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31 March 2017

To: Chairman – Councillor David Bard  
Vice-Chairman – Councillor Kevin Cuffley  
All Members of the Planning Committee - Councillors John Batchelor,  
Anna Bradnam, Brian Burling, Pippa Corney, Sebastian Kindersley,  
David McCraith, Charles Nightingale (substitute), Des O'Brien, Deborah Roberts,  
Tim Scott and Robert Turner

Quorum: 3

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, 5 APRIL 2017 at 9.45 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  
**Alex Colyer**  
Interim 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.**

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#### AGENDA SUPPLEMENT

		PAGES
5.	<b>S/2084/16/FL- Girton (Howes Close Sports Ground, Huntingdon Rd)</b>  Demolition of existing pavilion and development of a new sports pavilion, two fenced and floodlit artificial turf pitches, car, coach and cycle parking and associated landscaping and access improvements	1 - 8
7.	<b>S/3236/16/FL - Coton (Sadler Barn, Land North of Whitwell Way)</b>  Single storey dwelling house	9 - 16

#### 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

28 Thornton Close  
Girton  
Cambridge  
CB3 0NG

30<sup>th</sup> March 2017

Dear Sirs,

## **Planning Application at Howes Close Sports ground (S/2084/16/FL)**

We write in response to the committee report and comments from the Council's Environmental Health Officer and your acoustic consultant, Acoustic Control Consultants (ACC). We apologise for responding so close to the committee meeting date however the need for a response has only recently been identified and in order to verify our comments we have commissioned some work from an independent noise consultant which has taken some time to organise.

We note that the EHO comments are dated 16<sup>th</sup> November 2016 and could not therefore have taken account of the Anglia Consultant's report and the recent residents' responses to the application.

The ACC comments appear to be based on reviewing the original Adrian James' noise report, the Anglia Consultant's report and additional information supplied by Adrian James. Without the additional information it is difficult for us to reconcile ACC's critical comments with their overall conclusion. They may rely on ignoring the consistently high noise levels of 65.2dB, 64dB and 66dB in para 4.2.2.1 and 65.2dB in para 4.3.2.1 recorded by Adrian James at actual matches in favour of the much lower levels suggested in the Sport England Design Guidance Note. We would take issue with this on the grounds that actual recorded levels will be the most representative given that the basis for the Sport England advice is unclear. Having looked online for other sources of information on noise from all-weather pitches, we see that levels less than 60dB may be representative of junior games whereas levels above 60dB are common for adult games.

The plans in the Adrian James' noise report and technical memorandum do not show the nearest noise receptors which will be in the residential housing on the adjacent Darwin Green site. ACC and the EHO may have been completely unaware of the Darwin Green residents when preparing their comments. Even if they were aware of their existence they may not have known how close the Darwin Green residents will be to the all-weather pitches and pavilion.

Paragraph 71 of the committee report indicates that the 3G pitches will be more than 60m from the nearest residential units on the Darwin Green site. However, measuring accurately off the Darwin Green detail development plans the nearest residential properties will be approximately 40m from the 3G pitches. This is acknowledged in the Adrian James Technical Memorandum.

Paragraph 71 of the committee report states that the impact on the future residents of Darwin Green will be similar to the residents of Thornton Close. We strongly disagree. The Darwin Green properties will include 4-storey blocks of flats with balconies overlooking the all-weather pitches. The flats themselves will be approximately 40m from the all-weather

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pitches which compares to approximately 70m for the nearest houses on Thornton Close. There is no acoustic fencing on the Darwin Green side of the all-weather pitches. It is doubtful whether acoustic fencing would give any benefit to the Darwin Green residents other than those in ground floor flats. The Darwin Green residents will also be much closer to the pavilion and spectators shouting on the roof terrace. Section 8 of the Adrian James noise report addresses this issue referring to the closest receptors being Thornton Close gardens at 100m and Thornton Close houses at 127m. This ignores the Darwin Green properties/flats at approximately 65m from the pavilion. The Darwin Green development proposals closest to the pavilion are not known so other future residents may be even closer.

The distance of 40m between the 3G pitches and the Darwin Green properties makes it possible to make an easy comparison with the noise modelling in the Sport England Design Guidance Note. The figures in the Design Guidance Note show an 8dB noise reduction from 10m to 40m of 58dB down to 50dB. Given that the proposed development is for two pitches with higher noise levels in excess of 65dB, an 8dB reduction would imply noise levels of 57dB at the Darwin Green properties. This is well above the acceptable 50dB limit. Cross sections in the Design Guidance Note show that noise levels increase with height and the text states that this would need to be considered where there are nearby blocks of flats. This aspect has not been addressed in the Adrian James noise report, nor presumably in the ACC comments.

