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29 May 2015

To: Chairman – Councillor Lynda Harford
Vice-Chairman – Councillor David Bard
All Members of the Planning Committee - Councillors Brian Burling,
Anna Bradnam, Pippa Corney, Kevin Cuffley, Sebastian Kindersley, Des O'Brien,
Deborah Roberts, Tim Scott, Ben Shelton and Robert Turner

Quorum: 4

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 3 JUNE 2015 at 10.00 a.m.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution *in advance of* the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully
JEAN HUNTER
Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

AGENDA SUPPLEMENT – UPDATE REPORTS

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EXCLUSION OF PRESS AND PUBLIC

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 June 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2365/14/OL
Parish(es):	Barrington
Proposal:	Outline application for the demolition of all existing buildings and structures, and redevelopment to provide up to 220 residential units, formal and informal open space including allotments, car parking for Barrington Primary School, new pedestrian and cycle links to Barrington village and Foxton station, and associated works - details of vehicular site access arrangements are submitted for approval, with all other matters (layout, scale, appearance and landscaping) reserved for future approval.
Site address:	Former CEMEX Cement Works, Barrington Cement Plant, Haslingfield Road, Barrington
Applicant(s):	Cemex UK Properties Ltd
Recommendation:	Delegated approval subject to completion of S106 Agreement.
Key material considerations:	The main issues are whether the proposed development would provide a suitable site for housing, having regard to the principles of sustainable development and housing land supply, scale of development, impact on the village character and landscape, impact on heritage assets, level of services and facilities, access and transport, drainage and ecology.
Committee Site Visit:	Yes
Departure Application:	Yes
Presenting Officer:	Andrew Fillmore
Application brought to Committee because:	The application proposal raises considerations of wider than local interest.

Date by which decision due:

3 June 2015

Update to Report

Representations

1. A further letter of representation has been received opposing the application on grounds Haslingfield and Barrington cannot cope with more cars and people, and that neither can the waste management, schools, doctors, roads, power grid, etc. The flood plane is bad and this would make things worse. This is a case of trying to make a quick buck at some else's expense. South Cambs is meant to be a green area and not a mess like Trumpington.

Conditions

2. The following conditions are recommended to be appended to the permission:

General

3. The development hereby permitted shall be carried out in accordance with the following approved plans: 'Site Location Plan' 'Drawing number '00462_SV_1 Rev P1', 'Parameter Plan Land Use & Access' Drawing number '00462_PP_01 Rev P1', 'Application Site and Adjoining Ownership Plan' Drawing number '00462_SV_02 Rev P1', 'Southern Site Access' Drawing number '110278/A/19', 'Northern Site Access' Drawing number '110278/A/18' and 'School Car Park Access' Drawing number '110278/A/20'
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
4. Approval of the details of the layout of the site, the scale and appearance of buildings, and landscaping (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

The landscape details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.

The site layout shall be in conformance with the Nature Conservation Management Plan accompanying the outline planning application.
(Reason - The application is in outline only.)

5. Application for the approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.
(Reason - The application is in outline only.)
6. The development hereby permitted shall begin no later than the expiration of one year from the date of approval of the last of the reserved matters to be approved.
(Reason - The application is in outline only.)

Construction

7. No construction or decommissioning work shall be carried out or plant operated other than between the following hours: 07:30 to 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority.
(Reason - In the interests of residential amenity in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007).
8. Prior to the development commencing on site a Construction Environment Management Plan and a Construction Method Statement shall be submitted to an approved in writing by the Local Planning Authority. These documents shall include:
- Contractors' access arrangements for vehicles, plant and personnel;
 - Contractors' site storage area(s) and compounds(s);
 - Parking for contractors' vehicles and contractors' personnel vehicles;
 - Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
 - Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
 - Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
 - Control of dust, mud and debris, please note it is an offence under the
 - Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Construction on site shall be strictly in accordance with those agreed documents unless otherwise agreed in writing by the Local Planning Authority.
(Reason:- To protect the amenities of nearby residential properties in accordance with Policy NE/15 of the Local Development Framework 2007.)

9. No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved plans.
(Reason: - To protect the amenities of nearby residential properties in accordance with the Policy NE/15 of the Local Development Framework 2007.)
10. No development including demolition or enabling works shall take place until a Site Waste Management Plan for the demolition and construction phases has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented in full.
(Reason - To ensure that waste arising from the development is minimised and that which produced is handled in such a way that maximises opportunities for re-use or recycling in accordance with Policy DP/6 of the adopted Local Framework 2007.)

Trees

11. Prior to the commencement of the development hereby permitted details of tree protection measures shall be submitted to and approved in writing by the Local

Planning Authority. The development shall be undertaken in accordance with the agreed details.

(Reason – In the interests of the amenity of the locality)

Layout and appearance

12. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
13. No development shall take place until a scheme for the siting and design of the screened storage of refuse has been submitted to and approved in writing by the Local Planning Authority. The screened refuse storage for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved scheme and shall thereafter be retained.
(Reason - To provide for the screened storage of refuse in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
14. The use of any particular dwelling, hereby permitted, shall not commence until covered and secure cycle parking has been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)

Housing Mix

15. Notwithstanding the submitted indicative layout, details of the mix of housing (including both market and affordable housing) shall be in accordance with policy HG/2 of the adopted Development Control Policies DPD, unless otherwise agreed in writing by the Local Planning Authority.
(Reason: To ensure an appropriate mix of housing in accordance with policy HG/2 of the adopted South Cambridgeshire Development Control Policies DPD.)

