

**EXTRA ORDINARY MEETING OF
THE FULL COUNCIL**

**AGENDA REPORTS PACK –
15th NOVEMBER 2018**

Cottenham Recreation Ground development

The SCDC Planning Committee are due to consider our application (S/2705/18/FL) for the Nursery at their meeting on 14th November. There are three basic possible outcomes:

1. Refusal, on grounds that the application is within an area designated as Local Green Space by the recently-adopted Local Plan.
2. Permission with conditions, subject to advertising and, in the event of representations, possible referral back to Planning Committee – deferring the decision for up to 6 weeks.
3. Permission with conditions, waiving the advertising by acknowledging that Local Green Space is not a Strategic Policy within the Local Plan so permission would not undermine the plan in any way; the proposal was advertised and consulted on as part of the Reg 14 consultation on our draft Neighbourhood plan; or the published evidence that there is an undeniable need and widespread community support for the facility and the location has been shown as the only suitable location for the facility.

Time is really the only issue for us. Delays do increase costs and delay availability of the facility to the local community

In any case, we can continue to pursue adoption of our Neighbourhood Plan which, if approved for referendum by the NP Examiner (and our draft has already been “blessed” by our own independent examiner) can relocate the boundary of the Nursery and enable planning permission. This would delay progress into Spring 2019 but may not affect completion of construction.

Following a refusal, we may have three basic options:

- a) We could challenge the process that got us here by giving notice of a possible Judicial Review. The process has been convoluted; the refusal might be quashed and the decision referred back to Planning Committee for a “fresh look” in a month or so.
- b) We could lodge an appeal against the decision; the appeal should be winnable since the refusal is based essentially on the position of a line in a non-strategic policy of the newly-adopted Local Plan, which our draft Neighbourhood Plan has already moved.
- c) We could just pursue the Neighbourhood Plan, as above.

Following a deferral for advertising, we could just sit back and await the outcome, although a notice of possible intended application for JR might concentrate minds.

Even with a Committee minded to grant permission, we will seek a relaxation of operating hours to permit some weekend operation.

Proposed resolution:

“Given the outcome of the SCDC Planning Committee consideration of the CPC planning application for a Nursery, CPC resolves.....”

NB the resolution will make reference to the “up to £50K + VAT” design costs if we initiate those.