Given these factors, the Darwin Green residents will be much more severely affected by the all-weather pitches and pavilion than the Thornton Close residents. In addition to noise, they will be more severely affected by other issues such as light pollution.

The Adrian James' Technical Memorandum included a plan (Figure 2) showing their calculated noise levels at various distances from the all-weather pitches. The plan may have been prepared to accord with the EHO's recommendation that it would be "good practice to obtain an acoustic map of the new sports facility and its immediate surroundings". The noise report and the plan completely ignore the nearest noise receptors being those on Darwin Green. The Figure 2 plan does not include any noise contours less than 57dB on the Darwin Green site and despite the development plans being readily available the nearest properties have been omitted from the noise contour plan. We regard this as bad practice. We assume that Figure 2 plan has not been reviewed by ACC. We were critical of the point source method adopted by Adrian James in preparing this plan. ACC were also critical of this method, stating that it is not appropriate and that it would underestimate noise at a distance.

Having looked online at other noise assessments for all-weather pitches we see that computer modelling and area source models can be used to prepare predictive noise contour maps. On behalf of local residents, Acoustical Investigation and Research Organisation Ltd were commissioned to prepare a computer model of the site. The company's details are as follows:

Acoustical Investigation and Research Organisation Ltd  
 Duxons Turn, Maylands Avenue, Hemel Hempstead, Herts. HP2 4SP.  
 Tel: 01442-247146 Web Site: airo.co.uk.  
 Work undertaken by S R Baxter BEng MIOA

Within the short time available, and budget restrictions, the company were not able to prepare a full report but have provided print-outs of four noise contour maps. To model an area source, two methods were employed. The first was to evenly spread out multiple point sources across both pitches. The second was to have a series of rectangular line sources covering both pitches. The noise output from the sources was calibrated to match the 65.2dB noise levels recorded by Adrian James for both football and hockey and match this to the recording positions relative to the pitch sidelines.

For both the point source and line source methods, two print outs have been prepared. One set is for ground level and the other is for first floor level.

The four print-outs are attached and relevant noise data is shown in the table below.

Method	Ground Level Thornton Close	Ground Level Darwin Green	1 <sup>st</sup> Floor Level Thornton Close	1 <sup>st</sup> Floor Level Darwin Green
Line Source	51-53 dB	57-59 dB	53-55 dB	59-61dB
Point Source	47-49 dB	57-59 dB	51-53 dB	57-59 dB
Notes: Line source modelling to be verified. Additional noise from the pavilion and car park not included.				

Both source methods produce higher values of noise at a distance than predicted in the Adrian James contour map (which predicted 40dB or less at Thornton Close properties). Although the line source prediction of 51-53db at Thornton Close is to be verified, it is close to the value of 51dB predicted in the Anglia Consultant's report. The Anglia Consultant's report added a worst-case background noise level of 45dB to give an overall noise level of 52dB. This is above the 50dB limit and using an IMEA assessment is 7dB above background which is a significant impact.

Both methods show ground level noise of 57-59 dB at the Darwin Green properties. This is consistent with the comparison with the Sport England Design Guidance Note with only an 8dB reduction at 40m.

The print-outs for first floor level noise show a range of 51-55 dB for Thornton Close properties. This is consistent with the Anglia Consultants report that predicted levels of 55db at ground level without the acoustic fence which is presumably a reasonable approximation to first floor levels where attenuation from the fence will be negligible. The overall noise level will be higher when background noise levels are added. This will be significant in the evening for young children sleeping and older children studying. For Darwin Green, the first floor noise levels are in the range 57-61dB.

We understand that the impact of this sports noise will be even more intrusive given its particular characteristics (shouts and whistles) when compared to more anonymous noise such as road traffic.

We maintain our belief that noise from the development will be unacceptable due to its adverse impact on local residents and the application should be refused.

If the application is permitted we ask that a noise condition is applied to monitor and limit noise levels to 50dB  $L_{\text{aeq}(1\text{hr})}$  at nearby residential properties. If the applicant's noise report is robust then this should be acceptable to them.

We ask that our letter and the AIRO print-outs are circulated to committee members.