Environmental

16. No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)
17. Prior to the commencement of development full details of renewable energy statement for the site, which demonstrates that at least 10% of the buildings total predicted energy requirements will be from on-site renewable energy sources, must be submitted to and approved in writing by the Local Planning Authority. The statement shall include the total predicted energy requirement in the form of an Energy Statement of the development and shall set out a schedule of the

proposed on-site renewable energy technologies, their respective energy contributions, location, design and maintenance programme.

The approved renewable energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme.

(Reason: In accordance with the requirements of DPD Development Control Policies NE/1, NE/1 and NE/3.

18. No development shall commence until:

The application site has been subject to a further scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority. Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

The works specified in the remediation method statement have been completed, and a verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then proposals for this material should be agreed in writing by the Local Planning Authority.

(Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy DP/1 of the adopted Local Development Framework 2007.

19. No development shall commence until a detailed noise insulation scheme or noise mitigation strategy to address noise associated with Barrington Quarry Minerals Permission S/01080/10/CW has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

(Reason: In the interests of the amenity of future residents)

20. Any removal of trees, scrub or hedgerow shall not take place in the bird breeding season between 15 February and 15 July inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been previously submitted to and approved in writing by the Local Planning Authority.

(Reason - To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

Flood Risk

21. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the 1 in 100 critical storm so that it will not exceed the Greenfield equivalent run-off rates and not increase the risk of flooding off-site. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
(Reason. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.)
22. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
 - § Details demonstrating that SuDS have been utilised in preference to traditional engineered approaches where feasible.
 - § details of how the scheme shall be maintained and managed after completion(Reason. To prevent the increased risk of flooding, both on and off site.)
23. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.
(Reasons. The proposals outline the use of sustainable urban drainage systems (SUDS) of which we approve of the principle. However, the application form states that contaminated land exists at the site. SUDS cannot be used in contaminated areas because they may put the environment at risk. It must be shown that the proposed system will not place the environment at risk.)
24. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
 1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site.
 2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.
 3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.
 4. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3). The long term monitoring and maintenance plan in (3) shall be updated and be implemented as approved.

(Reason. To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

25. Development shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the Local Planning Authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the approval details. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality.
(Reason: To prevent the increased risk of flooding, both on and off site)

26. Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
(Reason: To prevent the increased risk of flooding, both on and off site)

Highways

27. Prior to the first occupation of the development visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No: 110278/A/07 Rev D. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
(Reason: In the interests of highway safety.)

28. The car park, as shown on drawing number, ,110278/A/07 Rev D, 110278/A/31 Rev A, A110278/A/36, and 110278/A/37, shall only be implemented if the Local Planning Authority deem this to be necessary following the outcome of the revised Travel Plan for Barrington C.E Primary School
(Reason: To prevent unnecessary reliance on the private motor vehicle for travelling to or from school.)

Historic Environment

29. Prior to the commencement of development, including any demolition, a recording of the industrial heritage of the site shall be undertaken in accordance with a written brief to the satisfaction of the local planning authority. The recordings shall be submitted to and approved in writing by the local planning authority prior to commencement of any development.

Foul Water Drainage

30. No development shall commence until a foul water solution has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy unless otherwise approved in writing by the Local Planning Authority.
(Reason: To prevent environmental and amenity problems arising from flooding)

Archaeology

31. No development shall take place within the application area until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:
- (i) Approval of a Written Scheme of Investigation for:
 - a) the industrial heritage remains at the site,
 - b) all other known and potential archaeological remains;
 - (ii) Survey and fieldwork in accordance with the agreed Written Scheme of Investigation;
 - (iii) Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;
 - (iv) Completion of analysis, preparation of site archive ready for deposition at a store approved by the Planning Authority, production of an archive report, and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.
(Reason: In the interests of archaeology)

Fire Hydrants

32. Unless otherwise agreed in writing by the local planning authority, a scheme for the provision of fire hydrants shall be submitted to the local planning authority for approval with all reserved matters applications for layout. Development shall be carried out in accordance with the approved details and the approved scheme shall be fully operational prior to the first occupation of the development.
(REASON: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors.)

Informative

33. An application for the reserved matters consent shall be accompanied by a Health Impact Assessment
34. The proposed accesses to the site are acceptable in principle to the Local Highway Authority subject to detailed design these will be viewed in more detail during the Section 278 Agreement stage.
35. The Highway Authority has severe reservations with regards to connectivity within the site as shown on the indicative master plan, the nationally recognised hierarchy which gives the pedestrian primacy has not been addressed within the submitted drawing and the development seems very car dominated. The Highway Authority strongly recommends that the applicant engage with South Cambridgeshire District Councils Urban Design Team and the Highway Authority

to progress a more suitable internal arrangement as at present the site is fragmented.

36. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
37. The Highway Authority requires the provision of the proposed cycle/footway from the development to Foxtan Station along the existing line of the railway serving the site be implemented prior to the first occupation of any dwelling within the development under a Section 106 Agreement.

