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Date 28 April 2004

To: Chairman – Councillor Mrs JM Healey  
Vice-Chairman – Councillor JH Stewart  
All Members of the Development and Conservation Control Committee

Dear Councillor

You are invited to attend the next meeting of **DEVELOPMENT AND CONSERVATION CONTROL COMMITTEE**, which will be held in the **THE COUNCIL CHAMBER** at South Cambridgeshire Hall on **WEDNESDAY, 12 MAY 2004 at 10.00 a.m.**

Yours faithfully  
**GJ HARLOCK**  
Finance and Resources Director

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#### AGENDA

*Members should declare any interests immediately prior to the relevant item on the agenda.*

*Should Members wish to declare an interest in an item discussed after they have left the meeting, and wish also that that declaration be recorded in the Minutes, they should make their declarations clear to the Committee. (Members need only declare an interest in circumstances where there is an item on the agenda that may cause a conflict of interest.)*

1. Apologies

2. Minutes of the last Meeting.  
To authorise the Chairman to sign, as a correct record, the Minutes of the meeting held on 7<sup>th</sup> April 2004, copies of which have been made available electronically.

#### PRESENTATION

3. To receive an update on the Local Development Framework, including information on Northstowe boundaries.

#### PLANNING APPLICATIONS

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**PLEASE NOTE**

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 Planning Director.

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**DEVELOPMENT AND CONSERVATION CONTROL COMMITTEE**

**At a meeting of the Committee  
held on 7<sup>th</sup> April 2004**

PRESENT:	Mrs JM Healey - Chairman	
	JH Stewart - Vice-Chairman	
Councillors	CC Barker	Mrs CAED Murfitt
	RE Barrett	JA Nicholas
	RF Bryant	CR Nightingale
	R Driver	JA Quinlan
	G Elsbury	Mrs DP Roberts
	CJ Gravatt	NJ Scarr
	R Hall	RGR Smith
	Mrs SA Hatton	Mrs DSK Spink
	Mrs J Hughes	R Turner
	SGM Kindersley	LJ Wilson
	LCA Manning	AW Wyatt

Councillors Mrs MP Course and Mrs B Waters attended the meeting by invitation.

Councillors Dr DR Bard, JD Batchelor, Mrs JA Muncey and Dr JPR Orme sent their apologies for absence.

### 1. MINUTES

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 3<sup>rd</sup> March 2004, copies of which had been made available electronically.

### 2. LOCAL DEVELOPMENT FRAMEWORK – AN UPDATE

This item was **WITHDRAWN** from the agenda.

### 3. PLANNING APPLICATIONS

The Committee **RESOLVED** that the following applications be determined as recommended in the report from the Director of Development Services, or otherwise as stated below, and that, in all cases, the Director of Development Services be given delegated authority to finalise details of Conditions and reasons for approval or refusal consistent with such determinations.

#### (1) **S/1254/03/F AND S/1363/03/LB - WHITTLESFORD**

Change of use and extensions to Officers' Mess (Building 45) to form hotel. Demolition, resiting and reconstruction of squash court (Building 46), Officers' Mess, Imperial War Museum for Pederson (Duxford) Ltd  
**DELEGATED APPROVAL**, contrary to the recommendation contained in the report from the Director of Development Services, subject to further discussions on size, landscaping, design, position in relation to neighbouring properties and siting of the refuse area, to the application being advertised as a Departure from the Development Plan, being referred to the Secretary of State and not being called in by him for determination, and to consultation with the local Member. Having visited the site, Members considered that the nature of the use and re-use of listed buildings, and implications for the

sustainable future of the Imperial War Museum outweighed the harm to the character of those listed buildings.

(Councillor R Driver declared a personal interest in this item. by virtue of being a member of the Duxford Airfield Liaison Committee. Councillors SGM Kindersley, JA Quinlan, Mrs DP Roberts and NJ Scarr voted for refusal, and asked that their votes be recorded.)

- (2) **S/2444/03/F - WHITTLESFORD**  
Extension, 38 North Road for Mr and Mrs Lawrence  
**APPROVAL**, as amended by drawing 0311/2/A date stamped 2<sup>nd</sup> March 2004, for the reasons set out in the report from the Director of Development Services,, and subject to the Conditions referred to therein.
- (3) **S/0173/03/LB AND S/0174/04/F - THRILOW**  
Extension and replacement of single storey bathroom and larder by enlarged two-storey extension comprising hall, bathroom with first floor bedroom. Conversion of existing rear bedroom to shower room - 34 Lower Street for Mr and Mrs N Baker  
**APPROVAL**, contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, Members felt that the proposed development would enhance the setting of the listed building and Conservation Area by virtue of removing an inappropriate flat roof, and that the reasonable expectation of having access to a bathroom at first-floor level outweighed any disadvantages which such development might otherwise pose.
- (4) **S/0075/04/F - WILLINGHAM**  
Change of use from agricultural to car park at land adjacent to 2, Station Road for A R Aspinall and Sons Ltd.  
**DELEGATED APPROVAL/REFUSAL**, subject to the applicant removing, to the satisfaction of the Local Planning Authority, the open storage from the application, and complying with Conditions reflecting concerns raised by the Chief Environmental Health Officer, referred to in paragraph 11 of the report.
- (5) **S/2551/03/O - WILLINGHAM**  
Dwelling to the rear of 41 Church Street, for Mr and Mrs S Nunn  
**APPROVAL**, as amended by plan date stamped 9<sup>th</sup> March 2004, for the reasons set out in the report from the Director of Development Services,, and subject to the Conditions referred to therein.
- (6) **S/0267/04/RM - HATLEY**  
Dwelling, land adjacent to 53 East Hatley for Jaspo Ltd  
**APPROVAL**, contrary to the recommendation contained in the report from the Director of Development Services. Members considered that the scale and form of the proposed dwelling and garage at the edge of the village would not be unsympathetic to the character and amenities of the locality, would not have an unacceptable impact on the surrounding countryside, and did not, therefore, conflict with Policies SE5 and SE9 of the South Cambridgeshire Local Plan 2004.  
(Councillor SGM Kindersley declared a personal interest in this item as Clerk to Hatley Parish Council, and a prejudicial interest as an adjoining landowner, and withdrew from the Chamber.)
- (7) **S/0220/04/O - SHEPRETH**  
Dwelling and garage at land at Barons Farm, 7 Angle Lane for J Swanson

**REFUSED** for the reasons set out in the report from the Director of Development Services.

- (8) **S/0259/04/F - GRANTCHESTER**  
Change of use of land to garden, and erection of garage, 15 Sladwell Close for Mr and Mrs Sharp  
**DELEGATED APPROVAL**, subject to there being no new material objections as a result of further consultation on an amended scheme, and to the Conditions referred to in the report from the Director of Development Services, for the reasons set out therein.
- (9) **S/2433/03/F - GRANTCHESTER**  
Extension at The Rupert Brooke Public House, The Broadway for Enterprise inns  
**DELEGATED APPROVAL**, subject to consideration of the Conservation Manager's comments set out in paragraph 10 of the report from the Director of Development Services, and to the further slight amendment of the parking scheme.
- (10) **S/2570/03/F - CAXTON**  
Use of site and building for weekly car auction, Kartsport UK, Royston Road for Mr S Butcher  
**DEFERRED** to enable an independent highways assessment to be carried out, such assessment to be made in the context of the particular type of traffic likely to be generated by the proposal.
- (11) **S/1371/92/O - CAMBOURNE**  
Submission of Masterplan and Design Guide pursuant to Conditions 1 and 2  
**DELEGATED APPROVAL** of Revision 24, subject to amendment of the sports centre area.  
**DELEGATED APPROVAL/REFUSAL** of Revision 25, subject to conclusion of negotiations, to the satisfaction of the Local Planning Authority, relating to landscaping and environmental health issues resulting in the addition of the route of the A428 dual carriageway, the removal of the sports centre detail, and any other comments that may be raised by consultees.
- (12) **S/6177/02/F - CAMBOURNE**  
Sports area, multi-purpose sports building, ancillary buildings, parking and associated works at land to the east of Monk Drive, Cambourne, in the Parish of Bourn, for McA Developments Ltd.  
**REFUSED** for the reason set out in the report from the Director of Development Services.
- (13) **S/6233/04/F - CAMBOURNE**  
Erection of 39 dwellings and eight live/work units, Broad Street, Cambourne (in the Parish of Bourn)  
**DELEGATED APPROVAL**, subject to the clarification of outstanding highways issues, and to Conditions including those referred to in the report from the Director of Development Services.
- (14) **S/6229/03/RM - CAMBOURNE**  
Siting, design, means of access and landscaping for cricket pavilion, car park, recycling centre and access and amended boundary to play area at Lower Cambourne Village Green, Woodford Lane, Lower Cambourne (in the Parish of Caxton) for McA Developments Ltd

**DELEGATED APPROVAL**, subject to the matters of detail outlined in the report from the Director of Development Services, and to the Conditions referred to therein.

- (15) **S/0211/04/F - COTTENHAM**  
Bungalow, land to the rear of 268 High Street for Mr and Mrs Jeeps  
**REFUSED** for the reasons set out in the report from the Director of Development Services and, in addition, for the reason of loss of privacy for the occupiers of neighbouring properties on High Street.
- (16) **S/0323/04/F AND S/0322/04/LB - BOXWORTH**  
Extension and conversion of barn /outbuilding into separate dwelling. Cuckoo Pastures Farmhouse  
**APPROVAL**, contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, Members considered that the proposals would provide a small dwelling would involve the sustainable re-use of an existing building and would not have an adverse effect on the character of the listed building or on road safety, and that they did not contravene Policies EN/26 or EN/28 of the South Cambridgeshire Local Plan 2004 or Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003.
- (17) **S/0292/04/F - FOXTON**  
Erection of light industrial and storage units, 27 Royston Road for J Welch  
**REFUSED** for the reasons set out in the report from the Director of Development Services.
- (18) **S/0073/04/F - GIRTON**  
Creation of Football and Rugby Pitches, for Girton College  
**APPROVAL** for the reasons set out in the report from the Director of Development Services,, and subject to the Conditions referred to therein. The local Member (Councillor Mrs JM Healey) thanked the Council's Ecology Officer for his involvement in reaching a satisfactory conclusion of this matter.
- (19) **S/0214/04/F - GREAT SHELFORD**  
Extensions at 38 High Street for Mr and Mrs Main  
**APPROVAL** as amended by drawing no. SF03 129.2.A date-stamped 15<sup>th</sup> March 2004, for the reasons set out in the report from the Director of Development Services,, and subject to the Conditions referred to therein.
- (20) **S/0446/04/F - HARSTON**  
Bungalow (amended design) on land adjacent to 25 High Street for Dr and Mrs Heap  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, and subject to the Conditions referred to therein.
- (21) **S/0170/04/F - HASLINGFIELD**  
Resiting three antennas and erection of electronics building, land between former railway track and Bourn Brook, east of Barton Road, for the Chancellor, Masters and Scholars of the University of Cambridge. Members were minded to **APPROVE** the application, for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein and to it being advertised as a Departure from the Development Plan. Noting that the applicant had demonstrated the very special circumstances for this development in the Green Belt, as contained in



Appendix 1 to the report, Members endorsed the view of officers that there was no need to refer the application to the Secretary of State.

- (22) **S/0252/04/F - HISTON**  
Erection of a detached dwelling, Land to the rear of 25 Park Avenue, Histon for Mr and Mrs W Thompson  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.
- (23) **S/2415/03/F - HISTON**  
Variation of Condition 3 of planning permission S/0242/01/F to allow hot food take-away service during the lunch period and evenings, 44 Station Road for R Dias  
**REFUSED** for the reasons set out in the report from the Director of Development Services. The proposal to allow lunchtime takeaway sales on a permanent basis was defeated by 10 votes to 9, and that to allow evening takeaway sales on a trial basis was defeated by 15 votes to five.  
(Councillor Mike Mason, Chairman of Histon Parish Council, addressed the meeting. Councillor LJ Wilson declared a personal Interest as the Local Education Authority's representative on the Board of Governors of the Histon Early Learning Centre, and did not vote.)
- (24) **S/0282/04/F - GREAT AND LITTLE CHISHILL**  
Extension, Hyde House for Mr and Mrs Ridge  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Condition referred to therein.  
(Councillor RGR Smith declared a personal interest as a friend of the applicant in this item and withdrew from the Chamber.)
- (25) **S/2383/03/F - LINTON**  
Change of use from offices (Class B1) to children's nursery (Class D1) at Station House, Station Road for Jane Marshall  
**APPROVAL**, as amended by 'Transport Statement' date stamped 8<sup>th</sup> January 2004 and plans date stamped 6th April 2004, for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein.
- (26) **S/0241/04/F - LITTLE SHELFORD**  
New dwelling together with conversion of existing dwelling to garages at Bramley House (formerly known as Kulu), Whittlesford Road for GRN Designs Ltd  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein and additional Conditions relating to tree protection and the implementation of the landscaping scheme.
- (27) **S/0256/04/F - LONGSTANTON**  
Erection of close boarded fence and change of use to garden land (retrospective) at 87 Thornhill Place, Longstanton  
**APPROVAL** for the reasons set out in the report from the Director of Services.

- (28) **S/0329/04/F - WHADDON**  
Shed, Spring Cottage, Bridge Street For D Grech  
**APPROVAL**, for the reasons set out in the report from the Director of Development Services, subject to confirmation from the Environment Agency that the revised details are satisfactory, to the Condition referred to in the report and to any additional Conditions proposed by the Environment Agency.
- (29) **S/0040/04/F - LITTLE EVERSDEN**  
Extension at Meridian, Finch's Field for Mr P Mallows and Ms C Revel  
**APPROVAL**. Having visited the site, Members considered that the proposal would not have an adverse impact on the street scene and that, therefore, it was not inconsistent with Policy HG/12 of the South Cambridgeshire Local Plan 2004.
- (30) **S/0057/04/F - OVER**  
Change of use from retail (A1) to sandwich shop/takeaway (A3), 25 High Street, Over  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Condition referred to therein.
- (31) **S/0087/04/F - OVER**  
Extension (retrospective application) Unit 4 Riverview Farm, Overcote Road for M J Norman  
**DELEGATED APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Condition referred to therein. Members endorsed the view of officers that, due to the small scale and the siting of the proposal, there was no significant prejudice to the implementation of the Development Plan's policies, such as would otherwise warrant referring the application to the Secretary of State
- (32) **S/2171/00/F - GRAVELEY**  
Amendment to previously approved application for research building, standby generator house, and sub-station enclosure at Hillcrest Farm, Toseland Road, for Intervet UK Ltd.  
**APPROVAL** of the proposed amendment to planning application S/2170/00/F.
- (33) **S/0056/04/F - PAPWORTH EVERARD**  
Erection of two temporary portakabins and links to existing ward block, Papworth Hospital, Papworth Everard  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.
- (34) **S/0178/04/F - SAWSTON**  
Extension above garage for games room, Guildens Orchard, Catleys Walk for Mr Orrock  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.
- (35) **S/0196/04/F - SAWSTON**  
Extensions to 52 London Road for Mr N Facer  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.
- (36) **S/0313/04/F - SAWSTON**

Dwelling on land adjacent to 12 Granta Road for J Collins  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

- (37) **S/0251/04/F - SWAVESEY**  
Use of outbuilding as residential annexe (retrospective application), Ryders Farm, 35 Middlewatch for Mr and Mrs J Dyer  
**APPROVAL**, subject to the prior completion of a Section 106 Legal Agreement limiting occupation of the annexe to family and short term holiday lets.
- (38) **S/0255/04/F - HORNINGSEA**  
Erection of house following demolition of existing dwelling, 'Terrell', Church End for the Executors of Mrs V V Lewin (Deceased)  
**REFUSED** for the reasons set out in the report from the Director of Development Services.  
(Councillor Mike Hellowell, Chairman of Horningsea Parish Council, addressed the meeting.)
- (39) **S/2247/03/F - HORNINGSEA**  
Replacement dwelling, King's Farm, High Street for Mr S T and Mrs N J Gibbs  
**DELEGATED APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to minor changes being made to the elevations and subject also to Conditions relating to other matters of design, details, materials and landscaping.  
(Councillor Mike Hellowell, Chairman of Horningsea Parish Council, addressed the meeting.)
- (40) **S/0164/04/F - STEEPLE MORDEN**  
Extension and conversion into four dwellings and erection of garage block, Cheyneys Lodge, Station Road, for Mr R Parmee and Mrs B White  
**DEFERRED** for a site visit.  
(Councillor Mike Turner, Vice-Chairman of Steeple Morden Parish Council, addressed the meeting.)
- (41) **S/1287/03/F - STEEPLE MORDEN**  
Extension and conversion of barns into four dwellings and ancillary buildings, Church Farm Barns, Church Farm Lane , for Byrne and Thomas Ltd  
**DEFERRED** for the commissioning of a report from an independent highways consultant.
- (42) **S/0072/04/F - GREAT WILBRAHAM**  
Erection of two first floor side extensions, 31 Church Street, Great Wilbraham for First Steps Day Nursery  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein and an additional Condition relating to the submission and approval of an external colour scheme.
- (43) **S/0074/04/F - GREAT WILBRAHAM**  
Conversion of barn into dwelling, and construction of garage, Upper Heath Farm for the Trustees of R S Hicks  
Members were minded to **APPROVE** the application, as amended by Drawing No. 03-128-01 Revision A date-stamped 9<sup>th</sup> March 2004, for the

reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein and to it being advertised as a Departure from the Development Plan. Having regard to the nature and scale of the proposal, Policies SE/8 and GB/2 of the South Cambridgeshire Local Plan 2004, and the absence of objections, Members endorsed the view of officers that there was no need to refer the application to the Secretary of State.

(44) **S/0148/04/F - LANDBEACH**

Extensions, including raised roof, to The Brambles, Green End for Mr and Mrs Stevens

**APPROVAL**, contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, Members felt that suitable design and screening would overcome any concern about potential adverse impact on the character of the surrounding area, and would therefore avoid any conflict with Policy HG/13 of the South Cambridgeshire Local Plan 2004.

(45) **S/0370/04/F - LANDBEACH**

Dormer extension, 146 High Street for Mrs T Munro

**REFUSED** for the reason set out in the report from the Director of Development Services.

(Councillor Mrs DP Roberts did not contribute to the debate, and did not vote.)

(46) **S/0532/04/F - LANDBEACH**

Modification or discharge of planning obligation to remove agricultural occupancy restriction, Enterprise House, Ely Road for Martin Taylor

It was **RESOLVED** that the Council revoke Clause 2 of the Second Schedule of the Section 106 Legal Agreement dated 7<sup>th</sup> May 1996, leaving Clause 3 in force.

(47) **S/0085/04/F - WATERBEACH**

Change of use of warehouse (Class B8) to use for public worship, assembly and leisure (Class D1 and D2), The Beaumont Steel Building, 51 Pembroke Avenue for Cambridge Community Church

**APPROVAL**, subject to the Conditions referred to in the report from the Director of Development Services. Members were satisfied that there was no conflict with either Policy EM/8 or CS/5 of the South Cambridgeshire Local Plan 2004.

**4. UPDATE ON APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION**

The Committee **NOTED** the following from the report prepared by the Director of Development Services:

- Decisions notified by the Secretary of State

Members noted that Appeals referenced E353 and S/1020/03/F (Plot 2 and land to the rear of Plots 2 and 3, Setchel Drove, Cottenham) had been allowed, and were both now the subject of a High Court challenge by the District Council.

Councillor Mrs DP Roberts expressed her gratitude to Enforcement and Legal Officers for their prompt action in dealing with illegal Traveller encampments at Smithy Fen, Cottenham. The Committee endorsed Mrs Roberts' comments.

