

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 03450 450 500

f: 01954 713149

www.scambs.gov.uk



6 July 2018

To: Chairman – Councillor John Batchelor
Vice-Chairman – Councillor Pippa Heylings
All Members of the Planning Committee - Councillors Dr. Martin Cahn,
Grenville Chamberlain, Peter Fane, Bill Handley, Brian Milnes, Judith Rippeth,
Deborah Roberts, Heather Williams (substitute for Peter Topping) and
Nick Wright

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, 11 JULY 2018 at 10.30 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
Beverly Agass
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

6. S/1373/18/FL - Hinxton (Land adjacent Pettetts Barn, High Street)

**PAGES
1 - 4**

Single storey detached dwelling with basement, detached garage and parking.

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 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

11 July 2018

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number:	S/1373/18/FL
Parish(es):	Hinxton
Proposal:	Single storey detached dwelling with basement, detached garage and parking
Site address:	Land Adjacent to Pettetts Barn, High Street
Applicant(s):	Mr and Mrs Fagg
Recommendation:	Refusal
Key material considerations:	Principle of Development Character and Appearance of the Area Heritage Assets Important Countryside Frontage Highway Safety Neighbour Amenity Biodiversity Trees/ Landscaping
Committee Site Visit:	Yes
Departure Application:	Yes
Presenting Officer:	Karen Pell-Coggins, Senior Planning Officer
Application brought to Committee because:	Request from Local Member and Hinxton Parish Council
Date by which decision due:	13 July 2018 (Extension of Time agreed)

Update to Report

Representations – Update to paragraph 20

Applicant's Agent

1. Has the following responses to the conservation officer's comments: -
 - i) The proposal would not cause any significant harm to the conservation area. The Landscape Officer commented at pre-application stage that there would be limited landscape and visual effects and it was suggested that the footprint was altered to retain filtered views of the adjacent agricultural land that has been taken on board.
 - ii) The application is supported by a Landscape Visual appraisal that demonstrates that the site is well enclosed to the North End Road boundary and views across the

site from the High Street are restricted by the existing boundary wall and the hedge and trees on the eastern boundary. There are no significant views across the site of the surrounding countryside.

iii) The site has a domestic character and has been for 25 years since the change of use was approved.

iv) Questions how the conservation officer considers that the development would harm the conservation area when it has been demonstrated and accepted that the scale and position of the dwelling would not adversely affect any views.

v) The key objections relate to the landscaping along the High Street frontage and a revised landscape plan has been submitted that reduces the density and number of trees along the western boundary and supplements them with bushes/shrubs to allow views through and reduction of internal hedges.

vi) The materials are requested to subject of a condition but they are set out in the application and an important part of the contemporary design of the dwelling.

Planning Assessment – Update to paragraphs 55 to 65

2. The landscape officer and conservation officer do not assess the proposal in relation to the same policies. Whilst the landscape officer would assess the impact upon the countryside and landscape character generally, the conservation officer specifically considers the impact upon heritage assets. Within the pre-application response, officers raised an objection to the loss of the open space that provides a distinct part of the character of the conservation area in relation to the impact upon heritage assets. In any case, this was informal advice only and circumstances have changed since that time in that the Council now has a 5 year housing land supply.
3. Whilst there are no significant views across the site to the open countryside, it is the openness and undeveloped nature of the site that is considered important to the character of the village and the countryside. This is seen in views from the High Street over the historic wall along the boundary. The introduction of a dwelling would infill the gap between the existing buildings and erode the open character of the site.
4. It is acknowledged that the land is garden/paddock that has a more domestic character than agricultural land. However, permitted development rights were removed for outbuildings as part of planning consent that granted the change of use to retain the openness of the site.
5. The revised landscape plan would allow filtered views through the site but would not change the concern in relation to the loss of openness of the site from the introduction of a significant mass of built form.
6. Details of the materials are necessary as a condition of any consent as very limited information such as timber cladding, bricks and green roofs have been provide to date and precise manufacturer details and colours need to be agreed.

Recommendation – Update to paragraph 111

7. Refusal as set out in the original report.

Background Papers:

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 Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File References S/1373/18/FL and S/0202/93/F

Report Author:

Karen Pell-Coggins
Telephone Number:

Senior Planning Officer
01954 713230

This page is left blank intentionally.