Yours sincerely

Michael Chamley and Dorothy Stirling

Encs: AIRO print-outs.

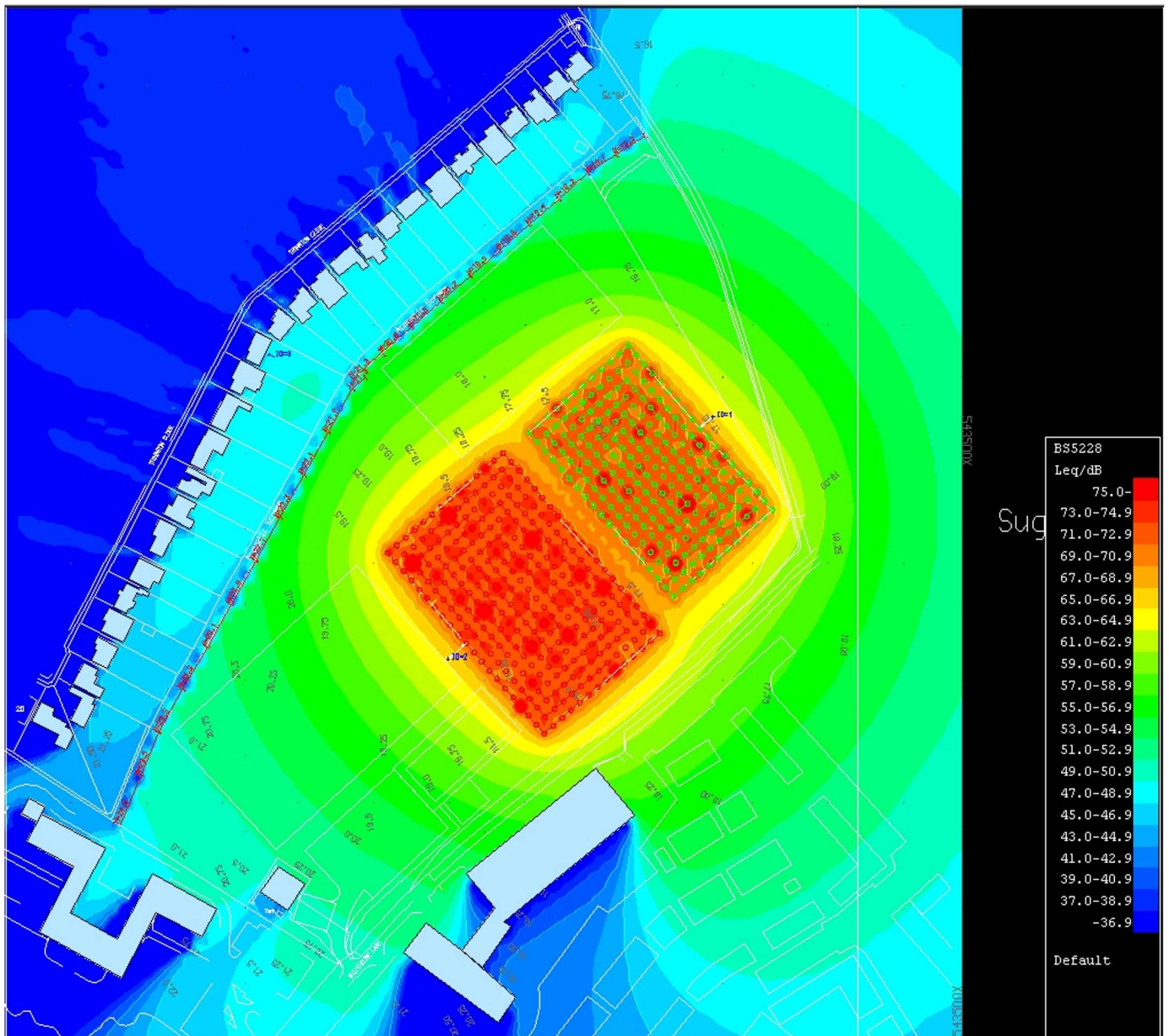
Date March 2017

No. G/7076/1

Client Thornton Close Residents

Howes Close Sports Field - Ground Floor Noise Level Contours ( $L_{Aeq,1hour}$ )