- Summaries of recent decisions of interest
- Appeals received
- Local Inquiry and Informal Hearing dates scheduled before the next meeting of the Committee on 12<sup>th</sup> May 2004
- Appeals withdrawn or postponed
- Advance notification of future local inquiry and Informal Hearing dates (subject to postponement or cancellation)

The Deputy Director of Development Services reported that the Council had now appointed a Consultant to represent it at the forthcoming Inquiry into Cambourne Enhanced.

#### 5. **ENFORCEMENT ACTION**

The Committee **NOTED** an Index of current Enforcement Cases and a report, dated 7<sup>th</sup> April 2004, detailing progress being made with Enforcement Action.

#### 6. **PUBLIC FOOTPATH NO. 7 (PART) IN GAMLINGAY - PROPOSED DIVERSION**

Members **NOTED** a proposal from Cambridgeshire County Council to divert part of public footpath no. 7 in Gamlingay.

There being no objections to the proposal from the local Member or from officers, it was

**RESOLVED** that Cambridgeshire County Council be informed that this Council does not object to the proposal to divert part of public footpath number 7 in Gamlingay, as set out in the report from the Director of Finance and Resources.

#### 7. **PUBLIC FOOTPATH RE-ORGANISATION SCHEME IN WEST WRATTING AND WESTON COLVILLE**

Further to the Committee's meetings on 7<sup>th</sup> May 2003 (Minute no. 8 refers), and 4<sup>th</sup> June 2003 (Minute no. 8 refers) and 5<sup>th</sup> November 2004 (Minute no. 12 refers), Members considered options from Cambridgeshire County Council in connection with public footpath numbers 8 in West Wrating.

**RESOLVED** that, in relation to the proposed footpath re-organisation scheme in West Wrating (specifically the diversion of footpath 8), Cambridgeshire County Council be informed that South Cambridgeshire District Council has no objection. to either of the options outlined in the report.

#### 8. **CAMBOURNE SECTION 106 LEGAL AGREEMENT – FACILITIES AND TIMING OF PROVISION**

The Committee **NOTED** a further report on the lack of provision, in Cambourne, of a series of facilities required under the terms of the Section 106 Legal Agreement dated 20<sup>th</sup> April 1994, and its stance of withholding further permission for market housing, pending progress with such provision.

**RESOLVED** that the Council's stance be maintained for the time being, and that a further report be received at the next meeting.

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The meeting closed at 6.10pm

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	12 <sup>th</sup> May 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/1341/03/F - LITLINGTON  
ERECTION OF SIX DWELLINGS, EXTENSION AND CONVERSION OF SCHOOL  
HOUSE INTO THREE DWELLINGS AND EXTENSION AND CONVERSION OF  
SEXTONS COTTAGE INTO TWO AFORDABLE DWELLINGS FOLLOWING  
DEMOLITION OF EXISTING INDUSTRIAL BUILDINGS, OBLIC ENGINEERING  
SITE, CHURCH STREET, FOR PARKLANS HOMES LTD.**

Departure Application

Members will visit the site on Monday 10<sup>th</sup> May 2004.

Conservation AreaSite And Proposal

1. The site is located on the south side of Church Street to the east of the Church, a Grade II\* Listed Building, and the Old Vicarage. To the south west is Manor Farm. The site, that extends to approximately 0.8ha comprises the two storey Old School building, that has substantial single storey extensions to the rear previously used as a workshop, Sextons Cottage, a small cottage on the east side of the site and a commercial building on the west boundary. The site sits below the level of the Church and Vicarage to the west.
2. This full application, as amended by drawings received 27<sup>th</sup> January 2004 and 6<sup>th</sup> April 2004 proposes the change of use and conversion of the Old School House into 3 one-bedroom dwellings, the extension of Sextons Cottage to form 2 two-bedroom dwellings and the erection of 6 new dwellings forming a courtyard at the rear of the site. The six new dwellings are a mixture of two storey and single storey buildings and comprise 4 four-bedroom units and 2 three-bedroom units. The existing commercial buildings to the rear of the Old School House are to be demolished.
3. Access to the new dwellings and converted School House is gained at the north-western end of the site.
4. The density of the development is approximately 14 dwellings per hectare. The site is within the village framework.

History

5. Planning consent was granted in July 2002 for the conversion of the Old School House into three one bedroom dwellings and the erection of four dwellings on land to the rear, following demolition of the existing extensions to the Old School House – **S/2132/02/F**. Sexton's Cottage was to be retained as a single dwelling. That application was considered by Committee and was the subject of a site visit by Members.

Policy

6. **Policy P5/5 of the County Structure Plan 2003** encourages small scale housing developments in villages only where appropriate, taking into account:
  - The need for affordable housing;
  - The character of the village and its setting; and
  - The level of jobs, services, infrastructure and passenger transport provision in the immediate area.
7. **Policy SE5 of the South Cambridgeshire Local Plan 2004** identifies Litlington as an infill village. Development in infill villages is limited to not more than two dwellings, on sites within the village framework and should be sympathetic to the historic interests, character and amenities of the locality. Policy SE5 states that in very exceptional cases a slightly larger development may be permitted if it would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.
8. **Policy SE9 of the South Cambridgeshire Local Plan 2004** states that development on the edges of villages should be sympathetically designed and landscaped to minimise the impact of development on the countryside.
9. **Policy HG7 of the South Cambridgeshire Local Plan 2004** states that the District Council will negotiate with applicants to secure the provision of accommodation to meet some of the continuing need for affordable housing in the District before it determines any application for planning permission for residential development in villages of under 3000 population such as Litlington. In such villages such provision may represent up to 50% of the total number of dwellings for which planning permission may be given, dependant on the level of clearly identified local need, although higher or lower percentages may be agreed in the light of factors such as proximity to local services; access to public transport; the particular costs associated with the development; and whether or not the provision of affordable housing would prejudice other planning objectives warranting greater priority in the particular case.
10. **Policy EM8 of the South Cambridgeshire Local Plan 2004** seeks to resist the conversion or redevelopment of employment sites in villages to residential use unless they are causing a nuisance by virtue of noise, smell or traffic generation or where it is demonstrated that the site is inappropriate for any employment use to continue having regard to market demand.
11. **Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003** states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
12. **Policy EN30 of the South Cambridgeshire Local Plan 2004** seeks to ensure that new development preserves or enhances the special character and appearance of Conservation Areas.
13. **Policy EN28 of the South Cambridgeshire Local Plan 2004** seeks to preserve the setting of Listed Buildings. It states that the District Council will resist and refuse applications which would dominate the Listed Building or its curtilage buildings in scale, form, massing or appearance; would damage the setting, well-being or attractiveness of a Listed Building; would harm the visual relationship between the building and its formal or natural landscape surroundings or; would damage archaeological remains of importance unless some exceptional, overriding need can



be demonstrated, in which case conditions may be applied to protect particular features or aspects of the building and its setting.

## Consultations

14. **Litlington Parish Council** recommends refusal of the application as amended. Its comments are attached as Appendix 1.
15. **The Conservation Manager** states that the revised scheme appears to address the conservation concerns and therefore has no objection. The following issues are emphasised which can be dealt with by conditions:
  - a) Windows in the schoolhouse in particular need to be carefully detailed to retain existing architectural forms.
  - b) Windows to be timber and painted.
  - c) Pattern of slate roof to the schoolhouse needs to be retained.
  - d) Boundary treatment to the street frontage needs to be detailed. Railings? Walls? Planting?
  - e) Surface treatment to road frontage needs to be detailed, avoiding block paving.
16. **English Heritage** has no objection.
17. **The Local Highway Authority** commented in respect of the original submission that little consideration had been given to the access arrangement for this development. Whilst the existing use class of the site and its potential traffic generation is recognised the access should comprise the best layout and visibility that can be achieved.
18. The access to Sextons Cottage should be located adjacent the west boundary to afford maximum visibility to the west and comprise a minimum width of 4.5m together with pedestrian splays of 2.0m x 2.0m. The number of parking spaces should be appropriate for the number of units and this remote rural location.
19. The private access road serving the remainder of the development should be a minimum of 5.0m wide and be 90 degrees to Church Street for a minimum distance of 10.0m. In addition the centre line of the access should be a minimum distance of 6.0m from the north west corner of the site boundary. A common turning area should be provided within the private access road.
20. In respect of the amended scheme it comments that in December last year a junction layout was forwarded direct from the consulting engineers that satisfactorily addressed the highway issues and questions why this drawing, which was appropriately dimensioned, has not been submitted with the latest revisions.
21. **The Environment Agency** requests conditions requiring the submission of schemes for foul and surface water drainage and ground contamination investigation, assessment and remediation as well as putting forward safeguarding comments.
22. **The Chief Environmental Health Officer** requests that a condition be imposed restricting the hours of operation of power operated machinery on the site during the construction period. If driven pile foundations are to be used a method of construction should be submitted. Further information should be supplied on the site history to determine possible land contamination.

23. **The Chief Financial Planning Officer, Cambridgeshire County Council** is concerned that adequate education capacity is not available in the area to meet demand created by such a development.
24. **Cambridgeshire Fire and Rescue Service** has considered the application and confirms that additional water supplies for firefighting are not required.
25. The comments of the **Acting Research and Development Manager** on the amended scheme will be reported verbally. The principle of the provision of two 2-bedroom units which will be brought forward as affordable housing under Policy HG7 of the Local Plan is supported.

#### Representations

26. The occupiers of The Old Vicarage to the west object on the following grounds:
27. The proposed increase in the number of units on the site is based upon the extension of the village boundary to the rear of the site. The land was made available for garden space, not further built development. The addition of two further houses on the land made available for this purpose is a cynical attempt to increase profits and goes far beyond what is acceptable under the terms of an “infill” policy village.
28. The original development of four houses was welcomed and approved on the basis that a larger development than would usually be allowed under ‘infill policy’ transformed an unattractive brown field site. It is felt however that the previous consent allowing four rather than two units has already taken account of these mitigating circumstances and that the tenets of infill policy should not now be simply ignored because the developer has already achieved a greater number of units.
29. The increase in housing density is presented as filling the newly introduced requirement for ‘affordable’ housing. The criteria for inclusion of affordable housing in new developments were not relevant when this scheme went through the planning process. Should the developer passionately wish to include affordable housing at this stage, it could easily be provided for within the previously approved footprint.
30. The new proposals fail the principles of good neighbourliness. Whilst reverting back to the preferred courtyard style the newest amendments do not take into account the privacy and amenity of the development’s neighbours.
31. The revised layout of the approved scheme continues to fail all the yardsticks of good neighbourliness, and in particular elevation G of the proposal. Although fenestration had not yet been agreed on the approved scheme, the plans indicated the possible inclusion of two rooflights overlooking the Old Vicarage and its garden. The newest proposals show a continuous and much extended visible tall roofline running along the boundary with the Old Vicarage for over 35 metres, and include four overlooking rooflights and two full (and unnecessary since they can be accommodated on the opposite walls), windows overlooking in the extra Unit 4.
32. Whilst there is relief that the new proposals no longer include plans to reduce the height of the party wall it is still felt that the relationship of the proposed development to adjacent properties within a Conservation Area is unacceptable.
33. The sensitive nature of the site is once again emphasised – between the village’s three principal period buildings, including a 13<sup>th</sup> Century Church, and in the heart of a Conservation Area that includes some historically important open spaces. Surely

Conservation Areas are defined so that they can be protected and conserved. In this case it is strongly believed that a high density is entirely alien to the setting and very nature of Litlington's Conservation Area.

34. The occupier of Manor Farm to the east of the site is concerned on the following grounds:
35. Too many houses are proposed on such a small site. The gardens have been made extremely small for what will be family homes. This will force the children to play in the street, causing noise for the listed church and Manor.
36. There will be too much traffic entering and exiting through a narrow entrance.
37. There are now three units overlooking straight into the garden of Manor Farm, with extra windows at 5m and 6m in height. There is also a continuous roofline giving a very "built-up" feeling in such a rural location.
38. No fence is shown between the proposed houses and Manor Farm which will mean views of washing, barbeques, climbing frames through a non-evergreen scrub hedge.
39. The extra houses extend 20-30 metres into "green field" so that the original argument of redeveloping a brownfield site does not apply.
40. The occupier of Silverlands, Church Street remains concerned about the parking and general access arrangements. It would appear that parking spaces for all three dwellings at the School House are behind the building and reached from the access road. The front doors of dwellings 1 and 2, however, appear to face onto Church Street and it seems probable that casual visitors, delivery vans etc will park on Church Street. The plans do not show a boundary in front of the School House and it is considered essential that this should be a solid boundary without direct access to the front of the dwellings so that the risk of increased obstruction and restricted visibility along an already difficult stretch of road close to a dangerous corner can be avoided.
41. There is also concern about drainage in the Church Street area. Although it is understood that Anglian Water has said that it foresees no problems there have certainly been problems in the past and several residents have suffered from difficulties caused by backing-up of sewage. These problems have presumably been documented by Anglian Water.

### Applicant's Representations

42. Attached as Appendix 2 is a copy of a letter submitted in support of the application from the applicant's agent

### Planning Comments

43. The key issues to consider in determining this application are the provisions of Policy EM8 of the Local Plan; the scale of development in relation to local plan policies and its impact on the character of the site, conservation area, nearby listed buildings, and the amenity of local residents; highway safety and; the provision of affordable housing.
44. The first of these, whether, in the light of the Local Plan presumption in favour of retaining employment sites in villages, the principle of the redevelopment of the site

for residential purposes should be considered was debated and accepted at the time of the previous consent.

45. Given that the principle of redevelopment of the site for residential use has been accepted the next issue to consider is the scale and form of development that is appropriate. The existing former school building lends itself to conversion to three small units of accommodation and the Sextons Cottage for restoration and extension to two 2 bedroom units which will be brought forward as affordable housing under Policy HG7 of the Local Plan. The principle of this latter provision is supported by the Acting Research and Development Manager. The previous approval predated the need to secure the provision of affordable housing in such schemes and I consider that the provision of such housing in the current scheme to be a significant gain for the village.
46. The demolition of the unsympathetic extensions to the rear of the school building is to be welcomed.
47. Litlington is defined as an infill village where development would normally be restricted to not more than two dwellings. It is my view however that two dwellings in the rear section of the site would not be making best use of this brownfield site, and that the potential exists for a greater number of dwellings provided the scale and form is one that will enhance the Conservation Area and setting of adjacent listed buildings. Any such scheme would be subject to the Departure procedure, although Policy SE5 of the Local Plan does provide for a slightly larger development on a brownfield site.
48. As amended the scheme for six new dwellings designed as a courtyard, with a mix of single and two-storey elements has the support of the Conservation Manager. Although it extends the scale of the courtyard previously approved it allows for the provision of a better range of housing types (4 two bedroom and 2 three bedroom units) as opposed to the 4 four bedroom houses originally given consent. The extension of the village framework at the rear of the site through the Local Plan process means that the scheme remains within the framework.
49. I have viewed the site from the grounds of the properties to either side and am of the view that whilst the current proposal extends the built form a further 18 metres into the site from that previously approved the latest set of revised drawings, which alter window details in the first floor elevations of Units 3 and 4 at the western end of the site to face into the courtyard makes the relationship to adjacent dwellings acceptable.
50. The Local Highways Authority is happy with the principle of the access arrangements. The potential traffic generation from this development is significantly less than that of a commercial use of the site. Car parking provision within the site is adequate, parking for the Old School House and Sextons Cottage being provided in a courtyard to the rear. Parking for the six new dwellings at the rear is provided within the main courtyard.
51. Any reasonable requirement of the County Council as education authority can be included within a Section 106 Agreement.

#### Recommendation

52. That the application be advertised and referred to the Secretary of State (SOS) as a departure from the development plan. Subject to the application not being called in

by the SOS, the applicant be invited to enter into a Section 106 Agreement securing the provision of affordable housing within the site, along with a contribution towards education provision. Subject to the completion of the aforementioned that delegated powers of approval be given subject to safeguarding conditions.

## Informatives

### Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003: P5/5** (Homes in Rural Areas) and P7/6 (Historic Built Environment);
  - **South Cambridgeshire Local Plan 2004: SE5** (Development in Infill Villages)
  - **HG10** (Housing Mix and Design)
  - **SE9** (Village Edges)
  - **EM8** (Loss of Employment Sites in Villages)
  - **HG7** (Affordable Housing in Village Frameworks)
  - **EN28** (Listed Buildings)
  - **EN30** (Development in Conservation Areas)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity including noise disturbance and overlooking issues
  - Highway safety
  - Visual impact on the locality
  - Impact upon setting of adjacent Conservation Area and Listed Buildings
  - Drainage issues
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**Background Papers:** the following background papers were used in the preparation of this report:

- County Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning Application File S/1341/03/F

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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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<b>REPORT TO:</b>	Development and Conservation Control Committee	12 May 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/6237/04/RM - CAMBOURNE  
UPPER CAMBOURNE INFRASTRUCTURE FOR MCA DEVELOPMENTS LTD**

**Recommendation: Delegated Approval**

Site and Proposal

1. This site comprises 16 hectares (39.5 acres), and is located in Upper Cambourne.
2. This reserved matter application was received on 16<sup>th</sup> March 2004, as amended on 20<sup>th</sup> April, and proposes spine roads, electricity and foul water pumping stations, foul and storm water drainage and a balancing lake. The spine road will connect Upper Cambourne to Greater Cambourne. The lake will be built in the upper part of eastern valley, which lies between Great and Upper Cambourne and on the route of an existing right of way (Public footpath no. 2 at Bourn), which is to be diverted round the lake.

Planning History

3. The balancing lake has been the subject of technical vetting by the Cambourne Technical Panel. Minor amendments were requested by the Technical Panel, and these have been made.

Planning Policy

4. **SE7 Cambourne** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") sets out the requirements that must be met in order for proposals in Cambourne to be considered for approval.

Consultation

5. **Cambourne Management Liaison Committee (Planning Sub-committee) (MLC)** recommends approval.
6. **Caxton Parish Council** recommends approval.
7. **Bourn Parish Council** makes no recommendation.
8. The **Ramblers' Association** has objected to the proposal, as the proposal for the balancing lake will obstruct a right of way (footpath no. 2).
9. The **County Council Definitive Maps Officer** has commented that no development must commence until the route of footpath no. 2 has been diverted, and also makes detailed comments regarding surface construction and its proximity to haul roads.
10. The **County Council Highways Officer** recommends appropriate planning conditions.

11. **English Nature** comments that there are protected species identified within the application boundary, and any works that affect these species should take place under supervision, and enforced by planning condition.
12. The **Environment Agency** seeks clarification about certain matters, including mitigation measures at the Uttons Drove treatment works, and more detail with regard to the sewage pumping station and petrol interceptors.

#### Representations

13. The occupier of the existing property at 'Oakdene', have objected to the proposals. Their concerns include noise and nuisance associated with the haul road to the south-eastern boundary of the site, and their belief that there should be no development within 100 metres of the boundary of their property. Further concerns include the level of the flood route to the north west of their property, and their recommendation that its level should be lowered from 58.00 to 57.00 at the south west corner of Oakdene.

#### Planning Comments – Key Issues

14. The key issues in relation to this application are its relationship with the masterplan and design guide, and the impact of the proposal will have on the amenities of existing occupiers of Oakdene and existing public footpath.
15. The scheme is generally in accordance with the Masterplan and Design Guide. The infrastructure road element of the application is in accordance with the revised Masterplan drawing number 25, which was discussed at last month's Planning Committee.
16. With regard to the concerns of the residents of Oakdene, it is a misunderstanding that development must not take place within 100 metres of their property. Development can take place in these locations so long as a scheme that includes measures to protect these properties against the noise of construction work and traffic has been agreed with the Local Planning Authority and this will be the subject of appropriate conditions. The level of the flood route has been reduced from 58.00 to 57.50 but cannot be reduced further without affecting flows through the existing ditch, at this level I am satisfied that the flood route will not adversely affect these residents.