Report Author: Andrew Fillmore – Principal Planning Officer
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Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 June 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2791/14/OL
Parish:	Melbourn
Proposal:	Outline planning application (including approval of access) for residential development of up to 199 dwellings plus a care home of up to 75 beds, new vehicular accesses from New Road, public open space and a landscape buffer
Site address:	Land East of New Road
Applicant:	Endurance Estates Strategic Land Ltd
Recommendation:	Delegated approval
Key material considerations:	The main issues are whether the proposed development would provide a suitable site for housing, having regard to the principles of sustainable development and housing land supply, scale of development and impact on character and landscape, services and facilities, access and transport, drainage, and ecology.
Committee Site Visit:	Yes
Departure Application:	Yes
Presenting Officer:	Paul Sexton
Application brought to Committee because:	The officer recommendation is contrary to the recommendation of refusal from Melbourn Parish Council
Date by which decision due:	27 February 2015

Update to Report

Planning Considerations – Para 141

1. This paragraph should state that the applicant has agreed that the time period allowed for submission of reserved matters can be reduced to 2 years from the date of consent, and not 1 year as stated in the original report.

Recommendation – Para 212.

2. A draft list of proposed planning conditions is set out below:

1. Approval of the details of the layout of the site, the scale and appearance of buildings, the means of access and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

The landscape details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - The application is in outline only.)

2. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.
(Reason - The application is in outline only.)

3. The development hereby permitted shall begin not later than the expiration of one year from the date of approval of the last of the reserved matters to be approved.
(Reason - The application is in outline only.)

4. The development hereby permitted shall be carried out in accordance with the following approved plans: 44687/P/001 Rev E (in respect of access arrangements only) and SZ25800025-03 Rev B.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

5. No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

7. Prior to the commencement of the development hereby permitted details of tree protection measures shall be submitted to and approved in writing by the

Local Planning Authority. The development shall be undertaken in accordance with the agreed details.

(Reason – In the interests of the amenity of the locality)

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment [for each dwelling/building] shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

9. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

10. Unless otherwise approved in writing beforehand with the Local Planning Authority, the development shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) Project No.447. The following mitigation measures will be required to be approved prior to the commencement of development:

i) Demonstrate how appropriate protection and maintenance of the surface water drainage scheme will be achieved.

ii) Provide details of long term ownership/adoption of the surface water drainage system.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

(Reason - To ensure the appropriate long term maintenance and ownership/adoption, and to provide a satisfactory method of sustainable surface water drainage.)

11. Prior to the commencement of any development, a scheme for the provision and implementation of pollution prevention and control of the water environment, which shall include foul and surface water drainage, shall be submitted and agreed in writing with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

(Reason - To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of pollution to the water environment.)

12. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in

writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

(Reason - To prevent the risk of contamination to the water environment.)

13. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage solution shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development, or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)
14. Prior to the commencement of the development a scheme for the provision and implementation (including an agreed timetable for the carry out of the works) of a shared use footway/cycleway along New Road, from the junction of the new development to the access road to Cawdon Row, to facilitate non-motorised user access to the Doctor's surgery (or an alternative cycle strategy if the County Council cannot make the necessary land available by the 100th occupation, excluding the care home), shall be submitted to and approved in writing by, the Local Planning Authority. The shared use facility shall be 2.5m wide (unless otherwise agreed as part of the approved scheme), and constructed entirely within the existing adopted public highway. The scheme shall be implemented and maintained as approved.
(Reason – To provide cycle and pedestrian access from the site along New Road in accordance with the aims of Policy DP/1 and DP/3 of the adopted Local Development Framework 2007.)
15. Prior to the first occupation of the development (or prior to the commencement of the proposed use) visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on Drawing No. 44687/P/001 Rev E. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
(Reason – In the interests of highway safety.)
16. The use of any particular dwelling or the care home, hereby permitted, shall not commence until appropriate car parking, and covered and secure cycle parking has been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The car parking and cycle parking shall thereafter be maintained in accordance with the approved details.
(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)
17. No development shall take place until a scheme of ecological enhancement/management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both

in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. (Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

18. No development shall begin until a scheme for the provision of bird nest boxes has been submitted to and approved in writing by the Local Planning Authority; the dwellings shall not be occupied until the nest boxes have been provided in accordance with the approved scheme. (Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
19. No development shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented. (Reason - To ensure an adequate water supply is available for emergency use.)
20. No development shall take place until a plan showing the finished floor levels of the proposed dwellings in relation to the existing and proposed ground levels of the surrounding land has been submitted to and agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details. (Reason - In the interests of residential/visual amenity, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
21. No development shall take place on the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. This written scheme will include the following components, completion of each of which will trigger the phased discharge of the condition:
 - i) Approval of a Written Scheme of Investigation;
 - ii) Fieldwork in accordance with the agreed Written Scheme of Investigation;
 - iii) Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design; to be submitted within 6 months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority;
 - iv) Completion of analysis, preparation of site archive ready for deposition at a store approved by the Local Planning Authority, production of an archive report, and submission of a publication report; to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority.