Point Source Grid Over Pitches





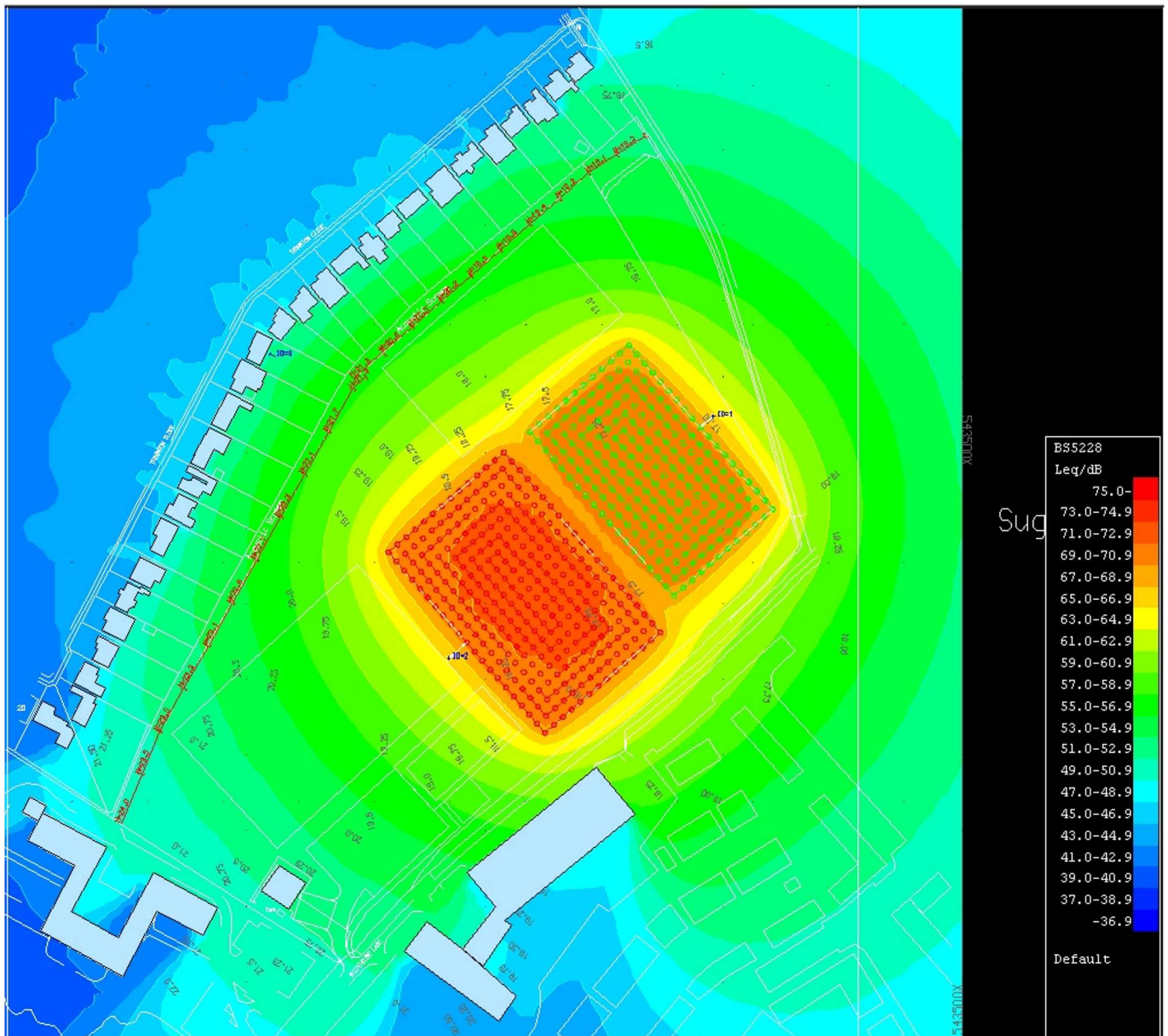
Date March 2017

No. G/7076/2

Client Thornton Close Residents

Howes Close Sports Field - First Floor Noise Level Contours ( $L_{Aeq,1hour}$ )