The public footpath will legally remain on its current alignment until such time as formal procedures have been agreed for change.

#### Recommendations

17. Delegated powers of approval, satisfying the comments of the Environment Agency; and planning conditions including those relating to protected species, hours of working and compound location, noise and nuisance protection to the residents of the property know as Oakdene, tree protection measures, landscaping conditions and clarification of materials to be used on the footpaths.

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004



- Planning file Ref: S/6237/04/RM

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation  
Control Committee

12<sup>th</sup> May 2004

**AUTHOR/S:** Director of Development Services

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**S/0520/04/F - COTTENHAM  
EXTENSION TO FORM ANNEXE AT 26 LYLES ROAD FOR MR. T. LONC**

**Recommendation: Refusal**

Site and Proposal

1. 26 Lyles Road is a detached 1960s house with a gabled roof and attached garage to the side. The front garden has been paved over to provide further off road car parking. The house is situated at the end of the turning head. It has a small rear garden area, however the main private garden area is to the side. 1.8 metre high wooden fences enclose this garden. The site is surrounded on all sides by other dwellings and their associated gardens. The house has previously been extended through the addition of a single storey extension to the side to form a sun room and utility room and a further single storey extension to the rear of the garage to form a dining room.
2. This full planning application was received on 12<sup>th</sup> March 2004 and proposes a two-storey side extension with gabled roof to form an annexe with two additional bedrooms, two bathrooms, kitchen, dining and living room accommodation.

Planning History

3. Planning application **S/0697/77/F** for 'alterations and extensions to the dwelling' was approved on 6<sup>th</sup> July 1977. This included the sun room, utility room and dining room extensions referred to paragraph 1 above.

Planning Policy

4. **Policy HG12 'Extensions and Alterations to Dwellings within Frameworks'** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") establishes that proposals to extend dwellings should have regard to the issues of scale, design, materials and the degree of impact upon surrounding properties and street scene.
5. **P1/3 – Sustainable Design in Built Development** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") requires a high standard of design for all new development that responds to the local character of the built environment and details aspects of design to be considered.

Consultations

6. **Cottenham Parish Council** recommends approval subject to concerns about impact on immediate neighbours, it not being used for commercial purposes and it not being sub-divided in the future.

Representations

7. The occupiers of 24 Lyles Road object to the proposal on grounds of light loss; overbearing visual impact; loss of privacy to their dining room, bathroom window and garden; creation of a dwelling unit with a separate access; increase in car parking; disruption of additional cars parking should they decide not to allow the occupants access over their property to park by erecting a fence to the boundary. They also cite concerns about the impact on quality of life and property values.
8. The occupiers of 28 Lyles Road strongly object to the proposal as they have been advised by the applicant that he is considering renting the rooms; the extent of the accommodation provided; loss of on-street car parking contrary to policy HG12; additional car parking; and the increase in traffic impacting upon highway safety. They suggest a smaller, single storey form of development would be preferable.
9. The occupiers of 44 Lyles Road object on grounds that an annexe for elderly parents would usually be at ground level and not two storeys; potential separation to create an additional dwelling; the design and materials being out of keeping with the area; overbearing visual impact; loss of light and privacy.
10. The occupiers of 46 Lyles Road also object due to loss of light; overlooking; and due to external changes in appearance of the dwelling that are no longer in keeping with the surrounding buildings.
11. The applicant has written several detailed letters to contest the above concerns raised by neighbouring occupiers.
12. The Cottenham Village Design Group has no comments.

#### Planning Comments – Key Issues

13. The key issues in relation to this proposal are impact upon neighbouring amenities through loss of light, privacy and outlook; creation of a dwelling capable of being occupied separately or for commercial use; car parking and highway safety; and the design and appearance of the extension.

#### ***Impact on Neighbouring Residential Amenities***

14. The proposed extension will be sited south west of the neighbouring dwelling at no. 24. The closest point between the two dwellings if this annexe were built would be approximately nine metres. This is sufficient to ensure that there would not be a significant loss of daylight or sunlight to the side windows of no. 24. All other dwellings are sited to the south-west or at greater distances to the north-west and will be unaffected in terms of light loss.
15. It is noted that the layout attempts to avoid causing loss of privacy or overlooking of the neighbouring properties. These attempts are insufficient and I am of the view that a significant loss of amenity will result. The bedroom windows will provide direct views across the private garden areas of no. 24, 44 and 46 Lyles Road, being some 4 and 5 metres respectively from the north east and south west boundaries. In addition, the siting of the first floor bedroom windows will also result in a loss of privacy to these dwellings due to the inadequate separation distances in relation to neighbouring windows. It is noted that the several mature garden trees to the boundaries currently provide a small amount of screening however, this is not sufficient to mitigate against these negative impacts. The trees are not worthy of protection and could be removed by the applicant or future owner of the dwelling.

16. The size and proximity of the annexe extension would result in it having an overbearing visual impact upon the neighbouring properties. Again, the separation distances are not sufficient to avoid having an unacceptable effect on the outlook of the dwellings at nos. 44 and 46 Lyles Road in particular. No 44 Lyles Road is only some 10 metres distant. The extension will be viewed from the side windows of no. 24 Lyles Road and so it is accepted that the impact on this property would be less significant in this respect.
17. Concerns raised during the consultation period in relation to the creation of a dwelling capable of separate occupation or for commercial use are noted. Planning permission would be required for any such material change of use. A condition could be imposed to ensure that the accommodation remains ancillary to the use of the existing house.

#### ***Car Parking and Highway Safety***

18. The site currently benefits from a car parking space in the garage in addition to two spaces that can be independently accessed and one or two further spaces if blocked in on the hardstanding in front of the house. This provision is in accordance with adopted car parking standards for a three-bedroomed dwelling and also provides adequate parking for the two-bedroomed unit proposed.

#### ***Design and Appearance***

19. The annexe has been designed to reflect the modern style of the original house, however its size and siting fails to be subordinate to the size of the original dwelling and will have an unduly bulky appearance when viewed from surrounding properties and the street.

#### **Recommendation**

20. In light of concerns relating to the impact upon neighbouring properties and the design my recommendation is one of refusal:

#### **Reason for Refusal**

- The proposed annexe; by way of its size, siting, and proximity to neighbouring dwellings, will result in a significant loss of privacy through overlooking and will have an overbearing appearance when viewed from the neighbouring properties and the street. The proposal is therefore, contrary to policy HG12 (Extensions and Alterations to Dwellings within Frameworks) of the South Cambridgeshire Local Plan 2004.

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref. S/0520/04/F

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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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<b>REPORT TO:</b>	Development and Conservation Control Committee	12 May 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/0435/04/F ERECTION OF A HOUSE; LAND ADJACENT TO 'WHITE GATES', HONEY HILL, FEN DRAYTON FOR S.WHYBROW**

**Recommendation: Refusal**

Members will visit the site on Monday 10<sup>th</sup> May.

Site and Proposal

1. The application, received 4<sup>th</sup> March 2004, proposes to erect a detached house on the side garden of the dwelling at 'White Gates', a detached bungalow fronting Honey Hill. To the south the site adjoins the detached two-storey house at 'Mead House', also fronting Honey Hill. An existing garden shed on the site is to be removed. To the east, the site adjoins agricultural land. The site has dimensions 16.5m width x 38-42m depth = 0.07 hectare. The density equates to 14 dph.
2. The proposal is to erect a two-storey timber-framed Potton house centrally within the site. This is of two-storey height with four bedrooms, and with bedroom windows in three of the four elevations. The proposed external materials are to be agreed.
3. The proposed access is from the existing driveway serving 'White Gates' onto Honey Hill.

Planning History

4. In 1972 Planning Permission to erect a bungalow and garage upon the site was refused as being a piecemeal form of backland development served by an inconvenient access (C/72/451).

Planning Policy

5. In the Cambridgeshire and Peterborough Structure Plan 2003, the following policies apply:  
**Policy 5/5** (Homes in Rural Areas)- small-scale housing developments will be allowed in villages only where appropriate, taking into account the character of the village and its setting.
6. In the South Cambridgeshire Local Plan 2004 the site is shown to be within the village framework boundary. The following policies apply:  
**Policy SE4** (Group Villages)- Fen Drayton is designated as a Group Village where residential development of up to eight dwellings will be permitted within the village framework provided that the development would be sensitive to the character of the village, local features of landscape importance, and the amenities of neighbours.

**Policy SE8** (Village Frameworks) There will be a presumption in favour of residential development within village frameworks where this is also in accordance with policies SE2, SE3, SE4, and SE5.

**Policy SE9** (Village Edges) Development on the edge of villages should be sympathetically designed to minimise the impact of development on the countryside.

**Policy HG11** (Backland Development) Development to the rear of existing properties will only be permitted where the development would not:

- result in overbearing, overlooking or overshadowing of existing residential properties;
- result in noise and disturbance to existing residential properties through the use of its access;
- result in highway dangers through the use of its access; or
- be out of character with the pattern of development in the vicinity.

#### Consultation

7. **Fen Drayton Parish Council** has no objection to the proposal provided the site is located within the village framework and that the shed is not a listed building.

#### Representations

8. Comments have been received from the occupiers of the adjoining dwelling at 'Mead House'. They request a re-siting of the proposed dwelling back onto the footprint of the shed that is to be demolished so as to reduce overlooking from windows in its southern elevation.

#### Planning Comments – Key Issues

9. A key issue for members to consider is whether the proposal amounts to backland development that would give rise to harm to the amenity of occupiers of adjoining dwellings. A second main issue is whether the site is suitable to accommodate a two-storey dwelling as it adjoins a bungalow and is located on the fringe of the village.
10. The proposed house has a first floor bedroom window in the western elevation that is located approximately six metres from the boundary with 'White Gates' and which would face directly onto the rear garden area of that dwelling. The applicant and the owner of 'White Gates' are part of the same family and so no difficulties in practice may arise from this, but in the future this degree of overlooking would be likely to be harmful to the private amenity of occupiers of 'White Gates'. The window in question is shown to be obscure glazed, but is not considered to be appropriate for a bedroom, and indicates the difficulties with this design.
11. The southern elevation of the proposed dwelling has two first floor bedroom windows sited 12 metres from the boundary and facing towards the rear elevation of 'Mead House', which is some 24 metres from windows in the rear elevation of that property. The windows in question are shown to be obscure glazed, but this is not considered to be appropriate for bedrooms and indicates the difficulties with this design. The occupiers of this dwelling have written to express their concerns about the potential loss of privacy. In my opinion, the siting of a two-storey dwelling in this position is likely to give rise to undue overlooking of neighbouring properties.
12. The site is located adjacent to agricultural fields without any significant landscaping on the boundary. In my opinion, the development of a two-storey dwelling in this position would be harmful to the setting of the village, and would be out of keeping



with the pattern of predominately single-storey dwellings in this part of the village, which would not be in accordance with Policies HG11 and SE9.

### Recommendations

#### 13. Refusal

The erection of the proposed two-storey dwelling in this location to the side and rear of dwellings fronting onto Honey Hill, unless provided with inappropriate obscure glazing and facing of first floor bedroom windows, is likely to give rise to undue loss of privacy by reason of overlooking from proposed first floor bedroom windows and represents an unsympathetic form of development on the edge of the village in an area of dwellings predominately of single storey height. The proposal is considered to fail to conform to the provisions of the South Cambridgeshire Local Plan 2004, particularly Policies HG11, SE9 and SE4.

**Background Papers:** the following background papers were used in the preparation of this report:

- Cambridgeshire and Peterborough Structure Plan 2003:
- South Cambridgeshire Local Plan 2004
- Planning file S/0435/04/F

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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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<b>REPORT TO:</b>	Development and Conservation Control Committee	12 <sup>th</sup> May 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/0131/04/F – FOWLMERE  
REMOVAL OF CONDITION 6 OF PLANNING PERMISSION S/1910/00/F (RESTRICTED  
OCCUPIER CONDITION), INTERGLOW LTD, SHEPRETH ROAD FOR INTERGLOW LTD**

**Recommendation: Approval**

Site and Proposal

1. Interglow Ltd occupies a site to the north of the village of Fowlmere. This application registered on 23<sup>rd</sup> January 2004, as amended by details received 8<sup>th</sup> April 2004, proposes the removal of Condition 6 of Planning Permission S/1910/00/F which restricted the occupation of a new building within the site in association with the approved commercial use of the remainder of the site and stated that it should not be occupied as a separate unit. The reason quoted was, "The Local Planning Authority would not grant planning permission for a new building on this site other than in association with the existing commercial use of the remainder of the site."
2. The applicant wishes to let one of the older buildings towards the front of the site which is currently unoccupied. That building has a floor gross floor area of 167 square metres on two floors. The condition on the new building to the rear currently prevent this building being let separately.
3. The site is accessed from Shepreth Road, with residential properties to either side and opposite.

Planning History

4. In 2000 planning permission was granted for the erection of a B1 office building following demolition of old site buildings – **S/1910/00/F**. This application contained a condition restricting first occupation of the new building to Interglow Ltd and the condition the subject of the current application.

Planning Policy

5. **Policy P2/6** of the County Structure Plan 2003 encourages sensitive small-scale employment development in rural areas where it contributes to, inter alia, enabling the re-use of existing buildings.
6. **Policy EM10** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") permits the change of use and conversion of rural buildings to employment use provided, amongst other criteria, that the buildings are capable of reuse without materially changing their existing character or impact on the surrounding countryside and that safe and satisfactory vehicular access can be provided together with adequate space within the site for ancillary requirements such as car parking without significant detriment to the setting of the building and the landscape within which it is located.

Consultation

7. **Fowlmere Parish Council** recommends refusal. “The committee does not support the removal of this condition. Whilst not wanting to hold back potential work in the village, the committee is concerned that this is not a 3-year plan on one building, but could potentially lead to the removal of conditions from further buildings, which would subsequently turn the site into a mini industrial estate, with a larger number of vehicles exiting onto an already dangerous, small road. As PC support for the original application was based on sound planning reasons that the buildings would only be used by the owner, the Parish Council is totally against this application.”

Representations

8. 2 letters have been received objecting to the application.
9. The occupier of Frognorton, Long Lane, opposite the site states that over the years Interglow has been allowed to develop the site based on its claims that all buildings were necessary and only required to allow the development of this small local company. Somewhat surprisingly, as there were clearly other new buildings on site already surplus to requirements, the last application for building expansion was approved in 2000. It now appears that immediately following the completion of that final building, Interglow transferred all of its operations to within it, leaving a variety of supposedly essential buildings vacant. This appears to have been premeditated to open up the site for further businesses.
10. This is of great concern, as although the site is within the countryside, there are neighbouring properties which would be seriously and detrimentally affected if this intensification of the site were allowed. The proposal would undermine the quality of life of people living nearby.
11. With regard to the extra traffic that would be generated by such a change of use there are already problems caused by the current Interglow use. Any more would be intolerable.
12. The occupier of Amberley, Long Lane, to the east of the site asks that the application be resisted and refused. The site visit made to Interglow prior to the 2000 consent showed under-utilisation of buildings already constructed following demolition of previous modest farm use structures. This gave rise to concern both to the objector and Parish Council that what was constructed was actually a future industrial area, which could and would be put up for use by others other than Interglow. This was strenuously denied by the applicant at that time who said that yet another building was required only for the known needs and expansion of the one local firm.
13. It was due to these concerns and counter claims that condition 6 was finally put into the approval with the stated reason being that the Local Planning Authority would not grant planning permission for a new building on this site other than in association with the existing commercial use of the remainder of the site.
14. When sold to Interglow some years ago residents living very close to the site, including the objector, were not unduly concerned and the activities connected with the business gave minimal levels of either works noise or traffic levels on the site, and it was an employer of at least some village or local residents.

15. There is now great concern to any change being considered for even what is described as a temporary situation. Interglow on its own admission stated that it has not used its old office for at least 18 months and it seems clear that all the concerns in 2000 were correct. Interglow would have known, being an established company where its business was going at that time. Downturns in business would have been noticed and surely monitored. Unfortunately for its neighbours it would appear now to be starting on its way to a complete new level of occupation of the site that would be highly detrimental to its area, outside the village envelope and not within the spirit of Council policies.

Applicant's Representations

16. Two letters submitted by the applicant's agent in support of the application are attached as Appendices 1 and 2.

Planning Comments – Key Issues

17. The key issue to be considered when determining this application is whether it accords with Policy EM10 of the Local Plan having regard to the history of the site, the impact on the amenity of neighbouring properties and the countryside, and highway safety.
18. In my view the history of the site is of minimal importance in determining the current application. The applicant has put forward information with the application demonstrating why the building at the front of the site is currently unoccupied. Interglow still occupy the building the subject of the 2000 application.
19. In my view it is sensible to find a new user for the unoccupied floorspace. The wording of condition 6 of the 2000 consent, which did not relate directly to this building, would currently prevent its separate occupation, although it could be occupied by Interglow.
20. Given the limited floorspace involved, 167 square metres gross floor space over two floors I do not consider that its separate use for B1 purposes would have a materially detrimental affect on the amenity of adjacent dwellings or prejudice highway safety. Adequate car parking provision exists.
21. I do not consider that this proposal would materially change the character of the site or its impact on the surrounding countryside.
22. I do not consider that a condition restricting the use to a temporary period only would be justified although this consent would be taken into account should Interglow seek additional B1 floorspace on the site in the future.

Recommendation

23. That the application be approved subject to the following conditions.
1. Standard Condition A – Time limited permission (Reason A);
  2. The variation of condition hereby permitted shall relate only to the area edged red on the amended 1:2500 location plan franked 6<sup>th</sup> April 2004. Reason – For the avoidance of doubt.)
  3. The building edged red on the amended 1:2500 location plan franked 6<sup>th</sup> April 2004 shall only be used for purposes within Class B1 of the Schedule to the Town and Country Planning (use classes) Order 1987 or any equivalent Class

in any statutory instrument revoking and re-enacting that order. {Reason 39a & b}}

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - **County Structure Plan 2003: P2/6 (Rural Economy)**
  - **South Cambridgeshire Local Plan 2004: EM10 (Employment in the Countryside)**
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity including noise disturbance
  - Highway safety
  - Visual impact on the countryside
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**Background Papers:** the following background papers were used in the preparation of this report:

- County Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning Application File S/0131/04/F

**Contact Officer:** Paul Sexton – Area Planning Officer  
Telephone: (01223) 443255

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	12 <sup>th</sup> May 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/0556/04/F – FOXTON  
CONVERSION OF GARAGE TO SITTING ROOM, 42 HIGH STREET  
FOR MR AND MRS YOUNG**

**Recommendation: Approval**

Site and Proposal

1. 48 High Street is located outside of the designated Conservation Area for Foxton and is sited next door to St Laurence's Church, a Listed Building. The dwelling house sits back from the road with the garage adjacent the High Street facing South West. The dwelling is a modern brick building built as part of a residential scheme that was approved 21<sup>st</sup> April 1999 reference S/0612/98/F.
2. The application received 18<sup>th</sup> march 2004 proposes the conversion of the existing two bay garage to a sitting room. No additional floorspace is proposed.

Planning History

3. **S/0612/98/F**- 30 Dwellings and garages - Approved  
Condition 10 of which stated that garages shall not be used as additional living accommodation to ensure continued provision of off street parking in the interests of highway safety and to safeguard the amenities of adjoining occupiers.

Planning Policy

4. **Policy HG12 of the South Cambridgeshire Local Plan 2004** – (Extensions and alterations to dwellings in the framework) establishes that proposals to extend or alter dwellings should have regard to the issues of scale, design, materials and degree of impact upon the surrounding properties and street scene and avoid loss of off-street parking of the County Structure Plan 2003.
5. **P1/3 of the County Structure Plan 2003** (Sustainable Design in the Built Environment) requires a high standard of design for all new developments that responds to the local character of the built environment and details aspects of design to be considered.