Developers will wish to ensure that in drawing up a scheme, the timetable for the investigation is included within the details of the agreed scheme. (Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)

22. No development shall take place until a scheme for the siting and design of the screened storage of refuse has been submitted to and approved in writing by the Local Planning Authority. The screened refuse storage [for each dwelling/building] shall be completed before that/the dwelling/building is occupied in accordance with the approved scheme and shall thereafter be retained.
(Reason - To provide for the screened storage of refuse in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
23. Prior to the commencement of development, a Construction Environmental Plan (CEMP) shall be submitted and approved for the development, hereby permitted. The CEMP shall accord and give effect to the waste management principles set out in the adopted Cambridgeshire and Peterborough Minerals and waste Core Strategy (2011) and Waste Hierarchy.

The CEMP shall address the following aspects of construction:

- i) A construction programme;
- ii) Contractor's access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with the location of parking for contractors and construction workers;
- iii) Construction hours;
- iv) Delivery times for construction purposes;
- v) Soil Management Strategy including a method statement for the stripping of top soil for re-use; the raising of land levels (if required); and arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3883:2007;
- vi) Noise monitoring method including location, duration, frequency and reporting of results to the Local Planning Authority in accordance with the provisions of BS 5228 (1997);
- vii) A construction noise impact assessment and a report/method statement detailing predicted construction noise and vibration levels at noise sensitive premises, and consideration of mitigation measures to be undertaken to protect local residents from construction noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential construction noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228:2009+A1:2014: 'Code of practice for noise and vibration control on construction and open sites - Part 1: Noise and Part 2: Vibration. Development shall be carried out in accordance with the approved details.
- viii) A programme of measures to minimise the spread of airborne dust (including consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development
- ix) Site lighting;
- x) Drainage control measures including the use of settling tanks, oil interceptors and bunds;
- xi) Screening and hoarding details;
- xii) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
- xiii) Procedures for interference with public highways (including rights of way), permanent and temporary realignment, diversions and road closures;
- xiv) External safety and information signing and notices;

- xv) Liaison, consultation and publicity arrangements including dedicated points of contact;
- xvi) Consideration of sensitive receptors;
- xvii) Prior notice of agreement of procedures for works outside agreed limits;
- xviii) Complaints procedures, including complaints response procedures;
- xix) Location of Contractors compound and method of moving materials, plant and equipment around the site.

The CEMP shall be implemented in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.
 (Reason - To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with the aims of Policies DP/3, DP/6 and NE/15 of the South Cambridgeshire Local Development Framework Development Control Policies 2007, and to comply with the Guidance for Local Planning Authorities on Implementing Planning Requirements for the European Union waste Framework Directive (32008/98/EC), Department for Communities and Local Government, December 2012.)

- 24. No construction work and/or construction related dispatches from or deliveries to the site shall take place, other than between the hours of 08.00 to 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturdays, unless previously agreed in writing with the Local Planning Authority. No construction works or collection/deliveries shall take place on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
 (Reason - To protect the amenities of nearby residential properties in accordance with Policies NE/16 and DP/6 of the South Cambridgeshire Local Development Framework Development Control Policies 2007.)
- 25. Concurrent with any reserved matters application for the electricity station and/or the care home, or prior to the commencement of development of the electricity substation or care home as approved, an operational noise impact assessment and a scheme of noise insulation or other noise mitigation measures as necessary for any building(s) and/or plant and equipment associated with the electricity substation and care home, in order to minimise the level of noise emanating from the said building(s)/uses and plant/equipment, shall be submitted to and approved in writing by the Local Planning Authority.
 (Reason - To protect the health and quality of life/amenity of nearby properties in accordance with National Planning Policy Framework paragraphs 109, 120 and 123 and Policy NE/15 of the adopted Local Development Framework 2007.)
- 26. No commercial related ancillary dispatches/collections from or deliveries to the care home shall take place, other than between the hours of 08.00 to 21.00 hours Mondays to Saturday unless agreed in writing with the Local Planning Authority. No collections/deliveries shall take place on Sundays or Bank Holidays, unless previously otherwise agreed in writing by the Local Planning Authority.
 (Reason - To protect the health and quality of life/amenity of nearby properties in accordance with National Planning Policy Framework paragraphs 109, 120 and 123 and Policy NE/15 of the adopted Local Development Framework 2007.)

27. Within any reserved matters application for the care home, or similar, a scheme for and details of equipment for the purpose of extraction and/or filtration and/or abatement of fumes and/or odours, shall be submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration/abatement scheme shall be installed before the use is commenced and shall be thereafter maintained. Any approved scheme/system shall not be altered without prior approval of the Local Planning Authority.

Any approved fume filtration/extraction system installed shall be regularly maintained and serviced in accordance with the manufactures specification to ensure its continued satisfactory operation.

It is suggested that documentary evidence including receipts, invoices and copies of service contracts in connection with the maintenance of the extraction/filtration/abatement equipment, is kept, preferably at the premises, and is available for inspection by officers of the Local Planning Authority, to facilitate monitoring of compliance with this condition.

(Reason - To protect the amenity of nearby residential premises in accordance with National Planning Policy Framework paragraph 120 and Policies DP/3 and NE/16 of the adopted Local Development Framework 2007.)