Point Source Grid Over Pitches





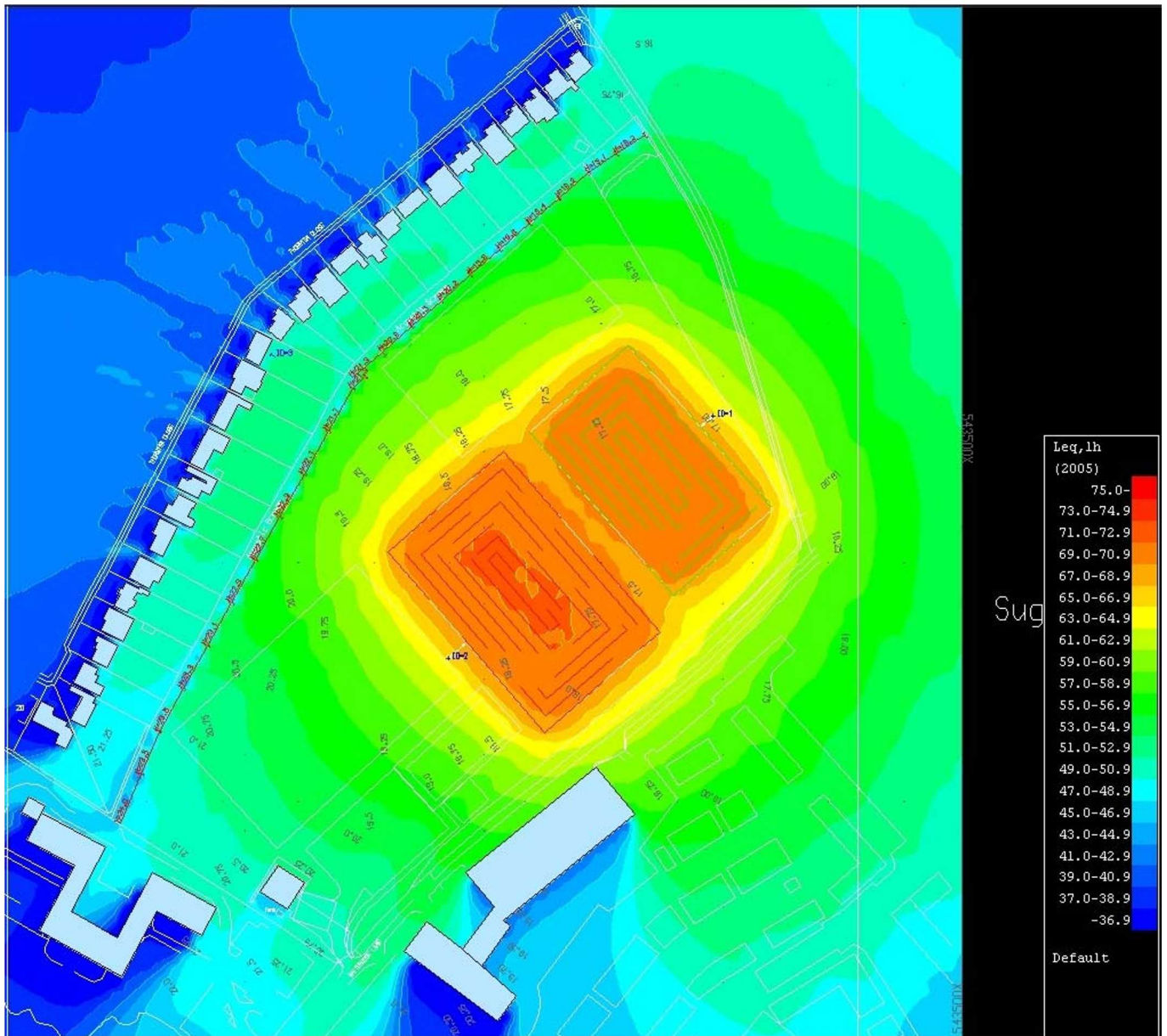
Date March 2017

No. G/7076/3

Client Thornton Close Residents

Howes Close Sports Field - Ground Floor Noise Level Contours ( $L_{Aeq,1\text{hour}}$ )