Consultation

6. **Foxton Parish Council** recommends refusal.  
"The Parish Council does not feel able to recommend Approval"

Representations

7. None received

Planning Comments – Key Issues

8. The key issues in relation to this proposal are impact on street scene, neighbouring properties and whether highway safety is compromised in relation to the condition set in planning ref **S/0612/98/F**
9. *Street Scene* – The garage doors are obvious in the street scene when viewing the property from the South West elevation. The existing gable end is prominent in the street scene. Changing these to windows to match those of the existing house would improve the street scene, and the appearance of the building.
10. *Neighbour Amenity* – The dwelling house is not attached to another property and sits behind that of No. 1 Edis Way. Changing the use of the garage does not have an adverse affect on the neighbouring properties.
11. *Highway Safety* – The dwelling house has two bay single storey garages. The hard standing to the front of the property has further parking for two more cars and a turning area to be able to enter and leave in forward gear. With reference to car parking standards for dwelling houses Local Plan, appendix 7/1 ‘Standards for car parking provisions’ states that ‘average of 1.5 spaces per dwelling (up to a maximum of 2 per 3 or more bedrooms in poorly accessible areas). In this instance the dwelling house meets the criteria for parking standards and therefore addresses highway safety issues and the reason for in the decision notice dated 21<sup>st</sup> April 1999.

Recommendations

12. Approve.
  1. Standard Condition A – Time limited permission (Reason A);
  2. Sc19 –Materials to match existing (Rc19);

Informative

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable design in built development)
  - **HG12 South Cambridgeshire Local Plan 2004** (Extensions and alterations to dwellings within the frameworks)
2. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003



- Planning File reference S/0556/04/F

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control  
Committee

12<sup>th</sup> May 2004

**AUTHOR/S:** Director of Development Services

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**S/0162/04/F – GREAT SHELFORD  
ERECTION OF ADDITIONAL DWELLING AND GARAGE AT WESTFIELD HOUSE, 11  
WESTFIELD ROAD FOR MR & MRS LONGHURST-GOLDSPIK**

**Recommendation: Approval**

Site and Proposal

1. The site extends to approximately 0.16 hectares (0.41 acres) and includes No.11 Westfield Road, a two-storey render over red brick plinth dwelling with a hipped plain tile roof and a brick garage/store to the side, and its curtilage. There is a large greenhouse plus outbuildings in the rear garden. The site and surrounding land rises gently from northeast to southwest. There are a mix of hedges, fencing and the rear wall of the outbuildings along the existing side and rear site boundaries. Whilst there is a mix of single storey and two-storey dwellings in the locality, surrounding dwellings in Westfield Road and Walnut Drive are all single storey.
2. This full application, received on the 29<sup>th</sup> January 2004 and amended by plans date stamped the 25<sup>th</sup> March 2004, proposes the erection of a 4-bedroom detached bungalow faced with bricks under a hipped concrete tile roof and an attached single garage within the rear garden of the existing dwelling. The new dwelling would measure 2.5m to eaves and 6m to ridge. Access for the new dwelling would be achieved by creating a new access between Nos. 11 and 13 Westfield Road. The existing dwelling would continue to be served from the existing access. As No.11's existing garage/store would be demolished to form the new access, a new single garage for No.11 also forms part of the application. The density equates to 12.5 dwellings to the hectare. The amended plans show revisions to the design and height of the dwelling, including a 0.6m reduction in the ridge height.

Planning History

3. A planning application for the erection of an additional dwelling and garages on the site was withdrawn in April 2003 prior to determination (**S/0372/03/F**).
4. An outline application for 3 bungalows on land to the rear of 9, 11, 13 and 15 Westfield Road was refused in June 1996 for the following reasons: overdevelopment of the site; poor amenity for occupiers of the proposed dwellings; the proposed access was of insufficient width to allow two vehicles to pass; the requisite visibility splays could not be provided; lack of adequate on-site turning; and noise disturbance to occupiers of adjacent properties (**S/0705/96/O**).
5. A subsequent full application for two bungalows on land to the rear of 9, 11, 13 and 15 Westfield Road was refused in January 1997 for the following reasons: overdevelopment of the site; poor amenity for occupiers of the proposed dwellings; and noise disturbance to occupiers of No.11 Westfield Road (**S/1934/96/F**).

Planning Policy

6. Structure Plan 2003 **Policy P1/3** requires a high standard of design for all new development which responds to the local character of the built environment.
7. The site is within the village framework of Great Shelford, which is defined as a Rural Growth Settlement in Local Plan 2004.
8. Local Plan 2004 **Policy SE2** states that residential development will be permitted on unallocated land within village frameworks of Rural Growth Settlements provided that (a) the retention of the site in its present form is not essential to the character of the village; (b) the development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours; (c) the village has the necessary infrastructure capacity; and (d) residential development would not conflict with another policy of the plan. It also states that development should provide an appropriate mix of dwellings in terms of size, type and affordability and should achieve a minimum density of 30 dph unless there are strong design grounds for not doing so.
9. Local Plan 2004 **Policy HG10** states that: the design of housing schemes should be informed by the wider character and context of the local townscape and landscape; and schemes should achieve high quality design and distinctiveness.
10. Local Plan 2004 **Policy HG11** relates to backland development and states that development to the rear of existing properties will only be permitted where the development would not:
  - Result in overbearing, overlooking or overshadowing of existing residential properties;
  - Result in noise and disturbance to existing residential properties through the use of its access;
  - Result in highway dangers through the use of its access; or
  - Be out of character with the pattern of development in the vicinity.
11. Local Plan 2004 **Policy EN5** states that the District Council will require trees and hedges to be retained wherever possible in proposals for new development.

Consultations

12. **Great Shelford Parish Council** recommends refusal stating “This dwelling has the proportions of a house rather than a bungalow and as such would dominate adjacent properties. We feel the site is inappropriate for this type of development.”
13. The **Chief Environmental Health Officer** raises no objections but recommends that conditions should be attached to any approval relating to the times during the construction period when power operated machinery shall not be used, driven pile foundations and stating that no bonfires or burning of waste shall take place on site during demolition/construction except with his prior permission.
14. The **Trees & Landscape Officer** has viewed the proposal from the site and initially asked whether it would be possible to move the dwelling an additional 2-3 metres from the walnut tree in the garden of No.3 Walnut Drive. At the time of compiling this

report, he was to arrange to view the proposal from No.3. His further comments will be reported verbally.

## Representations

15. Objections have been received from the occupiers of 2, 3 and 4 Walnut Drive and 13 Westfield Road on the following grounds:
- Loss of privacy to neighbours;
  - Concern that the dwelling could be converted into a house at a later stage as the roof section appears to be large enough to accommodate several additional bedrooms and the hallway appears to be large enough to allow for stairs to be added;
  - Loss of afternoon summer sunlight to neighbours;
  - Restricted sunlight to proposed dwelling and concern this might lead to pressures to remove the preservation order on the walnut tree in the garden of No.3 Walnut Drive;
  - The building would be too close to the walnut tree in the garden of No.3 Walnut Drive and would damage its root system. The roots of the tree might also damage the foundations. There is also a walnut tree in the garden of No.4 in very close proximity to the proposed dwelling;
  - Once demolition of the garage begins, there is a strong possibility of partial collapse of the wall causing damage to No.13 Westfield Road. Special care should be taken when demolishing the garage, any damage to the wall should be made good and compensation should be paid for any damage caused to No.13 Westfield Road during construction;
  - The proposed dwelling is too large and too high and would result in an out of character overdevelopment;
  - The existing leylandii screen along the boundary with No.4 Walnut Drive gives no sunlight to No.4's main rooms and, if removed, no privacy;
  - Noise, disturbance and affect of lighting to neighbours;
  - The wildlife/birdlife in this area would be permanently disturbed by building works;
  - The proposed access is unsuitable, being too close to Westfield House and the boundary with No.13 Westfield Road; and
  - Additional parking in Westfield Road.
16. The occupiers of No.9 Westfield Road objected to the original scheme but state that they have no objections to the scheme as amended.

## Planning Comments – Key Issues

17. The key issues in relation to the application are the affect of the proposal on:
- The character of the area;
  - The amenity of neighbours;
  - The protected walnut trees; and
  - Highway safety and parking in Westfield Road.

## ***Character of the area***

18. There are examples of backland development further along Westfield Road and in-depth development along Cambridge Road (Walnut Drive). I therefore consider that the principle of erecting a dwelling on this site is acceptable in terms of the character of the area. Although 6 metres high to the ridge, the dwelling is single storey, which I

consider to be appropriate. The size/footprint of the dwelling is large but would also be acceptable in terms of the character of the area and the private amenity space provided for the occupiers of the proposed dwelling. Whilst some way below the 30 dwellings to the hectare normally required on sites within the village, as a result of the proximity of neighbours and the width of the access, I consider that the proposed density of development on the site (12.5 dwellings to the hectare) would be acceptable in this instance.

***Amenity of neighbours***

19. The proposal would have an impact on the amenity of neighbours in terms of noise and disturbance, including the use of the access by vehicles, and some overshadowing. However, subject to the imposition of a condition requiring the agreement of boundary treatments and requiring a further planning permission for any windows or openings in the roof, I do not consider that the proposal would seriously affect the amenity of neighbours in terms of loss of light or outlook, overlooking, noise/disturbance or by being unduly overbearing.

***Protected Walnut Trees***

20. At the time of compiling this report, the Trees & Landscape Officer had viewed the proposal from the site but not from No.3 Walnut Drive's rear garden. He initially asked whether it would be possible to move the dwelling a further 2-3m away from the walnut tree within the rear garden of No.3 and was to arrange to view the proposal from No.3. His further comments will be reported verbally.

***Highway and parking issues***

21. The access arrangements and parking provision (a garage plus additional parking and turning areas for the new dwelling and a garage and parking in front for No.11) for the proposed dwelling and No.11 Westfield Road would be acceptable.

***Other issues***

22. Possible damage to No.13 Westfield Road during the demolition of the existing garage and/or the construction period is a matter between the two parties, but an informative relating to the need to pay particular care during these times could be attached as an informative to any approval.

**Recommendation**

23. Subject to no objections being raised to the proposal by the Trees & Landscape Officer following his visit to No.3 Walnut Drive:
24. Approval (as amended by plans No. 964.101B, 1G, 2G and 3G date stamped the 25<sup>th</sup> March 2004) subject to the following conditions:
  1. Standard Condition A – Time limited permission (RCA).
  2. Standard Condition 5 a, e & f – Details of materials for external walls, roofs and hard surfaced areas plus finished floor levels (RC To ensure the satisfactory appearance of the development and to protect the amenity of the occupiers of neighbouring properties).

3. Standard Condition 51 – Landscaping (RC51).
4. Standard Condition 52 – Implementation of landscaping (RC52).
5. Standard Condition 60 – Details of boundary treatments (RC60 and to protect the amenity of the occupiers of neighbouring properties).
6. During the construction period ... Standard Condition 26 (0800, 0800, 1800, 1300)– Times when power operated machinery shall only be operated (RC26).
7. Standard Highway Condition D5b (2m x 2m) – Pedestrian visibility splays (RC In the interests of highway and pedestrian safety).
8. No windows or openings of any kind shall be inserted in the roof of the dwelling hereby permitted unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf (RC To protect the amenity of the occupiers of neighbouring properties).

Informatives:

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:  
  
**Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable Design in Built Development);  
**South Cambridgeshire Local Plan 2004: SE2** (Development in Rural Growth Settlements); **HG10** (Housing Design); **HG11** (Backland Development); and **EN5** (Landscaping)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity including noise, disturbance, light, overlooking and loss of light;
  - Affect on the character and appearance of the area;
  - Affect on the adjacent walnut trees and the affect of the trees' roots on the foundations of the proposed dwelling;
  - Damage to No.13 Westfield Road;
  - Affect on wildlife/birdlife; and
  - Parking in Westfield Road
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

25. During the demolition and construction period, no bonfires or burning of waste shall take place on site except with the prior permission of the Council's Environmental Health Officer in accordance with best practice and existing waste management legislation.
26. Particular care should be taken when demolishing the existing garage and during the construction period to ensure that no damage is caused to No.13 Westfield Road.
27. Should driven pile foundations be proposed, before development commences, a method statement for the construction of the foundations shall be submitted to and approved in writing by the Council's Environmental Health Officer; development shall be carried out in accordance with any approved statement.

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref. S/0162/04/F

**Contact Officer:** Andrew Moffat – Area Planning Officer  
Telephone: (01223) 443169



**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control  
Committee

12<sup>th</sup> May 2004

**AUTHOR/S:** Director of Development Services

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**S/0496/04/F – Great Shelford**  
**Installation Of Automatic Teller Machine at The Co-Op Store, 76 High Street, Great Shelford for The Co-Operative Bank**

**Recommendation: Approval**

Conservation Area

Site and Proposal

1. The application site is occupied by the Co-Op store, a two-storey brick and slate building located on the west side of the High Street. The neighbouring property to the north is set back from the road, with its driveway next to the side elevation of the Co-op. To the south is a track leading to a back-land plot, followed by Selwyn Close, a cul-de-sac of three houses.
2. The full application, submitted on 10<sup>th</sup> March 2004, seeks consent for the installation of an Automatic Teller Machine (ATM). This would be positioned to the left side of the public shop entrance next to the pavement on the High Street.

Planning History

**S/2295/02/F** – Installation of 2 Condenser Units, Approved 28/1/03

**S/1767/02/A** – Signs, Approved 23/12/02

**S/0358/01/A** – Signs, Approval 19/4/01

**S/1759/97/F** – Extension, Approval 9/2/98

Planning Policy

3. **Policy P7/6** of the Cambridgeshire and Peterborough Structure Plan 2003 requires development to protect and enhance the quality of the historic built environment.
4. **Policy EN 30 (Development In Conservation Areas)** of the South Cambridgeshire Local Plan 2004 states proposals will be expected to preserve or enhance the special character and appearance of Conservation Area. Applications which do not fit comfortably into the Conservation area will be refused.
5. **Policy SH 8 (Shop Fronts)** of the South Cambridgeshire Local Plan 2004 states proposals for alterations to existing shop fronts must be in character with the building itself and the street scene.

Consultations

6. **Great Shelford Parish Council** objects to the application stating “as the Co-op is open from 8am – 10pm where cash back facilities are available, this ATM will encourage out of shop hours use to the detriment of the amenities of adjoining residential properties. It will also lead to additional parking problems outside the Co-op”.
7. The **Conservation Manager** raises no objections to the proposal as the shop front is not of any particular design merit and the introduction of the ATM is therefore not considered to harm the Conservation Area.

#### Representations

8. Objections have been received from Nos. 27, 72 and 74 High Street, No. 2 Selwyn Close, and the Great Shelford Free Church. The main points raised are
  - Proximity to two further ATM’s within the village
  - Parking
  - Traffic and pedestrian congestion
  - The Co-op’s own cash back facility
  - Potential increase in crime
  - Out of hour disturbance
  - Litter
  - Appearance of the shop in the Conservation Area

#### Planning Comments – Key Issues

1. The key issues in relation to the application are
  - Impact on the character of the Conservation Area
  - The amenity of local residents
  - Highway safety/parking
2. The Co-Operative store is situated along the pavement edge of the High Street in the Great Shelford Conservation Area. The proposed ATM is to be situated adjacent to the main entrance into the shop. As confirmed by the Conservation Manager, the shop front has no particular design merit and the ATM would therefore not harm the appearance of the building, and nor would it be detrimental to the Conservation Area.
3. Much concern has been expressed from local residents and the Parish Council on the basis that the ATM would result in increased vehicular and pedestrian congestion. This will undoubtedly be the case. However, given that the site is located in the High Street within the commercial heart of the village, it could not reasonably be argued that the increase in activity would be detrimental to the amenities of local residents or to highway safety.
4. The proximity of the site to other ATM’s within the village is not a material planning consideration.

#### Recommendation

Approval

1. Standard Condition A – Time limited permission (Reason A).

#### Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003: P7/6** (Historic Built Environment)
  - **South Cambridgeshire Local Plan 2004: SH 8** (Shop Fronts), **EN 30** (Development In Conservation Areas)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Proximity of further ATM's
  - Traffic and pedestrian congestion
  - Potential crime increases
  - Appearance of the Conservation Area
  - Litter
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file ref S/0496/04/F

**Contact Officer:** Andrew Moffat – Area Planning Officer  
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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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<b>REPORT TO:</b>	Development and Conservation Control Committee	12 <sup>th</sup> May 2004
<b>AUTHOR:</b>	Director of Development Services	

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**S/0603/04/O – HASLINGFIELD  
ERECTION OF TWO DWELLINGS FOLLOWING DEMOLITION OF EXISTING DWELLING  
24 CHURCH STREET FOR GODFREY AND HICKS BUILDERS LTD.**

**Recommendation: Approval**

Members of Committee will visit the site on Monday 10<sup>th</sup> May 2004

Site and Proposal

1. The 0.18 hectare site has a frontage of approximately 45m and narrows to approximately 25m to the rear. Number 24 is a bungalow that sits in the centre of the site set approximately 10m back from Church Street. The Conservation Area boundary lies some 30m to the south.
2. To the north of the site, the adjacent property is a 1½ storey dwelling with two windows at first floor level that look into the site.
3. To the south is a two storey dwelling with no windows in the side elevation facing the site.
4. There is a mature hedge on the front boundary and a number of ornamental trees positioned within the site.
5. The Outline application, received 23<sup>rd</sup> March 2004, proposes the erection of two dwellings following the demolition of the existing bungalow. Matters of siting, design, means of access and landscaping are reserved.

Planning History

6. S/0188/00/F – Double Garage – Approved 30<sup>th</sup> March 2000

Planning Policy

7. **Policy P1/3** (Sustainable design in built development) of the County Structure Plan 2003).  
**Policy SE4** (List of Group villages) of the South Cambridgeshire Local Plan 2004 ("The Local Plan"). Development should, amongst other criteria, be sensitive to the character of the village, local features of landscape or ecological importance and the amenities of neighbours.  
**Policy EN5** (The Landscaping of New Development) of the Local Plan  
**Policy HG10** (Housing Mix and Design), of the Local Plan  
**Policy CS2** (Water resources) of the Local Plan  
**Policy CS3** (Foul and Surface Water Drainage) of the Local Plan

Consultation

8. **Haslingfield Parish Council** recommends refusal. It states:  
"We could not consider this proposal without more detailed information".
9. **Chief Environmental Health Officer** is concerned that problems could arise from noise during the period of demolition and construction. He suggests conditions to overcome these.
10. **Local Highway Authority** states: "I have assumed that frontage plots are proposed each with an access. Development of the site will require the front boundary enclosure to be regularised to realign the boundary to omit the severe narrowing of the verge which is likely to restrict visibility to any access. Any new access should not be immediately opposite Wells Close". Conditions are suggested relating to gates, turning and parking areas and visibility splays.

Representations

11. No representations have been received.

Planning Comments – Key Issues

12. The key issues are the impact of the development on the street scene, the amenity of occupiers of nearby properties and highway safety.
13. **Street scene**  
  
The site frontage of 45m, if divided into two plots, would give approximately 22.5m for each plot. The narrowing of the site to approximately 25m at the rear is unfortunate but in my view it would still be possible to divide the site in such a way that each plot would have sufficient garden space so that neither would appear cramped or out of character with the pattern of development in the vicinity. Plots to the north have frontages of some 15 metres. No 14 to the south has a frontage of some 22 metres. The detail of the plot division would form part of a Reserved Matters application.
14. The density of the development is just over 11 to the hectare. Haslingfield is a group village where there is no minimum density requirement and in my view any more than two dwellings on this site would be visually unacceptable in the street scene.
15. The curvature of the road and, subsequently the building line, may make it desirable to set the northernmost dwelling slightly forward of the southernmost to retain the character of the street scene. The angle of the northern site boundary would also suggest that the northernmost dwelling is set in a more forward position (but not any further forward than the property to the north). This will be a matter for a detailed submission.
16. There are a number of trees on site that are mostly small and ornamental. In my view the loss of some of these is inevitable. It would be desirable, at the detailed submission stage, for as much of the existing planting to be retained as far as is possible.
17. **Amenity**

The property to the north is 1½ storey and has two windows at first floor level in its south elevation facing the site. It will be necessary for any detailed submission to

respect the privacy of the occupiers of this property and the new property through consideration of appropriate design. It may be necessary for the northernmost dwelling to be either single storey or have a single storey element adjacent to this property.

