

Planning Committee 13 August 2024 Update Sheet (published 9 August 2024)

Agenda Item	Application Reference	Additional Info Received/Updates to Committee
4 & 5	19/01600/ESO 24/00146/FUM	<p>Officers provided an update on the status of the Soham and Barway Neighbourhood Plan, at the time of writing, within the policy section of both officer reports (Section 6). In short, it said that the Examiner’s Report into that neighbourhood plan was expected imminently. It also noted that officers would provide a further update to members prior to the Committee meeting.</p> <p>Members should note that the Examiner’s Report has now been received (1 August), and it has formally been agreed by ECDC (6 August) that it will proceed to a referendum, which is anticipated to take place in October. All of the modifications recommended by the Examiner have been accepted in full by both Soham Town Council and ECDC, and therefore will be included in the Plan which is put to a referendum. The official status of the plan has therefore now advanced to a “post-examination plan” and decision makers are legally obliged to “have regard” to it.</p> <p>Officers have reviewed the agreed modifications and have concluded that these changes are not so significant that they would materially change the assessment of the planning application against each policy in the Neighbourhood Plan as set out within the officer reports as published. The modifications are, generally speaking, of a nature to ensure clarity of policy wording rather than fundamentally altering, adding or deletion of policy.</p> <p>Further information on the Soham and Barway Neighbourhood Plan, including the Examiner’s Report and the formal notice to proceed to a referendum, is available here: https://www.eastcambs.gov.uk/local-development-framework/soham-and-barway-neighbourhood-plan</p>
4	19/01600/ESO	<p>The development description refers to one of the access points to ‘...the boundary of land between East Fen Common and Cornwell Close.’ The correct reference is ‘land between Qua Fen Common and Cornwell Close.’</p>

		<p>The Council's Community and Leisure Services Team have confirmed the updated financial contributions can be applied towards improvements to the Ross Peers Leisure Centre <u>or other sports facilities' provision or enhancement in Soham.</u></p> <p>An additional condition will have to be added to recommendation to ensure details for play areas within Phase 1 are secured, as indicated on paragraph 7.8.5 of the committee report. This should read as follows:</p> <p>'Scheme of Play Areas</p> <p>No above ground construction shall take place within Phase 1 until a scheme for play areas within that phase has been submitted to, and approved in writing by, the local planning authority. The play areas shall be accessible and inclusive, and the scheme shall consider special educational needs and disabilities.</p> <p>Reason: To safeguard residential amenity and ensure accessibility, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.'</p> <p>It should be added to paragraph 7.10.9 of the report that 'The proposed energy strategy does not consider the use of gas as source of energy for the site. This will need to be confirmed at reserved matters stage.'</p> <p>The provision of a nursery/ early years facility on the site is an alternative to the financial contributions to early years education, and not in addition to the contributions, as stated on the officer's report. The option would be secured by S106 Agreement, and in the event of on-site provision, the nursery would be delivered by the developer and operated by a third party, and not by the Cambridgeshire County Council.</p> <p>Further letters of objection have been received since the publication of the agenda for the Planning Committee meeting. Among the concerns raised, those relating to planning matters and the current application do not present issues which have not already been addressed in the committee report.</p>
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