Line Source Concentric Rectangles Over Pitches



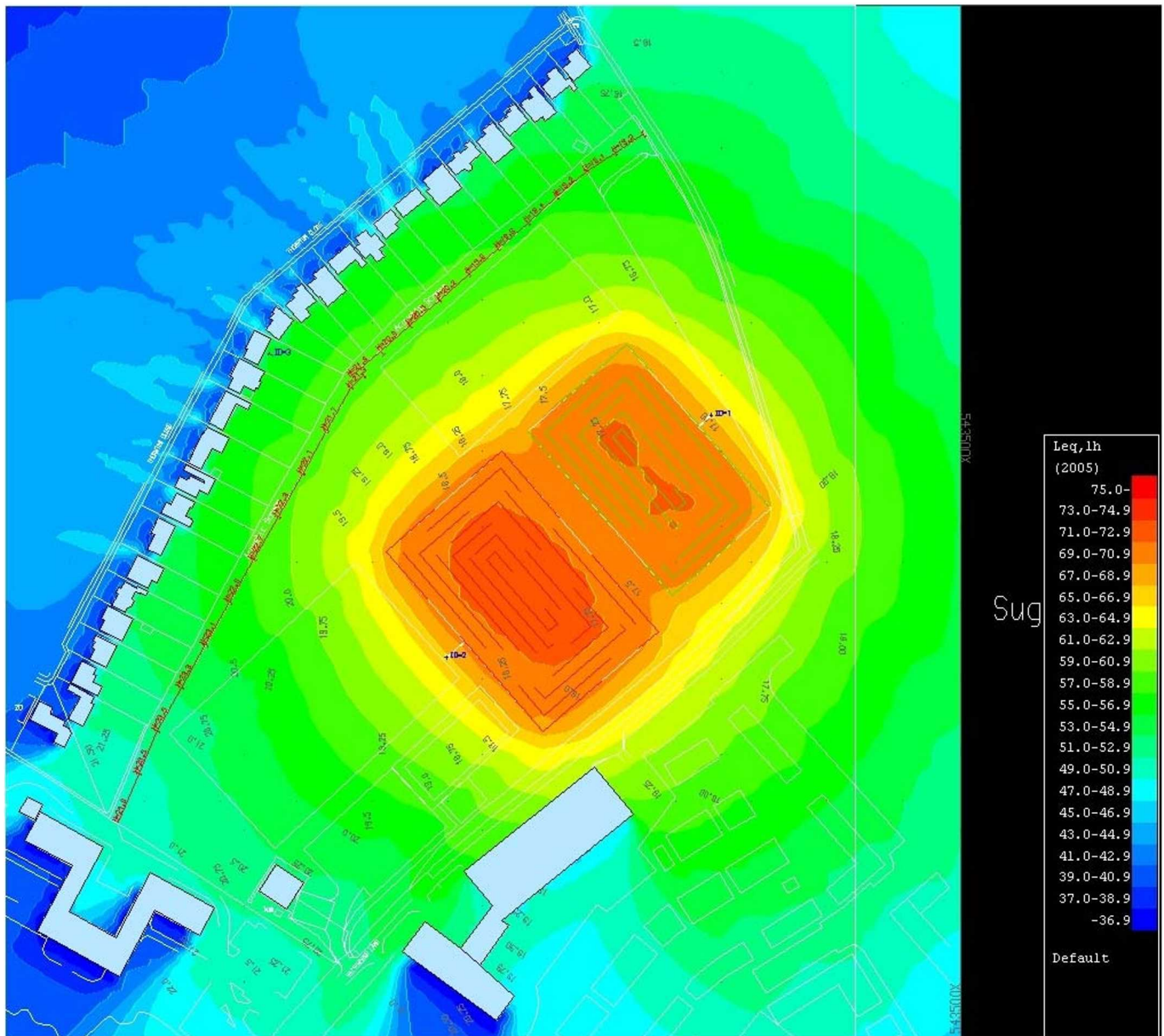
Date March 2017

No. G/7076/4

Client Thornton Close Residents

Howes Close Sports Field - First Floor Noise Level Contours ( $L_{Aeq,1\text{hour}}$ )

Line Source Concentric Rectangles Over Pitches





# Agenda Item 7

www.gawnassociates.com | 01223 233888 | mail@gawnassociates.com



LJG/216/0988

J Doyle Building Ltd  
59 High Street  
Dry Drayton  
Cambridge  
CB23 8BS

FAO Mr J Doyle

26 September 2016

Dear Sir

**Ref: Little Field Barn, Whitwell Way, Coton, Cambridge CB23 7PW**

As requested, on Thursday 4 August 2016, we met with you at the above site to consider the condition of exposed structural steelwork forming the framing of a barn at this address, where there is a proposal to create residential standard accommodation.

We would advise that the exposed steelwork at this location was significantly out of level and alignment at the time of our visit. The framework had been designed and installed for agricultural storage purposes.

This framework did not comply with structural design criteria for habitable standard accommodation in accordance with Building Regulation requirements.