18. The property to the south of the site is a house that has no windows at first floor level in its northern elevation. It should therefore be possible to erect a dwelling on the southern half of the site that will not result in any significant loss of privacy or be unduly overbearing to the occupiers of this property.

19. **Highway safety**

The existing point of access has good visibility with the footway and the road despite the slight curve of the road. I see no reason why an additional dwelling would necessarily result in a danger to highway safety although consideration should be given to the precise location of an additional access, if proposed, due to the position of the junction of Wells Close opposite. The Local Highways Authority has not object subject to safeguarding measures. These are matters for a detailed submission.

20. **Parish Council Comments**

The Parish Council is concerned that there is insufficient information to enable it to consider the proposal. The application is in Outline with all matters reserved. The site does not lie within the Conservation Area and the Local Planning Authority cannot insist on the submission of further details. In my view there is sufficient information to consider the proposal i.e. the *principle* of erecting two dwellings on the site.

Recommendation

Approval with the following conditions:

1. Standard Condition B (Reason B)
2. SC1 a, b, c and d Reserved Matters (RC1)
3. No development shall commence until details of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.  
(Reason – To ensure that visually the development accords with neighbouring buildings and to ensure that the development is not incongruous and does not harm the character or appearance of the adjacent Conservation Area in accordance with Policies SE4 and HG10 of the South Cambridgeshire Local Plan 2004.)
4. Any application for Reserved Matters shall include precise details of both the existing provision for surface water drainage and foul sewage disposal and the proposed method of surface water drainage and foul sewage disposal. No development shall commence until these details have been approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.  
(Reason – To ensure satisfactory drainage of the site and satisfactory disposal of foul sewage from the site in accordance with the requirements of Policies CS2 and CS3 of the South Cambridgeshire Local Plan 2004.)

5. Details of the treatment of all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the work completed in accordance with the approved details before the buildings are occupied or the development is completed, whichever is the sooner.  
(Reason – To protect the amenities of the adjoining properties and to ensure that the appearance of the site does not detract from the character of the area, in accordance with the requirements of Policies SE4 and HG10 of the South Cambridgeshire Local Plan 2004)
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.  
(Reason – To enhance the quality of the development and to assimilate it within the area in accordance with the requirements of Policies SE4, EN5 and HG10 of the South Cambridgeshire Local Plan 2004)
7. No power operated machinery shall be operated on the premises during the period of demolition and construction, before 08.00hrs on weekdays and 08.00hrs on Saturdays nor after 18.00hrs on weekdays and 13.00hrs on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.  
(Reason - To minimise noise disturbance to adjoining residents during the demolition and construction process)

#### Informatives

1. All new buildings that are to be used by the public must, where reasonable and practicable, be accessible to disabled persons and provide facilities for them.  
  
The applicant's attention is therefore drawn to the requirements of Section 76 of the Town and Country Planning Act 1990 and the Building Regulations 2000 (as amended) with respect to access for disabled people.
2. The applicant's attention is drawn to the requirements of the Party Wall etc. Act 1996 if works are proposed to a party wall.
3. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
4. During demolition and construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.



Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - **South Cambridgeshire Local Plan 2004: SE4** (List of Group villages), EN5 (The Landscaping of New Development), HG10 (Housing Mix and Design), CS2 (Water resources), CS3 (Foul and Surface Water Drainage).
2. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file ref S/0603/04/O

**Contact Officer:** Nigel Blazeby – Senior Planning Assistant  
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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control  
Committee

12<sup>th</sup> May 2004

**AUTHOR/S:** Director of Development Services

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**S/0277/04/F - IMPINGTON  
ERECTION OF DETACHED DWELLING AT SYCAMORE GREENS, 20 THE CRESCENT  
FOR MR AND MRS ISON**

**Recommendation: Refusal**

Members will visit the site on the 10<sup>th</sup> May 2004.

Site and Proposal

1. The site is located on the corner of Cambridge Road and The Crescent, Impington. The site has been cleared and is at present surrounded by a 1.6 metre high hedge.
2. This full planning application, received on the 13<sup>th</sup> February 2004 proposes the erection of a one and a half storey, 4 bedroom dwelling and erection of a detached garage. The proposed dwelling fronts on to The Crescent with access provided in the northwestern corner of the site. The footprint of the proposed dwelling measures 13.2 metres in length 8.4 metres in width. While the ridge height of the dwelling measures 7.6 metres in height, the dwelling has being deigned in a chalet bungalow style, with lowered eaves with a two storey front projecting feature that faces The Crescent. The dwelling is set back 5.1 metres from Cambridge Road and 2.6 metres from The Crescent. It was proposed that the detached double garage be sited in the northwestern corner of the site, the ridge height of which measures 6.4 metres in height.
3. The application was amended on the 13<sup>th</sup> April 2004. The amendment included the lowering of the ridge height of the dwelling by 0.6 metres to 7.1 metres, a reduction of 1.4 metres in the length and 1.1 metres in height of the front facing, two-storey projection and the re-siting of the dwelling, now located an additional metre away from Cambridge Road, (6.1 metres). The detached garage has also been reduced to a single bay, the ridge height of which now measures 4.4 metres in height.
4. The density equates to 18.52 d.p.ha.

Planning History

5. Outline planning consent was allowed at appeal for the erection of a dwelling in 1987 reference **S/2473/87/O**. Outline consent was again granted in 1991 for the erection of a dwelling, **S/1247/91/O**. This consent was renewed in 1994, (**S/0932/94/O**), 1997, (**S/0477/97/O**) and 2000, (**S/0976/00/O**).
6. A planning application for the erection of two-storey, flat roof dwelling was withdrawn in 2003, reference **S/1654/03/F**.
7. Planning permission was granted in 2003 for the temporary siting of a mobile home reference **S/2207/03/F**.

Planning Policy

8. **Policy SE2 'Rural Growth Settlements'** of the South Cambridgeshire Local Plan 2004 defines Impington as a Rural Growth Settlement in which residential development will be permitted on unallocated land providing the development meets with the criteria of this and other policies included within the Local Plan.
9. **Policy Impington 3** of the South Cambridgeshire Local Plan 2004 states that within the vicinity of the windmill the subdivision and infilling of large residential plots will be considered on their individual merit and within their context. The impact of development on the character of the area will be carefully considered.
10. **Policy P1/3 'Sustainable Design in Built Development'** of the Cambridgeshire and Peterborough Structure Plan 2003 states that a high standard of design and sustainability should be adopted for all new forms of development.

Consultations

11. **Impington Parish Council** recommended refusal of the plans as originally submitted on the grounds of over development, lack of private space and excessive bulk and scale in the context of surrounding dwellings. At the time of writing the report no comments had been received from the Parish Council with regard to the amended plans. It had however been confirmed verbally that the Parish Council would be in support.
12. **Chief Environmental Health Officer** – No objection but suggested any approval be conditioned to limit problems that may arise from noise during construction.

Representations

13. An email has been received from No 18 Cambridge Road, supporting the application as originally submitted.

Planning Comments – Key Issues

14. The key issues to consider in respects of this application are the impact of the proposed dwelling on the residential amenities of nearby properties and the impact of the development on the character and appearance of The Crescent and Cambridge Road.
15. This proposal was the subject of lengthy pre-application discussions; the details of which were altered when the application was initially submitted. Objections were raised to the increased size and bulk of both the dwelling and garage and the siting of the property with regard to The Crescent and Cambridge Road.
16. While the application has been amended, the proposed alterations have not sufficiently addressed the above concerns. The reduced height and bulk of the dwelling now ensure that the dwelling is of a similar height to the adjacent property, No 18 Cambridge Road. The shallower pitch has however resulted in the dwelling appearing squashed and less well proportioned. While the dwelling is now set back an additional metre from Cambridge Road, it is still set forward of the adjacent property No 18 by 2 metres. When viewed from with Cambridge Road, a gap of just 2.8 metres, (approx) is to be retained to the single storey side extension of the neighbouring property also. Given the height and mass of the proposed dwelling it is

therefore considered that the proposed would result in an overly dominant and cramped form of development when viewed from within Cambridge Road.

17. With regard to the other site frontage, the length and height of the dwelling still appears disproportionately large given the size of the site. The design of the dwelling incorporates some of the design features common to nearby properties located within the Crescent. These surroundings properties are generally large two storey buildings and are set within equally large grounds. The area of this site is significantly less than others within The Crescent. This is not reflected in the design of the proposed dwelling.
18. When the outline consent for a dwelling was renewed in 2000, given the prominent views that are provided of this corner site, a condition was placed on the approval stating that the dwelling should be single storey only. While a chalet bungalow style design has been adopted, the proposed dwelling is not single storey.
19. The proposed dwelling that measures 13.2 metres in length extends across more than, 1/3 of the 36 metre wide site, leaving insufficient undeveloped space. The reduced size and height of the garage has resulted in additional open space being provided on the site. It is however still considered that the proposed dwelling will appear cramped when viewed against the more spacious plots located within The Crescent. The proposed dwelling is also to be erected within close proximity of the site boundary, set just 2.6 metres back from the highway boundary. This further increases the prominence of the building within the street scene further exacerbating the cramped and over developed appearance. These characteristics are not common to the Crescent and if approved would fail to respect the character and appearance of the street. The poorly designed front projection and many dormers increases the prominence of the proposed when viewed from within the street and further adds to the intrusive nature of the dwelling.
20. While the proposed dwelling is located within close proximity to No 18 Cambridge Road, the rear facing dormers do not raise concerns of overlooking. These openings serve two bathrooms and look out over the neighbour's extension only. The site is located to the north of No 18 and therefore the proposed also does not raise concerns of overshadowing. Sufficient separation is to be maintained to the other adjacent property, 18 The Crescent.

#### Recommendation

21. Refusal as amended by the drawings 1C, 2C, 3C, 4C and 5C, franked the 13<sup>th</sup> April 2004.

The proposed dwelling by reason of its size, bulk and design would represent a disproportionately large, and overly dominating feature that fails to respect the character and appearance of the local built environment. Furthermore, the proposed building line of the dwelling, built within close proximity of both road frontages, (Cambridge Road and The Crescent), and the height and mass of the front projecting gable and many dormer windows increases the prominence and the subsequent intrusive nature of the proposed.

The proposed development is therefore contrary to Policy SP1/3 of the Cambridgeshire and Peterborough Structure Plan and Policy SE2 and Impington 3 of the Local Plan 2004.

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref: S/0277/04/F

**Contact Officer:** Paul Belton –Planning Assistant  
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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

**REPORT TO:** Development and Conservation Control  
Committee

12<sup>th</sup> May 2004

**AUTHOR/S:** Director of Development Services

**S/0468/04/F – GREAT AND LITTLE CHISHILL  
ERECTION OF 2 TIMBER SEASONING STORAGE BUILDINGS AT MILESTONE FARM,  
BARLEY ROAD FOR WHIPPLETREE HARDWOODS**

**Recommendation: Refusal**

Site and Proposal

1. The site measures 1.28 hectares (3.2 acres) and forms part of a field adjacent to the existing Whippletree Hardwoods timber yard which comprises two storage buildings, an office and open storage. The existing site is bounded by a 5m wide landscaping belt with trees up to approximately 5-6m in height. The site falls to the west/away from the existing yard. There is a bridleway approximately 100m to the northwest of the site.
2. This full application, registered on the 5<sup>th</sup> March 2004, proposes the erection of 2 buildings for timber seasoning. Each building would measure 60.0m x 13.7m and would measure 5.2m to eaves and 7.6m to the ridge. The facing materials would be dark green sheeting over blockwork with a cement sheeting roof. Access to the site would be from Barley Road through the existing yard. Perimeter planting of the site is proposed. A letter from the applicant submitted as part of, and in support of, the application is attached as an appendix.

Planning History

3. There is no planning history on the application site.
4. The following applications relate to the existing, adjacent site:
  - S/1387/01/F Replacement Storage Building and Hardstanding – Approved
  - S/2067/99/F Change of Use of Land into Yard Space and Open Storage – Approved
  - S/0903/99/F Office Building and Hardstanding – Approved
  - S/1577/97/F Construction of Hardstanding – Approved
  - S/0639/97/F C/U of Land from Agricultural to Timber Drying and Storage – Approved
  - S/1403/96/F Drying Shed for Seasoning of Timber – Approved
  - S/0661/93/F Timber Drying Units and Enclosure – Approved
  - S/0696/92/F C/U of redundant farm buildings to industrial/storage purposes – Approved

Planning Policy

5. The site is within the countryside and the East Anglian Chalk Landscape Character Area as defined in the Local Plan 2004. By road, it is approximately 4.5km from the edge of Great Chishill village, 2km from the edge of Barley village, 4.5km from the edge of Melbourn village, 4km from the edge of Fowlmere village and 6.5km from the edge of Royston.

6. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 states that development will be resisted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.
7. **Policy EM7** of the South Cambridgeshire Local Plan 2004 supports the expansion of existing firms, but only "WITHIN VILLAGE FRAMEWORKS OR ON SUITABLE BROWNFIELD SITES NEXT TO OR VERY CLOSE TO VILLAGE FRAMEWORKS".
8. **Policy EN1** states that planning permission will not be granted for development which would have an adverse effect on the character and local distinctiveness of Landscape Character Areas.

#### Consultations

9. **Great and Little Chishill Parish Council** recommends approval provided natural screening is maintained.
10. **Chief Environmental Health Officer** raises no objections.
11. **Environment Agency** recommends a condition relating to pollution control, including surface water drainage, is attached to any approval.
12. **North Herts D.C.** has been consulted as a neighbouring authority. Any comments received will be reported verbally.

#### Representations

13. None.

#### Planning Comments – Key Issues

14. **The Key Issues in relation to this application are:**
  - **The proposed development in terms of countryside policies; and**
  - **The impact of the development on the visual amenities of the countryside and the Landscape Character Area.**

#### ***Countryside Policies***

15. The application relates to a greenfield site in open countryside 2km from the nearest settlement. The timber to be stored in the buildings is sourced from all over the country rather than a local/adjacent forest or plantation and the use is essentially commercial/storage rather than forestry. Whilst I can understand why the applicants would want to expand onto this site, the use could equally be accommodated on an industrial estate or within a complex of redundant agricultural storage buildings rather than requiring the erection of new buildings in the countryside. During pre-application discussions, I suggested that any submission should be accompanied by an explanation as to why further space is essential and why it is essential that it is provided on this site (ie. why alternative/additional premises, including the many large redundant agricultural buildings in the area – especially those whose accesses rule out an intensive use – could not be used). In my opinion, the letter submitted as part of the application does not demonstrate that the erection of the proposed new buildings is essential in this particular rural location. In my opinion the proposal does not therefore meet the requirements of Structure Plan Policy P1/2 which states that development will be resisted in the



countryside unless the proposals can be demonstrated to be essential in a particular rural location.

***Visual impact***

16. Furthermore, the erection of two 60.0m x 13.7m x 7.6m high storage buildings on this site would seriously detract from the visual amenities of the countryside and the East Anglian Chalk Landscape Character Area. The buildings would be clearly visible from Barley Road, particularly when approaching from the south, and from the bridleway which runs east-west to the northwest of the site. Over time, appropriate landscaping could reduce the impact of the buildings on the countryside but, by virtue of their size and height, the buildings would still be very conspicuous.

***Other matters***

17. As Members will see from the planning history, the Local Planning Authority has supported the applicants over the years. However, for the reasons set out above, I cannot support this application. The application forms indicate that the proposal would provide 3 more jobs, albeit away from any settlements. This would not outweigh the harm identified above.

Recommendation

REFUSAL

1. The site is an undeveloped site in open countryside and is 2km from the nearest settlement. The Local Planning Authority is not satisfied that this countryside location is essential for the proposed development. The proposal is therefore contrary to Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 which states that development will be resisted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location; and the aims of Policy EM7 of the South Cambridgeshire Local Plan 2004 which supports the expansion of existing firms, but only if they are within village frameworks or on suitable brownfield sites next to or very close to village frameworks.
  2. Furthermore, the erection of two 60.0m x 13.7m x 7.6m high storage buildings on this site as proposed would seriously detract from the visual amenities of the countryside and the East Anglian Chalk Landscape Character Area. The proposal is therefore contrary to South Cambridgeshire Local Plan 2004 Policy EN1 which states that planning permission will not be granted for development which would have an adverse effect on the character and local distinctiveness of Landscape Character Areas.
18. **Background Papers:** the following background papers were used in the preparation of this report:
    - South Cambridgeshire Local Plan 2004
    - Cambridgeshire and Peterborough Structure Plan 2003
    - Planning file Ref. S/0468/04/F

**Contact Officer:** Andrew Moffat – Area Planning Officer  
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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**


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REPORT TO:	Development and Conservation Control Committee	12 <sup>th</sup> May 2004
AUTHOR/S:	Director of Development Services	

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**S/0165/04/F - LINTON  
BUNGALOW (REVISED DESIGN) – PLOT 1, LAND OFF GRANTA VALE FOR BENNETT  
PLC**

**Recommendation: Approval**

Site and Proposal

1. The application site is a 0.056 hectare (0.14 acre) plot of land located on the west side of Granta Vale, approximately 35 metres south of its junction with the High Street. The land slopes downwards from north to south. Beyond the site to the south, and across Granta Vale to the east, are detached bungalows whilst to the north is a 2 single storey dwelling that fronts onto the High Street (No.142). The plot forms part of a larger site that extends beyond the western boundary and upon which there is an extant planning consent for 5 detached bungalows. 1 of the approved bungalows (Plot 1) occupies the same plot as the present application site.
2. The full application, submitted on 29<sup>th</sup> January 2004, seeks to erect a bungalow on the site. The proposal involves a variation to the previously approved Plot 1 dwelling type. Permitted development rights were removed on this plot and the proposed alterations to the design of the property have therefore had to be submitted as this separate application rather than considered as amendments to the previously approved scheme.
3. The proposed bungalow is a 4-bedroom detached dwelling with a ridge height of 5.2 metres (2.3 metres to eaves). It fronts onto Granta Vale although the attached double garage faces to the rear/west with vehicular access being gained via a shared driveway to the north that serves this plot as well as the remainder of the approved development site. The bungalow is approximately 0.5 metres wider, 0.5 metres deeper and 1 metre closer to the road/frontage of the site than the previously approved dwelling. No increase in either the ridge or eaves heights is proposed. The density of this plot equates to 18 dwellings/hectare.

Planning History

4. **S/1017/01/F** – Consent granted for 5 bungalows following the demolition of the existing bungalow at 140 High Street

Planning Policy

5. The site lies within the village framework. Linton is identified within **Policy SE2** of the South Cambridgeshire Local Plan 2004 as a Rural Growth Settlement. In such locations, the policy states that residential development and redevelopment will be permitted on unallocated land providing:

- The retention of the site in its present form is not essential to the character of the village;
  - The development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours;
  - The village has the necessary infrastructure capacity.
6. In addition, the policy states that development should provide an appropriate mix of dwellings in terms of size, type and affordability and should achieve a minimum density of 30 dwellings per hectare unless there are strong design grounds for not doing so.
7. **Policy P1/3** of the County Structure Plan generally stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.