28. Prior to the commencement of the development an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security/residential lighting, and an assessment of impact upon any sensitive residential premises on and off site, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include layout plans/elevations with luminaire locations annotated, full isolux contour map/diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site, and on the boundary of the site, and at future adjacent properties, including consideration of Glare (direct source illuminance/luminous intensity in the direct and height of any sensitive residential receiver) as appropriate, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type/profiles, mounting height, aiming angles/orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals, 'Guidance Notes for the Reduction of Obtrusive Light GN101: 2011', including resultant sky glow, light intrusion,/trespass, source glare/luminaire intensity and building luminance.

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details/measures unless the Local Planning Authority gives its written consent to any variation.

(Reason - To protect local residents from light pollution/nuisance and protect/safeguard the amenities of nearby.)

29. Unless otherwise agreed in writing by the Local Planning Authority, any reserved matters application pursuant to this outline approval shall be accompanied by a Waste Management and Minimisation Strategy (WMMS), including the completed RECAP Waste Management Design Guide Toolkit and supporting reference material, addressing the management of municipal waste generation during the occupation stage of the development. No development shall take place until the strategy has been approved in writing by the Local Planning Authority, and thereafter implemented in accordance

with the approved details, unless otherwise approved in writing by the Local Planning Authority.

The WMMS must demonstrate how waste will be managed in accordance with the requirements of the RECAP Waste Management Design Guide Supplementary Planning Document 2012 (or as superseded) and the principles of the waste hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households and contributing to sustainable development. The WMMS should include as a minimum:

- i) A completed RECAP Waste Management Design Guide Toolkit and supporting reference material;
- ii) A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development;
- iii) Proposals for the management of municipal waste generated during the occupation stage of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable materials; access to storage and collection points by users and waste collection vehicles;
- iv) Highway vehicle tracking assessment and street widths/dimensions.
- v) Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling;
- vi) Arrangements for the efficient and effective integration of proposals into waste and recycling collection services provided by the Waste Collection Authority;
- vii) A timetable for implementing all proposals;
- viii) Provision for monitoring the implementation of all proposals.

The approved facilities shall be provided prior to the occupation of any building and shall be maintained thereafter unless alternative arrangements are agreed in writing with the Local Planning Authority.
(Reason - To ensure that waste is managed sustainably during the occupation of the development.)

30. Prior to the commencement of development a full Site Waste Management Plan and Waste Audit shall be submitted in writing and approved by the Local Planning Authority. These shall include details of:

- i) Construction waste infrastructure dealing with how inert waste arisings will be managed/recycled during the construction process;
- ii) Anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;
- iii) Measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;
- iv) Any other steps to ensure the minimisation of waste during construction;
- v) The location and timing of provision of facilities pursuant to criteria i), ii), iii) and iv);
- vi) Proposed monitoring and timing of submission of monitoring reports;
- vii) The proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction ;
- vii) A RECAP Waste Management Guide toolkit, including a contributions assessment, shall be completed with supporting reference material;

viii) Proposals for the management of municipal waste generated during the construction phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material; access to storage and collection points by users and waste collection vehicles is required.

(Reason - To ensure that waste arising from the development is minimised and that which is produced is handled in such a way that it maximises opportunities for re-use and recycling in accordance with Policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011), and Policy DP/6 of the South Cambridgeshire Local Development Framework Development Control Policies DPD (2007).

31. No demolition or construction works shall commence on site until a Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The principle areas of concern that should be addressed are:

- i) Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
- ii) Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)

Control of dust, mud and debris. (Note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.)

(Reason - In the interests of highway safety.)

32. No buildings shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.

(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)

33. Any removal of trees, scrub or hedgerow shall not take place in the bird breeding season between 15 February and 15 July inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been previously submitted to and approved in writing by the Local Planning Authority.

(Reason - To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

34. Notwithstanding the submitted indicative layout, details of the mix of housing (including both market and affordable housing) shall be in accordance with policy HG/2 of the adopted Development Control Policies DPD, unless otherwise agreed in writing by the Local Planning Authority.

(Reason: To ensure an appropriate mix of housing in accordance with policy HG/2 of the adopted South Cambridgeshire Development Control Policies DPD.)

35. No development shall take place until a scheme for the provision of on-site renewable energy to meet 20% of the projected energy requirements of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.
(Reason - To ensure an energy efficient and sustainable development in accordance with the details submitted with the application and to meet the aims of Policies NE/1 and NE/3 of the adopted Local Development Framework 2007.)

Informative

1. An application for the reserved matters consent shall be accompanied by a Health Impact Assessment

Background Papers

Where the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Proposed Submission July 2013
- South Cambridgeshire Supplementary Planning Documents
- National Planning Policy Framework 2012
- Planning File References: S/2791/14/OL

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Agenda Item 8

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

03 June 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2625/14/FL
Parish(es):	Cottenham
Proposal:	Erection of 2 detached dwellings following demolition of existing building
Site address:	1, Lambs Lane, Cottenham, Cambridge, Cambridgeshire
Applicant(s):	Mr James Matthews
Recommendation:	Approval
Key material considerations:	Principle of development, density and housing mix, impact on the amenity of neighbouring properties, impact on the character of the surrounding area, highway safety
Committee Site Visit:	Yes
Departure Application:	No
Presenting Officer:	David Thompson
Application brought to Committee because:	The officer recommendation is contrary to the views of the Parish Council
Date by which decision due	31 December 2014