Considering the nature/extent of the defects and deficiencies evident in the framework at the time of our visit, we would confirm that retention of the steelwork was not considered practical or technically appropriate in this instance. Rather, for a selection of technical and practical considerations, the steelwork was to be carefully dismantled, to facilitate construction of the dwelling using more conventional loadbearing cavity masonry walling, mixed with a section of timber framed walling on the open, field side, elevation. Steel ridge beams are required to support the open vaulted roof format over.

The plan layout and elevational profile of the building was to remain unaltered. In this manner, the design of the dwelling could then comply with current Building Regulation requirements to address points arising from initial site discussions with the Building Control Officer.

We trust that this note is of assistance to you in following up on our telephone discussion earlier today. However, should any party need further clarification of matters noted above or additional information from our offices in relation to this particular project, please let us know.

Yours faithfully

L J Gawn

For and on behalf of Gawn Associates

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31 March 2017

Dear Members of the Planning Committee

**Planning Committee 5 April 2017, Agenda Item 7 – Sadler Barn, Land North of Whitwell Way, Coton.**

We write to you as applicants of the above application that you will consider at Planning Committee on 7 April. The officer's recommendation is one of refusal because of the impact on the Green Belt. We wish to make the following points in support of our application and provide you with background information that we consider officers have not given sufficient material weight to in coming to their conclusions.

- We started works for conversion of the barn in compliance with the Prior Approval for change of use of the agricultural barn to a dwelling in July 2016. During the conversion we were advised by our structural engineer that the original steelwork would not meet building regulation requirements. It was always our intention to build in accordance with the Prior Approval and the barn was not to be demolished to erect a new building. We attach a letter from our structural engineer's which shows that we were not aware of the original steel structure's inadequacy until we were part way through the conversion works. We had assumed that as the works were wholly internal and within the envelope of the building that we were not breaching the prior approval consent. This was a genuine error on our part which we have sought to rectify.
- Officers consider that the replacement of the internal steels mean that we had started a new build for a dwelling and therefore we had to apply for planning permission.
- The house would be the same as that approved by the Prior Approval, it will be the same size and have the same materials, which we have gone to some lengths to retain and reuse. Officers have previously agreed in writing a new roof material. We have also taken considerable care in carrying out the works to retain the existing mature Ash tree on the site.
- Officers consider the house to be inappropriate development in the Green Belt, contrary to Paragraph 89 of the National Planning Policy Framework (NPPF). Paragraph 89 gives exceptions which include 'the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces'. The house would be in the same use as residential that was allowed through the grant of the Prior Approval. The house would not be materially larger than the original barn. We therefore urge you to consider that it is not inappropriate development in the Green Belt and therefore complies with the NPPF.

- Officer's also consider that the house would have an adverse impact on the openness of the Green Belt. The building would not be materially larger than the existing and this is acknowledged by the officer in her report. The curtilage of the building is the same as that of the barn, which is limited and we propose a post and rail fence with native hedgerow around the site to continue the established hedgerow along Whitwell Way similar to field enclosures in the area. The small increase to the footprint of the building is to accommodate a cycle and bin store which is of benefit and is located adjacent to the building. With the retention of the mature Ash tree and the new hedge the 'associated residential paraphernalia' that officers refer to on the impact of openness of the Green Belt will be very limited and no different to that which would have been expected under the Prior Approval.
- We point out that the site was already developed land with the original barn on the site. The house would have no more impact or cause no material harm to the openness of the Green Belt. Please see the photographs of the barn and conversion below.
- The Officer's third reason for refusal considers that we have failed to demonstrate that there are very special circumstances that clearly outweigh the in-principle objection and other identified harm to the Green Belt. We urge you consider that there would be no material harm to the Green Belt caused by the house than that of the conversion approved under the Prior Approval and that this is a special circumstance due to a genuine error during the conversion works.
- There have been 10 letters of support for our application from local residents who have given reasons including that is a sympathetic use, is of the same scale as the barn, that it would enhance the street and that it would not intrude on the Green Belt and is appropriate for Coton.
- Our son Stuart Sadler has set out the background to our personal circumstances as to why the proposals to convert the barn came about, which was submitted as part of our application. We attach his statement for your information.

Irrespective of whether the house was provided under the Prior Approval or this planning application the result would be one house. If permitted, there will be no material difference in the house than if the conversion works had been fully carried out in accordance with the Prior Approval. We cannot see what the harm would be in granting planning permission for our application.

We urge you to take a pragmatic approach in considering our application taking into account the very unusual situation which we believe justify very special circumstances. Thank you for your time in reading this and we hope that you will support our application.