#### Consultations

8. **Linton Parish Council** objects to the application stating:
- The proposed height of the new dwelling should be no more than 4.5 metres, in line with height of other dwellings on this development;
  - Any permission granted should be conditioned to remove permitted rights of development within the loft space for the future; this is to ensure continuity with planning approval for S/1017/01/F;
  - Councillors are concerned that this dwelling is shown with frontage onto Granta Vale and consider that this will encourage parking outside the property on Granta Vale itself which is a very narrow road;
  - Should parking occur, this will severely restrict access to dwellings opposite which require a turning circle into their own narrow accesses;
  - Councillors consider the aspect of this dwelling should be reversed in order that all frontages are within the development itself.
9. **The Chief Environmental Health Officer** raises no objections.

#### Representations

10. Letters of objection have been received from 2 local residents, No.1 Granta Vale and No.132 High Street. The main points raised are:
- The bungalow would obstruct the view of green space and woods from 132 High Street;
  - The proximity of the bungalow to the frontage of the plot would result in a loss of privacy to the occupiers of 1 Granta Vale;
  - The proposal is out of keeping with the character of Granta Vale;

- Any type of access facing Granta Vale could cause congestion off the already narrow road.

Planning Comments – Key Issues

11. The key issues in the consideration of this application are:
  - Impact upon character of the area;
  - Residential amenity;
  - Parking and highway safety issues
12. The principle of erecting a dwelling on this site has previously been established within the approved 5 bungalow scheme. It is therefore necessary to consider how the details of the proposed bungalow differ to that previously approved and the consequential impact of such changes.
13. The Parish Council has objected to the height of the proposed dwelling, stating that it should be “no more than 4.5 metres high in line with the height of other dwellings on the development.” I would estimate that the existing dwellings within Granta Vale are lower than the bungalow proposed on the site. However, the property that was previously approved on this site was 5.2 metres high, ie, the same height as the dwelling currently proposed. Given that this application does not seek to increase the height of the building and given that the existing consent can still be implemented, it would be unreasonable to require the height of the dwelling to be reduced as requested. The previous consent did require details of finished floor levels to be agreed prior to development commencing in order to ensure that the development would not be obtrusive given the sloping nature of the site. It would be necessary to reapply this condition.
14. I do not consider the proposed slight increase in the depth or width of the dwelling to materially alter its impact upon the street scene and/or the amenities of adjoining residents. The owners of No.1 Granta Vale have objected to the application on the basis that the bungalow would be sited closer to the road and adversely affect their privacies. The front of the new dwelling would be sited just 14 metres away from habitable rooms within the front/west elevation of 1 Granta Vale. However, there is a 2.5 metre high hedge directly along the roadside frontage of No.1 that would prevent any overlooking between opposing windows. Notwithstanding this, the fact that the affected windows face towards the road means that they enjoy low levels of privacy compared to rear/garden facing windows. On this basis, resiting the proposed dwelling 1 metre closer to the Granta Vale frontage of the site would not unduly harm the amenities of No.1 Granta Vale.
15. The Parish Council has objected to the orientation of the dwelling, stating that it should face into the site. The dwelling previously approved on this site fronted onto Granta Vale with habitable windows facing towards the road, as per the current application. As such, it would again be unreasonable to raise any objections to the application on this basis.
16. The parking and highway safety implications of the overall development were considered as part of the previous application, with no objections being raised by the Local Highways Authority. The current application raises no new highway safety issues.

17. Finally, the previously approved application site included a strip of land to the north that was to be landscaped and retained as the garden area to Plot 1. Following the granting of permission, the applicants sought to exclude this land from the site area. This was agreed as a formal amendment subject to a Section 106 Agreement to secure the future maintenance of the land as public open space. Should Members be minded to grant consent for the application, it would need to be subject to the same Agreement.

#### Recommendations

18. Approval subject to the following conditions:
1. ScA – Time limited permission (RcA);
  2. Sc5a – Details of materials for external walls and roofs (Rc5a(ii));
  3. Sc5e – Details of finished floor levels (Rc5e);
  4. Sc51 – Landscaping (Rc51);
  5. Sc52 – Implementation of landscaping (Rc52);
  6. Sc21 – Withdrawal of permitted development rights in respect of Part 1 (Development within the curtilage of a dwellinghouse), Classes A, B and E (Rc21a and c...consequent harm to the amenities of neighbours);
  7. Highways Para C2 (Rc10);
  8. The garage, hereby permitted, shall not be used as additional living accommodation (and no trade or business shall be carried on therefrom) (Reason – To ensure the continued provision of off-street parking space in the interests of highway safety and to safeguard the amenities of adjoining occupiers);
  9. During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions. (Reason – To protect the occupiers of adjoining properties from noise.)

#### Informatives

##### Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable design in built development);
  - **South Cambridgeshire Local Plan 2004: SE2** (Development in Rural Growth Settlements);
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity
  - Highway safety/congestion
  - Visual impact on the locality

3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

General

1. This permission is subject to a Section 106 Agreement attached to file ref: S/1017/01/F dated 13<sup>th</sup> March 2003

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- File refs: S/0165/04/F and S1017/01/F

**Contact Officer:** Andrew Moffat – Area Planning Officer  
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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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<b>REPORT TO:</b>	Development and Conservation Control Committee	12 <sup>th</sup> May 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/0383/04/F – MELBOURN  
CHANGE OF USE OF FIRST FLOOR FLAT TO OFFICES/STORAGE, STAFF TRAINING  
ROOM AND REST ROOM TO BE USED IN ASSOCIATION WITH EXISTING  
HAIRDRESSING SALON, 5A MORTLOCK STREET, FOR J YOUNG**

**Recommendation: Approval**

Adjoining Conservation Area

Site and Proposal

1. No5A Mortlock Street, Melbourn is a semi-detached property to the north west of Mortlock Close. The ground floor of the building is used as a hairdressing salon. The first floor of the building is currently used as a flat but was previously an office. The site has car parking to the rear, which is accessed from Mortlock Close.
2. This full application, registered on 26<sup>th</sup> February 2004, proposes the change of use of the first floor flat to offices/storage, a staff training room and rest room to be used in association with the existing hairdressing salon. The first floor has a total floor area of 55sqm. One parking space is allocated to serve the first floor of the building in the car park to the rear. The application form states that no additional persons will be employed as a result of the proposal.

Planning History

3. Planning consent was granted for the change of use of the ground floor of the building from offices to a hairdressing salon in 2002 – **S/1692/02/F**
4. Planning consent was granted for the change of use of the ground floor of the building to offices and the first floor to a flat in 2000 – **S/0257/00/F**

Planning Policy

5. **Policy EM6** of the South Cambridgeshire Local Plan 2004 (“The Local Plan”) states that within village frameworks planning permission will be granted for small scale office development provided that there would be no adverse impact on residential amenity, traffic conditions, village character and other factors and; where the development would contribute towards a greater range of local employment opportunities, especially for the semi-skilled or unskilled.
6. **Policy TP1** of the Local Plan restricts car parking to the maximum levels set out in appendix 7/1 of the plan. In respect of non-food shops this maximum provision is 1 space per 20sqm and 1 per 25sqm for office use.

Consultation

7. **Melbourn Parish Council** recommends refusal. "This application effectively doubles the floor area of the business with the addition of only one car parking space. The size of the training area alone suggests that a large increase in staffing, with the probability that it will be used for retail purposes as part of and in addition to training. This also has implications for future customer/model car parking requirements and traffic movement close to the Primary School.

Representations

8. None received.

Planning Comments – Key Issues

9. The key issues to be considered with this application is whether the use of the first floor of the building as proposed would have an adverse impact on residential amenity and traffic conditions.
10. The first floor of the building is currently used as a flat and before that as offices. I consider that the principle of this use, in association with the ground floor salon is acceptable. The proposed office and rest room both have a floor area of approximately 12sqm. The training room has a floor area of 26.5sqm.
11. I have written to the applicant requesting more detailed information on the proposed training room and in particular querying whether the use will involve additional persons visiting the premises. Only one additional parking space is available to serve the first floor, making a total of 6 for the building as a whole. In my view the maximum car parking provision that could be required under the Council's current car parking standards is 7. Given that the applicant intends to use the first floor in association with the existing ground floor use and states that no additional persons will be employed I am not satisfied that there are sufficient grounds to refuse the application on the grounds of inadequate parking provision
12. I will report the applicant's response to my letter verbally, but unless it highlights a need for additional car parking provision that cannot be met and that such deficiency would be detrimental to the amenity of neighbouring properties or highway safety I will recommend that the application be approved.
13. The proposed use will not harm the adjoining Conservation Area, to the north west.

Recommendations

14. That the application be approved subject to the following conditions:
1. Standard Condition A – Time limited permission (Reason A);
  2. The use of the first floor of the building hereby permitted shall be restricted to an office, rest room and training room in association with the approved ground floor use of the building as a hairdressing salon. (Reason to ensure the provision of adequate off-street car parking provision)

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - (a) County Structure Plan 2003: **None**

- (b) **South Cambridgeshire Local Plan 2004: EM6** (New Employment at Rural Growth and Limited Rural Growth Settlements),  
**TP1** (Planning for More Sustainable Travel)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
- Residential amenity
  - Highway safety
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref. S/0383/04/F

**Contact Officer:** Paul Sexton – Area Planning Officer  
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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	12 May 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/0361/04/F – GRAVELEY  
ERECTION OF WORKSHOP/WELFARE BUILDING AT HILLCREST FARM, TOSELAND  
ROAD, FOR INTERVET UK LTD.**

**Recommendation: Approval**

Departure Application

Site and Proposal

1. Hillcrest Farm comprises land and a collection of buildings and structures on two sites on either side of Toseland Road, to the south-west of the village of Graveley. It is occupied by Intervet UK Ltd, a company involved in research into animal vaccines. This company has occupied this site for the past two decades.
2. Along the southern boundary of the site is public footpath No. 11 Graveley. Along the front property boundary is a roadside hedge, with tree screening along the north-east property boundary. Fields adjoin the site to the south and west.
3. This full application received on 25 February 2004 proposes the erection of a workshop/welfare building measuring 5.4m in width, 19.7m in length and with a ridge height of 4.6m. The proposed building will be clad in dark green metal sheeting, with pale green metal sheeting used on the roof. The building will be sited on a grassed area in proximity to other buildings of similar appearance on the site. The building is setback some 26m from Toseland Road and to the north of an existing vehicular track on the site.

Planning History

4. Members may recall that at the Development and Conservation Control Committee on 7<sup>th</sup> April 2004 a proposed amendment for a research building, standby generator and sub-station enclosure on the same site was approved.
5. Several applications for the erection of animal buildings for use in connection with Intervet have been permitted over the years. In 1997 a retrospective application for the erection of a barn for housing animals with a ridge height of approximately 6m was refused because of its adverse impact on the landscape (Ref: S/0464/97/F) (Please note: the site was identified as an Area of Best Landscape in the 1993 Local Plan). This building was subsequently approved at appeal, with the Inspector considering that landscaping could adequately screen the building.

Planning Policy

6. The site lies within the countryside, where new development is restricted by Policy 1/2 of the Cambridgeshire and Peterborough Structure Plan 2003, unless it can be demonstrated to be essential to a particular rural location.

7. **Policy 1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design and sustainability for all new developments.
8. **Policy 2/6** of the Cambridgeshire and Peterborough Structure Plan 2003 states small scale employment development in rural areas will be facilitated where it supports new and existing business and research and technology clusters and helps maintain the vitality of rural areas.
9. **Policy 7/4** of the Cambridgeshire and Peterborough Structure Plan 2003 outlines that development must relate sensitively to the local environment and contribute to a sense of place, identity and diversity of landscape character areas.
10. **Policy EM4** of the South Cambridgeshire Local Plan: Adopted 2004 outlines that proposals for the expansion of existing research establishments will normally be permitted, providing the development is occupied by organisations whose primary purpose is research, and that these organisations are required in the national interest to be located close to existing major establishments in related fields. This policy adds that where there is any conflict between such proposals and policies in the Local Plan, this conflict needs to be outweighed by evidence of need in the national interest.
11. **Policy EN1** of the South Cambridgeshire Local Plan: Adopted 2004 specifies that planning permission will not be granted for development which would have an adverse effect on the character and local distinctiveness of Landscape Character Areas.
12. **Policy EN3** of the South Cambridgeshire Local Plan: Adopted 2004 requires new development within the Countryside to be of appropriate scale, design and layout; materials; and landscaping works to the particular 'Landscape Character Area' and reinforce local distinctiveness wherever possible.
13. **Policy EN6** of the South Cambridgeshire Local Plan: Adopted 2004 requires trees to be retained wherever possible in proposals for new built development.
14. **Policy ES6** of the South Cambridgeshire Local Plan: Adopted 2004 specifies that the District Council will seek, by means of appropriate planning conditions, to minimise the impact of noise and pollution on noise-sensitive development arising from any new industrial, commercial or recreational activities.

#### Consultation

15. **Graveley Parish Council** – Recommendation of refusal.
  - a) “No screening proposed. On previous application screening has been recommended but not carried out successfully.
  - b) Concern over increased encroachment further into village.
  - c) Transport – damage to grass verges on entrances.”
16. **Cambridgeshire Fire and Rescue Service** – No objection. The Fire Authority is of the opinion that additional water supplies for firefighting are not required.
17. **Environment Agency** – No objection, subject to a recommended condition of consent requiring a scheme of pollution control.

18. **Chief Environmental Health Officer** – No objection from an environmental health stand point, subject to a recommended condition of consent requiring details of the location and type of any power driven plant or equipment.

19. **Local Highways** – No comment

Representations

20. None received

Planning Comments – Key Issues

21. The key issues for consideration in this application are:

- whether the proposal is essential to this rural location and if not whether there are material considerations which justify a departure from this policy;
- the visual impact of the proposed building on the visual amenities of the Countryside and local landscape;
- potential impacts on the amenity of adjacent land users; and
- increased employment in a rural location resulting from an additional building on a site currently used for animal vaccine research.

22. Although the application has been advertised as a Departure from the Development Plan this proposal represents the expansion of an existing operation which is located within the countryside. The function and appearance of the building is appropriate in the countryside and I have no objections in principle, particularly as other buildings of similar or higher height have been approved on this site in 1997 and 2001.

23. The proposal will not adversely affect the visual amenities of the Countryside and local landscape as a result of its setback of approximately 26m from Toseland Road, its position adjacent two existing buildings of similar appearance, and tree/hedgerow screening along the front, north and west property boundary. The building will be viewed from Toseland Road and High Street, as part of a cluster of buildings associated with existing use of the site for vaccine research. The proposed building does not increase the spread of built structures on the site, and will be further set-back from the village of Graveley than the existing building on the site approved on appeal in 1997.

24. The proposal is situated approximately 90m from the nearest residential dwelling. Subject to recommended conditions of consent the proposal would not adversely affect the amenity of adjacent land users.

25. Subject to recommended conditions of consent, the proposal will allow for adequate access to the site and area for the parking, turning, loading and unloading of vehicles on site.

26. Having regard to the nature and scale of the proposal, together with the relationship with the existing use, I do not consider it to be necessary to refer the application to the Secretary of State.

Recommendations

27. Approval, subject to the following conditions:

Conditions

1. SCA (RCA) – Time Limit
2. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control to the water environment shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specifications at such time(s) as may be specified in the approved scheme.  
Reason: to prevent the increased risk of pollution to the water environment.
3. Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country (General Development) Order 1995 (or any order revoking and re-enacting that order), the premises shall be used for Class B1(b) and for no other purpose (including any other purposes in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that order).
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which 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.  
(Reason – To enhance the quality of the development and to assimilate it within the area.)
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.  
(Reason – To enhance the quality of the development and to assimilate it within the area.)
6. Details of the location and type of any power driven plant or equipment including equipment for heating, ventilation and for the control or extraction of any odour, dust or fumes from the building but excluding office equipment and vehicles and the location of the outlet from the building of such plant or equipment shall be submitted to and approved in writing by the Local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions.  
(Reason – To protect the occupiers of adjoining buildings from the effect of odour, dust or fumes.)

### Informatives

### Reasons For Approval

1. Although the proposal is contrary to policies in the Development Plan restricting new development within the Countryside, it is considered that there are material considerations in this case which warrant a departure from the provisions of this plan. The proposal allows for the expansion of an existing operation which has been located on this site, within the countryside for approximately 20 years. The function



and appearance of the building is appropriate in the countryside, and will not adversely affect the visual amenities of the Countryside or landscape character area.

Other

Environment Agency's comments from letter of 16 April 2004.

**Background Papers:** the following background papers were used in the preparation of this report:

- County Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning Application File S/0361/04/F

**Contact Officer:** Allison Tindale – Planning Assistant  
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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	12 <sup>th</sup> May 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/0066/04/F – PAPWORTH EVERARD  
21 DWELLINGS, LAND OFF HAYMANS WAY FOR BEDFORDSHIRE PILGRIMS  
HOUSING ASSOCIATION**

**Recommendation: Approval**

Site and Proposal

1. The 0.298 ha sloping site lies to the south of Haymans Way and to the West of Elm Way and consists of 2 distinct parts: a rectangular undeveloped grassed area to the south of the Housing fronting Haymans Way/Downe Close and a complex of empty buildings known as Leonard Stott House, formerly providing residential accommodation for the Papworth Trust.
2. To the east is Madryll Court, a small group of single storey dwellings owned by Papworth Trust; to the West is Bradbury Court, a 2 storey residential block also owned by the Trust. To the South is MacFarland Grieve House and detached bungalows, also part of Papworth Trust Estate.
3. The full application, received on the 14<sup>th</sup> January 2004 and amended by plans franked the 18<sup>th</sup> March 2004 proposes the erection of 21 key worker dwellings on the site, with three separate points of vehicular access from Haymans Way, Elm Way and Church Lane respectively. The housing is mainly arranged in semi-detached pairs with two terraces of 3 and 4 houses. Fifteen of the dwellings are 2 bedroom and six 3 bedroom.
4. The Leonard Street complex is to be demolished, along with an existing garage block off Elm Way which will be replaced by surface parking.
5. In a covering letter it is explained that the key worker housing is intended for workers in the health industry.
6. The density of the scheme is 34 dwellings per ha.

Planning History

7. In 1995 planning permission was granted for a large residential development to the north and including part of the application site. A Section 106 Legal Agreement with the permission reserved the area within the current application site for the erection of 24 units of social housing for “the qualifying elderly, frail or disabled persons and their dependants.” The was intended for Papworth Trust residents but never built because of a fundamental change in Policy with the emphasis on integrating people into the community as opposed to residential homes.
8. In 2003 an application for 14 affordable units and communal facilities on the area subject to the S106 Legal Agreement was submitted and subsequently withdrawn.

Planning Policy

9. Papworth is defined as a limited rural growth settlement in the Local Plan. The site is within the village framework.
10. The following policies apply:
11. **Policy P1/3 – Sustainable Design in Built Development** of the Cambridgeshire and Peterborough Structure Plan 2003
12. **Policy P5/2 – Re-using Previously Developed Land and Buildings** of the Cambridgeshire and Peterborough Structure Plan 2003
13. **Policy P5/3 – Density** of the Cambridgeshire and Peterborough Structure Plan 2003
14. **Policy P5/4 – Meeting Locally Identified Housing Needs** of the Cambridgeshire and Peterborough Structure Plan 2003
15. **Policy P5/5 – Homes in Rural Areas** of the Cambridgeshire and Peterborough Structure Plan 2003
16. **Policy SE3 – Limited Rural Growth Settlement** of the South Cambridgeshire Local Plan 2004 – Residential development of up to 30 dwellings on unallocated land at a minimum density of 30 dph.
17. **Policy SE8 – Village Frameworks** of the South Cambridgeshire Local Plan 2004
18. **Policy HG7 – Affordable Housing on Sites within Village Frameworks** of the South Cambridgeshire Local Plan 2004 (up to 50% in settlements with a population of 3,000 or fewer).
19. The rectangular undeveloped area forms part of housing allocation 3B in **Policy Papworth Everard 3** of The Local Plan (0.3 ha residue).

