot of generic information that has little relevance to the proposal whilst at the same time omitting that which is necessary. We are working with transport and highway colleagues to improve the information in the guidance note.

2.5 Comments are invited on the proposals set out above. We also invite you to suggest any other changes to the LVL and supporting documents that you would like us to consider. Comments should be submitted by **27 May 2015** to: County Planning, Minerals & Waste, Box No SH1315, Shire Hall, Cambridge, CB3 0AP or by e-mail to planningdc@cambridgeshire.gov.uk

2.6 It is proposed to report the results of the consultation exercise and a revised LVL to the Planning Committee for endorsement on 18 June 2015. The revised LVL will be published on the County Council's website before 30 June 2015.

County Planning, Minerals & Waste
Growth & Economy
Strategy & Development
Economy, Transport & Environment
Cambridgeshire County Council

14 April 2015