Yours faithfully

John and Wendy Sadler

Enc.

1. Letter from GA Gawn Structural Engineers
2. Planning statement by Stuart Sadler





Original barn



Conversion

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**Mr S Sadler  
Woodfield House  
Madingley Road  
Coton  
Cambridge  
CB23 7PH**

13<sup>th</sup> November 2016

**Planning statement from Stuart Sadler:**

The intention is for my parents, Mr and Mrs Sadler who are the applicants, to move into the barn from their farm house on Madingley Road, so my family and I can move in to the main farm house which is located on site. The applicants own Crome-Lea Business Park, Crome-lea Farm and Woodfield Bed & Breakfast and have lived here running the family business all their lives. They are third generation farmers. My mother and father are landlords to three companies who employ 90+ personnel, all who work on site where my parents currently live. The long term plan is to support my parents and help run the family business. Most importantly and quite understandably they don't want to move from the family farm; the change of use for our barn into a dwelling seemed the most sensible way forward.

My mother and father are 71 in poor health and want to retire. My mother is a registered disabled blue badge holder and can no longer climb stairs so we have as a short term measure converted a downstairs room to provide a bedroom for her. My parents have needed to remain on site as they have livestock and the Business Park needs 24hr support especially with security. My father continues to manage the security of the Business Park and is on call throughout the night. However clearly given his age and state of health this cannot continue. I am particularly concerned as there have been and will be occasions when he has to respond to alarms being triggered and it may not be appropriate for him to investigate.

My wife and I have given up careers (Deputy Head of a secondary school and a teacher of a primary school), sold a house and moved to the farm from Oxford, to support our parents ensuring the family business can continue. We handed in our notice only when planning approval for the change of use was given, and we left the teaching profession to support them. The barn is being paid for by us and has been designed to accommodate the needs of ageing parents. A substantial amount has been invested in the conversion. Protection of the ash tree, has been particularly costly. We would be happy to provide details of costs if this would be of use. My parents Bed & Breakfast has been closed to accommodate my wife and family. This was meant to be a short term solution to accommodate us, the business has now been closed since July. The Bed & Breakfast offsets the farm's annual deficit.

There were no objections to our original plans from Coton/Madingley Parish Councils, when we applied for change of use. We informed the neighbours numbers: 99,97,95,93 and 91 were notified by personal letter and showed them the plans. The only concern raised to us was in relation to the tree

which we have gone to great lengths and substantial costs to protect (it is 35% dead and is dying). It was never our intention to pull the ash tree down. We have saved more than 60% of the original cladding. We have treated and restored it ready to be used again.

As soon as we were advised of the potential breach we stopped work, other than to make the building weather tight and secure which we informed you about, and have sought to rectify the situation by securing the appropriate planning approvals. The structural engineer gave a valid reason for the removal of the steels. He was unaware we were not meant to remove them under the prior approval and the builder was also unaware. We followed their advice to ensure the building was structurally sound and complied with building control. We are being penalised for an error that we could have avoided, but didn't see coming, we have relied on professionals to see the work completed correctly. We feel extremely aggrieved that our error in removing the steels on the advice of professionals may cost us a heavy price of having to demolish the barn. The barn is not a new build, it is a conversion and sits on the same footprint as it has done for more than one hundred years. We have gone to some lengths to retain materials and where it was unavoidable to retain the roofing we sought approval from yourselves to replace with an appropriate tile.

We are aware that you have received complaints on various matters in relation to construction activities, the ash tree and the boundary line— all of which have been followed up by us and addressed. We appreciate that the conversion of our barn will mean a change in view for our neighbours opposite, however we do not believe this means it is unacceptable in planning terms. The barn has stood for more than 100 years on the current site and therefore the neighbours view of the countryside and barn remains the same as before, with the exception of doors and windows added to the dwelling. The ash tree remains and the hedge will be replanted.

We know that construction works can be noticeable and cause some disturbance but this is temporary. The ash tree has benefited from our additional work to secure it's long term retention and we have also clarified the boundary query.

Regardless of using the original steel or not, the barn's elevations, look and footprint remain the same as previously approved. Yes, we got it wrong in removing the steels, but demolishing what we have done seems grossly unfair and a costly punishment for a barn that was already there with approval for change of use and with no objections from the outset. Our Barn is not listed, and is not within a Conservation Area and the land does not have a National Trust Covenant on it.

S W Sadler