Consultation (Amended Plans)

20. **Papworth Everard Parish Council** approves the application. There are 3 queries on points of detail:
  - Details of the boundary fencing to Hayman's Way rear gardens to be made available to the Parish Council.
  - Who will be responsible for the maintenance of the triangular open space beside Madryll Court and the open space opposite plots 5-8?
  - The shrubs to the site of Plot 17 should be included in the area conveyed to that house.
21. **The Local Highway Authority** approves the application.
22. **The Environment Agency** has no objections subject to informatives.
23. **Anglian Water** does not anticipate any problems dealing with the flows from the proposed development.

24. **The Police Architectural Liaison Officer** has not commented on the amended plans. Some of the earlier concerns were addressed in those plans.
25. **Cambridgeshire Fire and Rescue Service** requests that adequate provision is made for fire hydrants.
26. **The Council's Housing Officer** states the scheme has been discussed with applicants and the need has been identified and the mix and tenure type agreed.
27. **The Council's Trees and Landscapes Officer** states it is unfortunate none of the existing establishing trees are being retained, as the layout leaves no scope for any replacement planting of any notable size.
28. The areas outside plots 5-8, whilst providing planting areas, the "wavy" edges may lead to parking intruding into the planted areas. Straightening the edges would be preferable.
29. Plot 17 indicates planting to the side of the property drive – the area should preferably be widened to allow for opening car doors. Where the garage block is being demolished and parking substituted some planting would be advantageous.
30. **The Chief Environmental Health Officer** has no objections subject to a condition concerning a time limit on the use of power operated machinery and an informative concerning bonfires and the requirement of a demolition notice from the Building Control Department.

#### Representations

31. 4 letters of objection have been received from residents in Hayman's Way and Downe Close. The points are:
  - The site is unsuitable for dense housing.
  - Overlooking of gardens and rear facing rooms in Hayman's Way and Downe Close. The first floor windows should be relocated.
  - The development will devalue existing houses.
  - There should be greater back to back distances.
  - Site ground levels should be lowered.
  - Additional traffic will be a danger to disabled residents.
  - Loss of a safe play area
  - Not aware site has permission for development.

#### Planning Comments – Key Issues

- Provision of key worker housing
  - Impact of proposed development on surrounding residential properties
  - Highway Safety
32. The site is in two distinct parts; an empty residential home and an undeveloped area subject to outline planning permission and a Section 106 Legal Agreement for the erection of 24 units of social housing for elderly, frail or disabled persons and their dependants. Granted in 1995 as part of a large residential development now built, the social housing has not been the subject of a reserved matters application

because of the change of policy now pursued by the Papworth Trust where the emphasis is on integration within the community.

33. Key worker housing is needed to service the Hospital and is considered an appropriate use for the site, which is within walking distance of the complex.
34. The scheme was subject to pre-application discussions and the layout, design scale and relationship to neighbouring houses are acceptable. The use of three separate vehicular accesses and varying materials will enable the scheme to develop a distinct identity despite the house types being broadly similar. The demolition of the large existing residential block, which is of no architectural merit and in poor condition, can only benefit the character of the area.
35. The Parish Council approves the amended scheme and its concerns on points of detail can be met by condition/legal agreement.
36. Neighbours' objections relate to the area of the site which is already earmarked for development as a result of the 1995 permission. Inevitably there will be some impact of these properties, but the original proposal for 24 units of social housing on this area alone would have undoubtedly had a more adverse effect. The back to back distances to Hayman's Way/Downe Close are about 24m, which is an acceptable degree of separation.
37. The initial comments of the Local Highways Authority have been addressed by the amended plans, which are now acceptable to all parties.
38. Some flexibility will need to be built into the S106 Legal Agreement regarding key worker housing to allow for the possibility of the relocation of the Hospital in the longer term.

#### Recommendations

39. Subject to the prior signing of a Section 106 Legal Agreement concerning the provision of key worker housing and the maintenance of amenity areas.
40. Approval, as amended by plans franked 18<sup>th</sup> March 2004, subject to the following conditions:
  1. Standard Condition A – Time limited permission (Reason A);
  2. No development shall commence until details of a) the materials to be used for the external walls and roofs of the dwellings, b) the materials to be used for roads, driveways and parking areas, c) Details of site boundary treatment; have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details. (Rc5a)ii)
  3. Sc51 – Landscaping (Rc51);
  4. Sc52 – Implementation of landscaping (Rc52);
  5. During the period of construction no power operated machinery shall be operated on the site before 08.00 hrs on weekdays and 08.00 hrs on Saturdays nor after 18.00 hrs on weekdays and 13.00 hrs on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions;  
(Reason – To minimise neighbour disturbance.)

6. Before development commences a scheme for the provision of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved by the Local Planning Authority. No development shall take place otherwise than in accordance with the approved scheme;  
(Reason – To ensure adequate water supply is available for emergency use.)

#### Informatives

41. The Council's Environmental Health Officer has commented:
- During the construction no bonfires or burning of waste shall take place on site, except with the Council's prior permission in accordance with best practice and existing waste management legislation.
  - Before the existing residential home is demolished, a demolition notice will be required from the Council's Building Control Department, establishing the way the property is to be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping or drains and establishing hours of working operation.
42. The Environment Agency has the following comments:
- All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.
  - All surface water will be discharged to the previously approved system.
  - Any culverting or works affecting the flow of a watercourse requires the prior written Consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its Consent for such works will not normally be granted except as a means of access.
  - Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.
  - Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.
  - An acceptable method of foul drainage disposal would be connection to the public foul sewer.
  - Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

#### Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
- Policy P1/3 – Sustainable Design in Built Development** of the Cambridgeshire and Peterborough Structure Plan 2003
- Policy P5/2 – Re-using Previously Developed Land and Buildings** of the Cambridgeshire and Peterborough Structure Plan 2003
- Policy P5/3 – Density** of the Cambridgeshire and Peterborough Structure Plan 2003

**Policy P5/4 – Meeting Locally Identified Housing Needs** of the Cambridgeshire and Peterborough Structure Plan 2003

**Policy P5/5 – Homes in Rural Areas** of the Cambridgeshire and Peterborough Structure Plan 2003

**Policy SE3 – Limited Rural Growth Settlement** of the South Cambridgeshire Local Plan 2004

**Policy SE8 – Village Frameworks** of the South Cambridgeshire Local Plan 2004

**Policy HG7 – Affordable Housing on Sites within Village Frameworks** of the South Cambridgeshire Local Plan 2004

2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Impact on the amenity of neighbouring residential properties
3. All material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**Background Papers:** the following background papers were used in the preparation of this report:

- County Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning Application File S/0066/04/F

**Contact Officer:** Mr R G Morgan – Area Planning Officer  
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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	12 <sup>th</sup> May 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/0203/04/O – PAPWORTH EVERARD  
RESIDENTIAL DEVELOPMENT, LAND SOUTH OF NORTH LODGE DRIVE, FOR THE  
VARRIER-JONES FOUNDATION**

**Recommendation: Minded to Approve**

Departure Application

Site and Proposal

1. The 1.642 ha site lies between Papworth Hospital and the newly completed David Wilson Homes residential development to the north of North Lodge Drive. The site is largely flat and has been partly cleared; one large former industrial building remaining on the eastern side. There are significant tree groups on the eastern and southern parts of the site, and a parking area used by the Hospital in the South West corner.
2. The southern boundary of the site abuts the Hospital and the Village Hall. To the east is a residential estate on rising ground (Muriel Close/Harnden Way). To the north is a new residential development fronting onto North Lodge Drive. To the west are the back gardens of houses fronting onto Ermine Street.
3. The outline application, received on the 3<sup>rd</sup> February 2004 proposes residential development. There is an existing vehicular access, but all other matters are reserved.
4. A statement accompanying the application rehearses the history of the site, with outline planning permission being granted for B1 use in 1998, possibly for the use of Papworth Hospital. Five years on the Hospital Trust is not in a position to take up the B1 allocation and the applicants have decided to seek an alternative use for the land and to dispose of it since the land is surplus to the foreseeable requirements of both the Papworth Trust and the Foundation. Residential development is seen as the most appropriate use for this “brownfield” site befitting its central location. There is new residential development adjacent and ample general employment land available in the village at Stirling Way. The site is at the northern limit of a larger area, centred around Papworth Hall and its grounds, the subject of recent Tree Preservation Orders. The better specimen trees on the site will need to be safeguarded both during the construction phase and for the longer term.

Planning History

5. In December 1998 Outline Planning Permission was granted for the redevelopment of the Village Centre, an indicative “zoning” plan showing the use of the site for B1 Business Use, possibly in association with Papworth Hospital, who at the time were considering a “medipark” research development.

Planning Policy

6. Papworth Everard is classed a “limited rural growth” settlement in the 2004 Local Plan. The site is within the village framework. The following policies apply:
7. **Policy SE3 ‘Limited Rural Growth Settlements’** of the South Cambridgeshire Local Plan 2004 – maximum development of 30 dwellings on unallocated land at a minimum density of 30 dph.
8. **Policy SE8 ‘Village Frameworks’** of the South Cambridgeshire Local Plan 2004
9. **Policy HG7 ‘Affordable Housing on Sites within Village Frameworks’** of the South Cambridgeshire Local Plan 2004 – up to 50% of the total number of dwellings for which permission may be given.
10. **Policy RT2 ‘Provision of Public Open Space in new development’** of the South Cambridgeshire Local Plan 2004
11. **Policy EM8 ‘Loss of Employment sites in villages’** of the South Cambridgeshire Local Plan 2004
12. **Policy EN5 ‘The landscaping of New Development’** of the South Cambridgeshire Local Plan 2004
13. **Policy EN13 ‘Protected Species’** of the South Cambridgeshire Local Plan 2004
14. **Policy P1/3 ‘Sustainable Design in Built Development’** of the Cambridgeshire and Peterborough Structure Plan 2003.
15. **Policy P3/1 ‘Vitality and attractiveness of centres’** of the Cambridgeshire and Peterborough Structure Plan 2003.
16. **Policy P5/2 ‘Re-using Previously Developed Land and Buildings’** of the Cambridgeshire and Peterborough Structure Plan 2003.

Consultation

17. **Papworth Everard Parish Council** approves the application subject to the satisfactory negotiation of a Section 106 Legal Agreement requiring the Varrier-Jones Foundation to make a substantial contribution to community facilities.
18. **The Local Highway Authority** has no objection subject to standard conditions.
19. Early discussions are recommended on an acceptable form of layout.
20. **The Environment Agency** states the application does not sufficiently consider foul and surface water drainage issues and the site is within an area of unknown sewerage capacity and environmental concern. Standard conditions are recommended requiring details of surface water and foul surface water drainage to be submitted and agreed between development commences.
21. **Anglian Water** has not commented.
22. **The Cambridgeshire Fire and Rescue Service** require the provision of fire hydrants.

23. **The Chief Financial Planning Officer (County Council)** requires a financial contribution for additional primary and secondary places from the development.
24. **The Council's Trees and Landscape Officer** states any proposal for the site should take account of the existing mature trees that are subject to a Tree Preservation Order, to ensure that the trees can be accommodated without prejudicing their longevity.
25. **The Council's Ecologist** refers to the remaining building on site. Because of its relative old age and large numbers of holes in the structure combined with its woodland setting, an assessment will be needed of the value of the building for roosting bats. A condition requiring a bat survey prior to any alteration or development is requested.
26. **The Council's Chief Environmental Health Officer** is concerned that problems of noise could arise during the construction phase and suggest a standard "hours of work" condition for power operated machinery, and a contamination condition requiring survey/remediation.
27. **The Council's Housing Development Manager** comments that whilst there is a continuing need for affordable housing in the village (52 units as at September 2002) a large number of these will be provided through schemes where affordable housing has already been agreed, such as the Bedfordshire Pilgrims Housing Association at South Park. He therefore agrees with the suggestion that a contribution towards the Village Hall is appropriate in place of affordable housing providing that the contribution is of equal value to that of the affordable housing.

#### Representations

28. 2 letters of objection have been received, one from a North Lodge Drive resident, the other co-signed by two separate residents in Muriel Close.

29. The main points are:

#### **North Lodge Drive**

30. Prospect of further construction traffic causing disturbance.
31. There are other large development sites in the village under construction. This site will add to the already unacceptable levels of Construction Traffic into the site and on Ermine Street.
32. Noise from the proposed development will disturb hospital patients.
33. When purchasing house not told by Developer of proposal on this site.
34. Site should be left as public open space.
35. Not sufficient services in the village to cope with additional residents generated.
36. Danger to disabled residents from increased traffic flows.

#### **Muriel Close**

37. Not correct to describe site as "brownfield" because 25% of woodland.

38. No indication which trees likely to be affected.
39. The existing woodland belt adjacent to Muriel Close and Hamden Way is the subject of a tree preservation order and should be retained in its entirety.

Planning Comments – Key Issues

40. The principal determining issues are:
  - Appropriateness of the site for residential use.
  - The loss of a site with a permission for B1 Business Use.
  - The need to incorporate treed areas with preservation orders into the development.
  - The impact on the amenities of neighbouring residential properties.
  - The provision of finance for the repair and modernisation of the adjacent Village Hall in lieu of a requirement for affordable housing.
41. At the time of granting outline planning permission for B1 use of the site in 1998, there had been a suggestion for a number of years that Papworth Hospital was intending to develop a “medipark” and this site was identified as appropriate, being adjacent to the hospital site. That is no longer the case with the Hospital possibly transferring to the Addenbrookes site in the longer term.
42. Although residential development would mean the loss of a permitted employment site in the village, the site is centrally located with good links to existing services and is surrounded on 3 sides by residential development. There is an established industrial estate (Stirling Way) on the southern edge of the village with outline planning permission for a large Phase 2 extension and therefore there is no shortage of employment land in the village. I do not consider that an objection in principle to a residential use could be sustained.
43. Concerns have been raised by residents at the possible loss of TPO'd trees on the site. This is a matter for the reserved matters stage when a layout will be considered, but a meeting has already taken place with a Developer and the constraints made clear. An opportunity is presented to use some of the tree groups as focuses for public open space which will add interest to the layout.
44. One neighbour is particularly concerned about further disturbance whilst the site is developed but it appears that he did not check the status of the application site with his solicitor before buying his property. It was never intended the land would become public open space.
45. Informal pre-application discussions have taken place with the Parish Council concerning the possibility of a financial contribution to the restoration/modernisation of the adjacent Village Hall being required in lieu of the provision of affordable housing. Members will recall discussions in the past concerning the most appropriate level of affordable housing provision in the village given the large Papworth Trust Housing Stock, the contributions from development towards the funding of the bypass and the extent of the Local Plan allocations for housing still undeveloped. The advice given

was that officers would look sympathetically at the suggestion, but that Members would have the final decision.

46. A similar case arose recently in Caldecote where following representations from the Parish Council, the developer agreed to finance the construction of a pavilion on the recreation ground because there was no identifiable demand for affordable housing in the village, with other sites within the village still to be developed. The Council's Housing Development Manager does not object to a contribution being made to the Village Hall in this instance.
47. The application will need to be referred to the Department of the Environment as a Departure as the Local Plan permits development of no more than 30 dwellings on unallocated sites in limited rural growth settlements and this may be exceeded here, depending on the impact of retaining the TPO'd trees. Although it should be noted that average densities in Papworth Everard are aimed at 25 dph on allocated sites, by virtue of Policy Papworth Everard 2 of the Local Plan.
48. Also, the non-provision of affordable housing is contrary to Local Plan policy.

#### Recommendations

Subject to:

49. The Department of the Environment not "calling in" the application.
50. The prior-signing of a Section 106 Legal Agreement concerning funding for the restoration/modernisation of the Village Hall, education contribution, and provision of public open space.

#### **Approval, with the following conditions**

1. Standard Condition B – Time limited permission (Reason B);
2. Reserved matters – siting of buildings, design and external appearance of buildings, the landscaping of the site (with reference to the TPO'd trees);
3. Environment Agency conditions (foul and surface water drainage);
4. Environment Health conditions (hours of work re power driven machinery, site contamination);
5. Local Highway Authority Condition;
6. Fire Hydrants to be provided;
7. Bat Survey;

#### Informatives

1. Environment Agency and Environmental Health comments.

#### Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:

- **Cambridgeshire and Peterborough Structure Plan 2003:**

Policy P1/3 'Sustainable Design in Built Development'  
Policy P3/1 'Vitality and attractiveness of centres'  
Policy P5/2 'Re-using Previously Developed Land and Buildings'

- **South Cambridgeshire Local Plan 2004:**

Policy SE3 'Limited Rural Growth Settlements'

Policy SE8 'Village Frameworks'

Policy HG7 'Affordable Housing on Sites within Village Frameworks'

Policy RT2 'Provision of Public Open Space in new development'

Policy EM8 'Loss of Employment sites in villages'

Policy EN5 'The landscaping of New Development'

Policy EN13 'Protected Species'

2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Loss of a site with a permitted employment use
  - The retention of existing trees on the site
  - The amenity of neighbouring residential properties
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**Background Papers:** the following background papers were used in the preparation of this report:

- County Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Application File S/0203/04/O

**Contact Officer:** Mr R G Morgan – Area Planning Officer  
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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control  
Committee

12<sup>th</sup> May 2004

**AUTHOR/S:** Director of Development Services

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**S/0591/04/F SAWSTON  
EXTENSION TO SHOP PREMISES AT 52 HIGH STREET FOR MR B PATEL**

**Recommendation: Approval**

Site and Proposal

1. The application relates to a building with a 2 storey structure at the front elevation and 3 storey structure in the middle section while the rear elevation comprises 2 storey and single storey flat roof elements. The property is used as a newsagent. The rear elements provide store areas, WCs and office. The application site lies adjacent to Sawston Conservation Area. The Conservation Area boundary runs along the southern boundary of the application site and to the south of the site is a Grade II listed house.
2. This full application proposes to erect single storey rear extensions and to increase the height of the existing store and collection area by 0.7 metre. This application is a revised scheme to the approved plan (reference S/902/03/F) and it is made following a request made by the occupiers at No 54 High Street to provide a maintenance access to the side of that property. The provision of such access (approximately 1 metre wide) would reduce the size of the existing store and this proposal is to increase the existing store and part of the approved rear extension by 0.7 metre in order to compensate for the lost storage.

Planning History

3. **S/0902/03/F** – Permission granted for extension to shop premises  
**S/1247/03/F** – Permission granted for alternations to shop front

Planning Policy

4. The site is within the village framework, abutting the Sawston Conservation Area and adjacent to a Grade II Listed Building, No 54 High Street.
5. **Policy EN30** of the South Cambridgeshire Local Plan 2004 (“The Local Plan”) seeks to protect conservation areas and their settings from harmful development.
6. **Policy EN28** of The Local Plan requires development near to a listed building to protect its setting.
7. **Policy EM7** of The Local Plan encourages development for the expansion of existing firms within village frameworks.
8. **Policy SH5** of The Local Plan encourages the extension of existing shops subject to issues of scale, amenity and village character.

9. **Policy P3/4** of the Cambridgeshire and Peterborough Structure Plan 2003 (“The County Structure Plan”) requires Local Planning Authority to support the vitality of rural communities by encouraging the retention and expansion of village shopping facilities, on a scale appropriate to their location and serving a local function, and key community services.