1. Update following April committee meeting

2. At the May 2015 meeting of the planning committee, members resolved to defer making a decision on the application to allow the applicant time to complete a daylight and sunlight assessment in relation to the impact of the proposals on the neighbouring property at no. 206 High Street and to seek further advice from the Highway Authority in light of the Parish Council concerns.
3. The applicant has provided the daylight and sunlight assessment and has also reduced the footprint of both of the properties, to increase the separation distance between the property at plot 1A and 7 Good Close by an additional 850mm.
4. The daylight assessment indicates that at 3 pm in winter months (i.e. last hour of sunlight in the day) and late afternoon in autumn, the rear extension of no. 206 would

be shaded. However, the extensive tree coverage on the southern boundary within no. 206 ensures that this already occurs and therefore the proposal would not make this situation materially worse. In winter months large parts of the rear garden of the property would be in shade in the late afternoon. However, the established tree planting within the garden of that property (excluded from the assessment) ensures that the garden would be in shade at this time of year. In summer months, when the sun is higher in the sky, the assessment indicates that none of the garden would be in shade at midday and at 3pm only the north western corner of the garden would be shaded, the majority of the space and all of that directly adjacent to the property would remain unaffected.

5. The occupiers of the property at 206 have maintained their objection and have stated that the impact on sunlight into their garden as a result of the proposed property at plot 1 has been ignored. It is considered that the assessment has addressed the impact on sunlight sufficiently to demonstrate that the loss of light to the dwelling itself would not be harmful at any point in the year given that any shading would be late in the daytime and the height of the existing trees within that property currently shade the affected areas.
6. On that basis, it is considered that the revised scheme would not have a sufficiently harmful impact on the residential amenity of that neighbouring property to warrant refusal of the application. The length of the separation distance to be retained between the buildings themselves (approximately 13 metres between the rear offshot of 206 and the gable elevation of plot 1) exceeds the minimum separation distance quoted in the design guide in this situation (12 metres where direct overlooking cannot occur) and this is considered sufficient to offset the height of the proposed development in terms of any unreasonable impact on the residential amenity of that property.
7. In relation to the impact on no. 7 Goode Close, the reduction in the width of the proposed dwellings and the consequential increase in the separation distance between the property at plot 1A and the neighbouring dwelling would further reduce the impact on that property. Following this revision, all of the two storey parts of the scheme are now outside of the 45 degree line when taken from the centre point of the window in the rear elevation of no.7 that is closest to the common boundary with the application site. This is an improvement on the previous amended scheme and ensures that the point of intersection would be 10 metres from that window and would intersect with the single storey element at the rear of 1A.
8. The Parish Council asked a number of questions with regard to highway safety following the April meeting. These questions were referred to the Highway Authority and the County Council has provided a detailed response. The Parish Council suggest that the site is so close to a blind corner that the proposed additional access would be harmful to highway safety. The Highway Authority consider that, because Goode Close serves only 7 properties, traffic volumes at even peak times are not sufficient to indicate that a net increase of 1 dwelling on the application site would result in a highway safety hazard.
9. The Parish Council have commented that the double yellow lines within the highway adjacent to the proposed new access indicate that attention is being drawn to the blind bend, suggesting that it is a hazard. The Highway Authority has responded by indicating these markings are to prevent parking in this location, not to highlight a road safety hazard. In relation to the visibility splays to be provided, the Highway Authority has not objected to the scheme because the level of additional traffic generated by the scheme is considered not to be significant and the fact that cars

may reverse into the highway is not sufficient to demonstrate a safety hazard. Given that parking arrangements similar to that proposed in this scheme already exist at adjacent properties on Lambs Lane, it is considered that the scheme would not result in a detrimental impact on highway safety.

10. Planning History

C/0731/70/D – erection of bungalow and garage – approved.

11. Planning Policies

National Planning Policy Framework

National Planning Policy Guidance

Local Development Framework

Core Strategy:

ST/5 Minor Rural Centres

Development Control policies DPD

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

DP/4 Infrastructure and new developments

HG/1 Housing Density

HG/2 Housing Mix

HG/3 Affordable Housing

CH/5 Conservation Areas

NE/1 Energy efficiency

NE/6 Biodiversity

NE/9 Water and Drainage Infrastructure

NE/10 Foul Drainage

NE/15 Noise Pollution

SF/10 – Outdoor Play Space, Informal Open Space and New Developments

SF/11 – Open Space Standards

TR/2 - Car and Cycle Parking Standards

Supplementary Planning Documents

District Design Guide SPD – adopted 2010

Trees and Development Sites SPD – 2009

Development Affecting Conservation Areas SPD – 2009

Cottenham Village Design Statement SPD – adopted 2007

Draft Local Plan

S/8 Rural Centres

HQ/1 Design Principles

H/7 Housing Density

H/8 Housing Mix

H/9 Affordable Housing
H/11 Residential Space Standards for Market Housing
NH/4 Biodiversity
NH/14 Heritage Assets
SC/6 Indoor Community Facilities
SC/7 Outdoor Play Space
SC/11 Noise pollution
TI/2 Planning for Sustainable Transport
TI/3 Parking Provision

12. Consultations

13. Cottenham Parish Council: Recommend refusal for the following reasons:
- Highway safety concerns due to lack of sufficient visibility from the driveways and the lack of turning areas within the site (visibility will be detrimentally affected by the bend in the highway)
 - Concerned about the density of the proposed development – with four parking spaces being created without adequate turning space.
14. The Parish Council has maintained the above concerns in response to the re-consultation on the amended plans.
15. Local Highway Authority:
- No objection raised, subject to standard conditions relating to the construction of the driveway and the retention of pedestrian visibility splays free from obstruction.
16. Environmental Health Officer (EHO):
- No objection subject to conditions requiring a survey to be undertaken assessing the impact of the noise generated by the adjacent garage use and any resulting mitigation measures to be incorporated within the development.
 - Standard condition relating to noise during construction is also proposed

17. Representations

18. 8 letters of objection from local residents have been received, which outline the following concerns (summarised):
- The proposed development will result in increased congestion on Lambs Lane. On street parking is already a problem in the locality
 - The location of the proposed access to plot 1 would be too close to the junction between lambs Lane and the High Street
 - The location of the access in relation to 204 High Street (to the north east of the application site) would be detrimental to highway safety and the amenity of that property
 - The parking spaces are shown in a tight arrangement which will restrict visibility from them
 - A tree in the garden of the neighbouring property at 7 Lambs Lane will restrict visibility to the south
 - The Cottenham Village Design Guide SPD includes a policy (B/6) which states that development should respond to the context of the surrounding area, avoid

pattern-book designs and ensure that parking areas do not obscure house frontages

- The proposal represents over-development of the site by intensifying the use beyond the existing single dwelling
- The scale of the proposal would have a detrimental impact on the character of the adjacent conservation area
- Loss of light to the windows and doorway in the northern elevation of no. 7 Lambs Lane has not been considered. The proposal would be contrary to the guidance within the BRE Digest 209 'Site layout planning for daylight and sunlight document.
- The proposed development would be detrimental to the amenity of the garden space at the rear of 7 Lambs Lane
- The windows in the rear elevation of the proposed properties will allow overlooking into the garden of the neighbouring property
- If the application is approved, permitted development rights should be removed to prevent further extensions without planning permission first being obtained
- The scheme will result in the loss of a bungalow in an area short of this type of accommodation
- The revisions to the scheme have not addressed concerns relating to highway safety and residential amenity

19. Planning Comments

20. The application site is a bungalow located on Lambs Lane, immediately adjacent to the Cottenham conservation area. Neighbouring properties are located to the east and west of the site. The streetscene contains a mixture of detached and semi-detached properties, the majority of which are two storey in height.

21. Principle of development:

The application site is within the village framework of Cottenham which is classified as a Minor Rural Centre in the Core Strategy and would be classified as a Rural Centre in the emerging Local Plan. The principle of a net increase of 1 dwelling on the site in this location is therefore acceptable in principle, subject to all other material considerations being satisfied (assessed below).

22. Density and housing mix:

23. The erection of two dwellings would be slightly over 30 dwellings per hectare requirement of policy HG/1. The proposal does not conflict with policy HG/1, which states that densities of up to 40 dwellings per hectare can be acceptable in more sustainable locations. Given that Cottenham is classified as a Minor Rural Centre, the higher threshold within the policy is considered applicable to this scheme.

24. In terms of housing mix, the current LDF policy (HG/2) suggests that at least 40% of properties in new development should be 1 or 2 bedrooms in size – equating to 1 of the 2 in this proposal. However, policy H/8 of the emerging Local Plan applies housing mix thresholds only to schemes of 10 or more dwellings. Given that the objections received to the emerging policy are seeking further flexibility as opposed to less, it is considered that significant weight can be applied to the emerging threshold. On that basis, it is considered that the proposal could not be refused on the grounds that the application is for one 3 bed dwelling and one 4 bed property.

25. Residential amenity:

26. The applicant has provided a daylight assessment with the revised proposals, assessing the impact of the development on the neighbouring property to the west. This assessment indicates that when taken from the centre point of the closest window on the neighbouring property, the development would remain clear of the 45 degree 'rule of thumb' until the point where the single storey rear element begins, on the horizontal line. This point is 9.5 metres from the rear elevation of the neighbouring property on this line.
27. In relation to the vertical test, the 45 degree line clips the edge of the roof but at a point where then ridge is hipping back to the ridge height of the building and so will not block an unreasonable amount of sunlight or daylight to the window of the neighbouring property.
28. The separation distance to be retained to the point where the 45 degree line intersects and the fact that the point of intersection is with the single storey element of the proposed property ensure that, on balance, the relationship is considered not to be detrimental to the amenity of the neighbouring property.
29. The only opening on the northern eastern elevation of no. 7 is an entrance doorway. This provides additional light into the kitchen of that property but it is not a primary window. Whilst there would be some loss of light to that elevation of the neighbouring property, due to the close proximity of the 2 storey element of the building, this would not result in harm to the amenity of that property due to the location of the primary window serving that room, which is on the rear elevation of no. 7.
30. In terms of overlooking into gardens, the oblique angles from the windows in the rear elevations of each of the dwellings to neighbouring properties to the east and west ensure that overlooking would not be unreasonable and would be typical of the first floor overlooking that can occur between properties in a residential area.
31. In relation to the neighbouring property at 206 High Street (to the east), a separation distance of approximately 12 metres would be retained between the eastern elevation of plot 1 and corresponding single storey gable end to the rear of that neighbouring property. The only first floor level window in the north eastern elevation would be obscurely glazed (to be secured by condition) across the common boundary with the property at 206. In terms of potential for overlooking, the erection of a suitable boundary treatment would prevent overlooking at ground floor level and no overlooking could occur from the first floor level due to the window being obscurely glazed,
32. Given this situation, and the fact that the separation distance between the rear elevation of the main body of the neighbouring property and the proposed development would be approximately 26 metres, it is considered that the proposal would not have an adverse impact on the residential amenity of that property, meeting the guidelines within the design guide.
33. In relation to 204 High Street, a separation distance of 12 metres would be retained to the corresponding gable end at the rear of that property. The separation distance, oblique relationship between the windows of the proposed dwelling and the neighbouring property and the fact that the first floor window of plot 1A would be obscurely glazed ensure that the development would not result in unreasonable overlooking into or overshadowing of that neighbouring property.
34. In terms of the relationship between the proposed properties, whilst the rear elevation of no. 1 would be set further back than the rear of no. 1A, the relationship would not

contravene the '45 degree rule of thumb' and the first floor windows on the north eastern elevation of plot 1A and the south western elevation of plot 1 would be obscurely glazed (to be secured by condition), ensuring that unreasonable overlooking between the properties would be avoided.

35. Character of the surrounding area:

36. The scheme has been amended to amend the design of plot 1A so that it would effectively mirror the design of plot 1, with a short gable feature on the front elevation and the main body presenting a pitched roof to the street. The streetscene contains a variety of properties, with varying sizes of detached dwellings and semi-detached properties evident in the surrounding area. Within this context, the proposed dwellings are considered not to have an adverse impact on the character of the site or the surroundings and would therefore not be detrimental to the setting of the adjacent conservation area, or represent a cramped form of development on the site.

37. In relation to the comment from the objector regarding the Cottenham Design Statement, it is considered that the variety within the streetscene ensures that two similar properties in the design proposed would not have such an impact as to create uniformity that would be harmful to the character of the area as a whole. Parking would be provided to the front of the properties but would not extend the full width of the plots and so would not obscure the development to a harmful extent.

38. Highway safety:

39. The proposal makes provision for two car parking spaces to serve each dwelling and cycle storage would be accommodated in each of the rear gardens. It is acknowledged that there would not be space for vehicles to turn within the site but that is not an uncommon situation along Lambs Lane, as is evident in the case of a number of properties to the west of the site, on the opposite side of the road. Two spaces per property meets the required level of parking and therefore the proposal would not increase the need for off-site parking to an unacceptable degree. The Highway Authority have raised no objections to the scheme, subject to the imposition of standard conditions. Given these factors and the fact that the development would result in a net increase of one dwelling only, it is considered that the proposal could not be refused on the basis of causing harm to highway safety.

40. Environmental Health:

41. The EHO has not raised any objections to the proposals on the basis that a noise assessment is conducted before development commences, to ensure that the garage business use located to the east of the site would not result in harm to the amenity of the residents of the proposed development. Conditioning this survey is considered reasonable in light of the fact that the site currently has a residential use and the distance to be retained to the main garage buildings would be approximately 15 metres. The recommended condition would also ensure that if any noise mitigation measures are considered necessary, all of these measures are incorporated within the design of the proposed development.

42. S106 requirements

43. As the proposed development would result in a net increase of one dwelling, affordable housing contributions would not be required under the provisions of the current LDF or the emerging Local Plan. Under the provisions of policy DP/4 of the current LDF and policies SC/6 and SC/7 of the emerging Local Plan, the applicant

would be required to make financial contributions to towards the supply of off-site open space and infrastructure provision.

44. On 28 November 2014 the National Planning Policy Guidance was updated and now states that on schemes of less than 10 dwellings (such as this), 'tariff based' and affordable housing contributions can no longer be sought. Following Counsel's advice, the Council is no longer pursuing such contributions in light of the changes to the guidance, despite the requirements of the policies within the LDF.
45. As such, if Members are minded to approve the application, the approval will not be subject to the applicant first completing a section 106 agreement.
- 46. Recommendation**
47. Approval, subject to the conditions listed in paragraph 48.
- 48. Conditions**
- (a) Time limit
 - (b) In accordance with the approved plans
 - (c) Sample of materials
 - (d) Boundary treatment details
 - (e) obscure glazing of specific windows
 - (f) foul water drainage details
 - (g) surface water drainage
 - (h) noise assessment to be undertaken, mitigation measures to be implemented
 - (i) noise control during construction
 - (j) details of traffic management/storage of materials during construction works
 - (k) removal of permitted development rights for extensions
 - (l) landscaping scheme
 - (m) implementation of landscaping scheme
 - (n) driveway construction
 - (o) pedestrian visibility splays to be retained free from obstruction
 - (p) removal of permitted development rights for extensions
 - (q) details of cycle storage to be approved

Background Papers

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004 (Delete as appropriate)

- Cambridgeshire and Peterborough Structure Plan 2003 (Delete as appropriate)
- Planning File Ref: (These documents need to be available for public inspection.)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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