Consultations

10. **Sawston Parish Council** recommends refusal and states:
- “This appears to be a retrospective application as the building is almost erected and the work in progress does not comply with the plans submitted;
  - There is an additional brick building (not shown on the plans) being erected on the roof which we have been informed is to house a boiler. Presumably this would have been covered by Building Regulation concerning boiler safety etc;
  - The applicant has failed, when recently he had a new shop front, to consider the disabled access laws which will soon come into force and has left a large step access which prevents the disabled from entering his shop premises. The inside aisles of the shop are also extremely narrow and do not allow access for pushchairs etc. When the applicant has been spoken to everything is always going to be done ‘later this afternoon.’”
11. **Conservation Manager** raises no objection and has the following observations: “No 54 High Street is a Grade II Listed Building and the provision of adequate access for the maintenance and repair of this building is important. The provision of improved access is therefore to be welcomed and the increased height of the stores will not seriously detract from the setting of the Listed Building.”
12. The comments of the **Chief Environmental Health Officer** will be reported verbally.

Representations

13. None

Planning Comments – Key Issues

14. Given that the erection of rear extension to the property has already been approved, the main issue to consider in this application only relates to the additional 0.7 metre above the flat roof rear structures and whether it relates well to the approved plan and whether it would have adverse impact to the setting of the Conservation Area and Listed Building.

***Whether the work in progress is complied with the plans submitted***

15. Construction work had been started during my first site visit on 5<sup>th</sup> April 2004 for the rear extension granted under reference S/0902/03/F. I had another site visit on 20<sup>th</sup> April 2004. It is noted that the construction work of the proposed extension to raise the height of the store areas is almost finished and I noticed that there is an additional brickwork above the approved flat roof extension. Apart from the additional brickwork, I consider that the work in progress is in accordance with the approved plan and the current proposal.



16. Regarding the additional brickwork above the rear extension, the agent confirmed that this was intended to house a central heating boiler. However the applicant has confirmed that this brickwork will be removed and the boiler will be placed on the ground floor. I have asked to agent to confirm this in writing before this meeting.
17. ***The effect of the extension on the setting of the Conservation Area and Listed Building***
18. This Authority's Conservation Manager raises no objection to the proposal and confirms that the increased height of the stores will not seriously detract from the setting of the Listed Building. As such I do not consider that the development will have an adverse upon the setting of the Conservation Area and Listed Building.
19. I consider that the increase in the height of the store areas by 0.7 metre would be in keeping with other buildings to the rear of the property. All the rear structures will be 3.5 metre high.
20. Regarding the disabled access, an informative will be added to the Decision Notice to inform the applicant of the Parish Council's concerns. This issue is properly covered by other legislation and the application could not be refused on this ground.

#### Recommendation

21. Subject to the clarification in relation to the additional brickwork above the rear extension delegated powers of approval are sought subject to the following condition:
  1. Standard Condition 27 – Details of the location and type of any power driven plant or equipment including equipment for heating, ventilation and for the control or extraction of any odour, dust or fumes from the building(s) but excluding office equipment and vehicles and the location of the outlet from the building(s) of such plant or equipment shall be submitted to and approved in writing by the Local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions. (Reason – To protect the occupiers of adjoining buildings (dwellings) from the effect of odour, dust or fumes.

#### Informatives

#### Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003: P3/4** (Rural services and facilities).
  - **South Cambridgeshire Local Plan 2004: EN 30** (Development in/adjacent to the Conservation Areas).
  - **EN28** (Development within the curtilage or setting of a Listed Building).
  - **EM7** (Expansion of existing firm at villages).

- **SH5** (New retail development).
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
    - Impact upon setting of adjacent Conservation Area.
    - Impact upon setting of a Listed Building.
  3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

General

22. The applicant's attention is drawn to a comment from the Parish Council regarding the problem of access for disabled people to the shop.

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref. S/0902/03/F and S/0591/04/F

**Contact Officer:** Andrew Moffat – Area Planning Officer  
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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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<b>REPORT TO:</b>	Development and Conservation Control Committee	12 <sup>th</sup> May 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/0562/04/F – TEVERSHAM  
EXTENSIONS AT 11 FENNEC CLOSE FOR MRS. ABBAS**

**Recommendation: Approval**

Site and Proposal

1. 11 Fennec Close is a modern detached house with a single attached garage to the side, adjacent to no. 9, to the rear of which is a single storey element providing a wc and utility room. A 1 metre wide path leads from the front drive to the rear garden between the garage and the side boundary with no. 9 which is sited forward of no. 11 and has a single storey rear extension with mono-pitched roof. A side window serving this extension faces no. 11. The property has a small rear garden that is enclosed by 1.8 metre high fences to the side boundaries and a wall to the rear boundary with Gazelle Way. A drive serving nos. 13 and 15 runs along the side boundary. These houses are sited so that the front elevations face the side elevation of no. 11. The house has separate gabled roofs to the house and garage.
2. The full planning application received on 19<sup>th</sup> March 2004, proposes to erect a part two-storey, part single storey rear extension and a first floor side extension above the garage. The first floor side extension will be subservient to the original dwelling, having its ridgeline dropped by 500mm and will have a gabled roof. To the rear of the garage and utility room it is proposed to extend with a single storey, hipped roof construction that will project 3050mm. This will tie into a two storey rear extension with a hipped roof, to the same depth. This extension will be the full width of the existing dwelling.

Planning History

3. This application follows the refusal of two previous applications to extend this dwelling. The first was planning application **S/1957/03/F** for full first floor side and two storey rear extensions. It was refused on grounds of its impact on no. 9, in terms of an overbearing appearance and loss of light; and addition of a car parking space in front of the dwelling that would be detrimental to the visual amenity of the area.
4. A subsequent application (ref. **S/0045/04/F**) was also refused. This reduced the extension to single storey rear of the garage and utility room. The refusal was on grounds of loss of light to no. 9 due to the first floor side extension and again due to the addition of a car parking space to the front.

Planning Policy

5. **HG12 Extensions and Alterations to Dwellings within Frameworks** of the South Cambridgeshire Local Plan 2004 sets out the requirements that must be met in order for proposals to extend or alter dwellings within village frameworks to be considered for approval.

6. **P1/3 – Sustainable Design in Built Development** of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design for all new development that responds to the local character of the built environment and details aspects of design to be considered.

Consultation

7. **Teversham Parish Council** recommends refusal and comments that the previous reasons for refusal have not been addressed. The proposal would result in loss of amenity to no. 9 and causes over development of the garden serving no. 11.

Representations

8. The occupiers of 9 Fennec Close object to this revised application on grounds that the size, height and volume of the extension will result in loss of light to their living room/dining room. They also refer to a loss of car parking.
9. The occupiers of 13 Fennec Close comment that the rear extension will significantly reduce the levels of light to their front lounge and bedroom due to the north facing aspect; loss of privacy due to the siting of the bedroom window; and affect on the property value.

Planning Comments – Key Issues

10. The key issue in relation to this proposal is the impact upon the residential amenities of neighbouring properties. The additional car parking in front of the house to replace the lost garage space that was previously proposed has been removed and the garage space retained.

***Neighbouring Residential Amenities***

11. In terms of the relationship with no. 9, the current scheme reduces the first floor side extension so that it extends above the garage and wc only. This will project past the first floor of no. 9 by approximately 2500mm. This extension will have minimal impact in terms of light loss due to the distance between the two dwellings and the small projection past the rear wall of no. 9.
12. The single storey extension will project past the ground floor extension at no. 9 by approximately 4000mm and has been altered to have a hipped instead of a gabled roof. It is not considered that this reduced proposal would cause a significant loss of light to no. 9. The occupiers have extended their own property (No. 9) at ground floor, providing a rear room that is served by a rear window and a side window. The rear window is south-east facing and light will not be obscured from this window. Some light will be lost to the side window serving this room, however as this is a secondary window this will not cause significant harm to the amenities of no. 9. The owners of this dwelling object to the loss of light to a room to the rear of this, in the original house that is served only by a side window due to the extension to the rear of it referred to above. This dining room opens into the breakfast room and therefore some additional natural light will filter through and therefore it is not considered that significant harm will result. Further, the building of the extension at no. 9 should not prejudice the ability of the neighbours at no. 11 to extend.
13. No. 13 is sited to the south-west of no. 11 and the proposed extension. Its front windows face north-east. The proposed extension is to the north of this dwelling and

is sited 10 metres away due to the driveway to the side, therefore no loss of light will occur. The siting of the proposed first floor rear bedroom window will not result in a significant loss of privacy to no. 13 by way of overlooking of its front windows due to the separation distance.

## Recommendation

14. It is recommended that the application be approved subject to the following suggested conditions:

1. Standard Condition A – Time limited permission (Reason A);
2. SC5a – Details of materials for external walls and roofs (RC5a);
3. SC22 – No further windows in the north and south elevations (RC22)

## Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable design in built development)
  - **South Cambridgeshire Local Plan 2004: HG12** (Extensions and Alterations to Dwellings within Frameworks)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file refs. S/0562/04/F, S/0045/04/F and S/1957/03/F

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

<b>REPORT TO:</b>	Development and Conservation Control Committee	12 <sup>th</sup> May 2004
<b>AUTHOR/S:</b>	Director of Development Services	

**S/1926/03/F – GULDEN MORDEN  
NINE HOUSES (INCLUDING FOUR AFFORDABLE DWELLINGS), LAND ADJ 13 TRAP  
ROAD FOR MRS F ADLINGTON AND CAMBRIDGESHIRE COUNTY COUNCIL**

**Recommendation: Delegated Approval**

Departure Application

Site and Proposal

1. This outline application registered on 8<sup>th</sup> September 2003, as amended by drawings received on 5<sup>th</sup> March 2004 proposes the erection of 9 houses, including four affordable dwellings on a 0.33ha parcel of land to the east of Trap Road. The site currently contains a collection of dilapidated agricultural buildings and is accessed from Trap Road.
2. To the north the site abuts agricultural land and to the west the rear gardens of a pair of cottages in Trap Road. To the rear of the site is open agricultural land and to the south, land associated with Morden Hall. Opposite the site are residential properties.
3. A sketch layout submitted with the outline application shows a single point of access at a central point from Trap Road, in the form of a shared access roadway, with properties either side orientated north and south. The four affordable houses are proposed as a terrace at right angles to Trap Road at the front of the site. The other five units are detached dwellings.
4. Public footpaths, which originally crossed the site have been the subject of a diversion order and now run along the east and south boundary of the site. Landscaping is proposed to the east of the site on land owned by the County Council as part applicant.
5. Siting and access are not reserved matters. The application as originally submitted proposed eight dwellings, three units being affordable. The density is 27 dwellings per hectare.

Planning Policy

6. The main part of the site is within the village framework.
7. Policy P5/5 of the County Structure Plan 2003 encourages small scale housing developments in villages only where appropriate subject to affordable housing, village character and setting, the level of jobs, services, infrastructure and passenger transport provision.
8. **Policy SE4** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") identifies Guilden Morden as a Group Village where residential development and

redevelopment up to a maximum of 8 dwellings will be permitted within the village framework provided that, amongst other criteria, the site in its present form is not essential to the character of the village and that the development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenity of neighbours. The village should have the necessary infrastructure capacity and development should not conflict with other policies of the plan. Exceptionally development may consist of up to 15 dwellings, if this would make best use of a brownfield site. All developments should contain an appropriate mix of dwelling size, type and affordability.

9. **Policy SE8** of the Local Plan states that there will be a general presumption in favour of residential developments within frameworks where this is also in accordance with Policy SE4.
10. **Policy SE9** of the Local Plan states that development on the edges of villages should be sympathetically designed and landscaped to minimise the impact of development on the countryside.
11. **Policy HG7** of the Local Plan sets out the Council's policy in respect of affordable housing on sites within village frameworks where there is a clear need in the particular local area. In settlements of up to 3000 population affordable housing can represent up to 50% of the total number of dwellings for which planning permission is given.
12. **Policy HG10** of the Local Plan states that residential development will be required to contain a mix of units providing accommodation in a range of types, sizes (including 1 and 2 bedroom dwellings) and affordability, making the best use of the site and promoting a sense of community which reflects local needs.
13. **Policy CS2** of the Local Plan requires adequate water supply, sewerage or land drainage systems to be available to meet the anticipated demands of the development.
14. **Policy CS10** of the Local Plan states that where planning permission is granted for 4 or more dwellings financial contributions will be sought towards education provision where a development would lead to the planned capacity of schools to be exceeded.

#### Consultation

15. **Guilden Morden Parish Council** recommends refusal. Its comments in respect of the original submission are attached as Appendix 1. In respect of the amended proposal it comments "The Parish Council consider that the applicants have not taken sufficient cognisance of the Parish Council's previous comments regarding the proximity of the dwellings to the recreation ground (proximity of Plots 1+2). The Parish Council recommend that a covenant or other legal document is drawn up to ensure that the future residents of these dwellings cannot object to the legitimate use of the recreation ground e.g. Balls and ball games. A Section 106 Agreement should be drawn up to ensure that the low cost/affordable housing is for those with strong connection to Guilden Morden"
16. **The Local Highway Authority** commented that it was not clear on the original drawings whether the required junction visibility splays could be achieved and recommended that the applicant conduct a frontage survey to see if the splays could be achieved without crossing adjacent land. A new footway should be provided along



the frontage of the site from the new junction bellmouth up to and including the frontage of the existing property No11 Trap Road.

In respect of the amended drawings disappointment is expressed that the visibility splays are not shown in their entirety and that other comments/recommendations have not been addressed.

Comments on the further amended drawings will be reported verbally.

17. **The Chief Environmental Health Officer** requests that a condition be imposed in respect of the hours of operation of power driven machinery during the period of demolition and construction. Should driven pile foundations be proposed then details of the method of construction will be required. There should be no bonfires or burning of waste during the demolition or construction period.
18. **The Chief Financial Planning Officer, Cambridgeshire County Council** confirms that while adequate primary school capacity is available in the village to meet the needs arising from this development, further secondary school capacity will be needed at Bassingbourn Village College and a contribution is requested from the developer to cover the cost of 1 secondary school place (£9000).
19. **The Trees and Landscapes Officer** comments in respect of the original drawings that he shares the views of the Parish Council in particular with regards to the relationship of the existing trees to plot 1 and the associated garaging. On the south boundary there is a mature Field Maple that although ivy covered, appears to be a significant specimen. He is also concerned about the proximity of the proposed garage block to that tree. The eastern boundary is completely open with views into the site. It is apparent that planting is intended on this boundary, and in some form is necessary. The proposed footprints do however limit the scope for planting in what would be very small back gardens – this issue should be addressed.

Comments on the amended drawings will be reported verbally.

20. **The Environment Agency** states that it is aware of the local concern being raised in respect of foul water drainage, including the report of raw foul sewage flowing into a local watercourse. The applicant, in conjunction with Anglian Water Services, should investigate the issues raised and demonstrate to the satisfaction of the respective authorities, that the current proposal will not exacerbate the existing difficulties expressed by local residents. An objection is raised to the application as submitted.

Comments in respect of the revised details will be reported verbally.

21. In a letter to the applicant's agent **Anglian Water** has confirmed that it has no objections to the proposal.
22. **Cambridgeshire Fire and Rescue Service** confirms that additional water supplies for firefighting are not required.
23. **The Acting Research and Development Manager** supports the provision of four affordable 2 bedroom units.

#### Representations

24. The occupier of 18 Trap Road, comments in respect of the original submission that

the access road is, in addition to the farm access, very close to the access to Thompsons Meadow, which will mean that nobody can park in front of 16 or 18 Trap Road, as it is illegal to park 25 metres from a junction. Sight lines are inadequate which will make the proposed junction dangerous. The number of houses seems to be excessive. It should be reduced to six, which would help not to obscure the view from bungalows on the other side of Trap Road. Main drainage is already a problem in the area. Eight more houses can only add to this.

25. The occupier of 16 Trap Road, comments in respect of the original drawings that generally the development is too dense to the area and not in keeping with the planning and design features of dwellings in the immediate vicinity or in the village as a whole. The proposed vehicular access is a relocation of the existing agricultural access. How can this be regarded as an access for eight houses? Parking problems highlighted by 18 Trap Road are rehearsed, as are sewage difficulties. The increase in traffic and intrusion from increased street and vehicle lighting would all significantly reduce the quality of life enjoyed by nearby residents. The proposal is perceived as an opportunity for an elected local authority to make money by seeking to change use from agriculture to residential without taking into account the wishes or requirements of local residents. Is there not a demand for the land locally, with or without buildings, to remain on a commercial tenancy? Who will benefit from the money earned on the sale of the land?

In response to the amended scheme it is pointed out that a further affordable dwelling, without reducing the number of other houses exacerbates the above points.

26. The occupier of 11 Trap Road strongly objects to the original drawings which show the County Council giving land to 13 Trap Road, which extends the garden of that property across the rear of No 11. This land comes right up to the walls of No 11 directly outside two downstairs windows, which seems to result in a very unreasonable intrusion of privacy. There is currently right of access to the land at the rear of No11 for maintenance. The proposal would mean having to enter the next door garden for access for upkeep and repairs.

It is noted that the line of visibility shown cuts across land owned by No11.

The plan lacks elevation details, which need to be known, but regardless of this there is concern about the proposed dwelling closest to No11. The size, 'L-shaped' layout and proximity of this house makes it quite overpowering. The view of this nearest property will occupy three quarters of the width of the living room of No11 and will block out most, if not all of the sky. It makes similar intrusions on three more windows. There should be reconsideration of this particular house in the proposal.

The letter rehearses previous concern about intrusion of street lighting and traffic.

#### Applicant's Representations

27. A copy of a letter submitted with the amended drawing addressing some of the issues raised during the consultation process is attached as Appendix 2.

#### Planning Comments – Key Issues

28. The Key issues to be considered are whether the proposal complies with the criteria set out in Policy SE4, SE9, HG7, and HG10 of the Local Plan.

29. The majority of the site, and all proposed built development, is within the framework and contains dilapidated agricultural buildings. Garden land to plots 2-4 extends beyond the framework by some 8 metres but given that the east boundary of the site will be bounded by a public footpath and the County Council is proposing to carry out landscaping outside the site I am of the view that the proposal in this respect is acceptable. Although development on this side of Trap Road is linear in form, it is my view that removal of these buildings and redevelopment of the site for residential purposes is acceptable. It offers the opportunity to secure affordable housing on a site within the village framework.
30. As amended the application proposes the erection of nine dwellings, four of which are affordable dwellings. Policy SE4 of the Local Plan limits development in Guilden Morden to groups of up to eight dwellings. Exceptionally development of up to 15 dwelling could be permitted where it would make best use of a brownfield site. As agricultural land this site is not brownfield by definition however it is my view that erection of nine dwellings makes best use of this site and could be treated as a Departure from the Local Plan provided the scheme satisfies other criteria.
31. The Local Highway Authority has not objected in principle to the application although still requires the applicant to address details. Access is not a reserved matter and therefore the details need to be resolved at this stage. Its comments on the latest amended drawings will be reported verbally.
32. Although the proposed dwelling on Plot 1 has been resited further south in an attempt to reduce its impact on 11 and 13 Trap Road, I am of the view that it would benefit from a repositioning further east to take it away from the boundary with those properties. There is space within the layout to allow for this.
33. I am of the view that the housing mix is acceptable, with four of the nine dwellings proposed being affordable dwellings in line with the requirements of Policy HG7 of the Local Plan.
34. Anglian Water does not object to the development. The further comments of the Environment Agency will be reported verbally but I anticipate that any matters raised can be dealt with by condition.
35. A contribution towards education provision as requested by the Chief Financial Planning Officer, Cambridgeshire County Council should be secured through a Section 106 Agreement.
36. Landscaping of the site is important and in particular screening of the east boundary. The proposal to screen outside of the development on land owned by the County Council as part applicant is in my view acceptable but I will report the views of the Trees and Landscapes Officer verbally. Any landscaping outside the development site can be included in the Section 106 Agreement.
37. Guilden Morden Parish Council remains concerned about the proximity of dwellings on the northern side of the site to the adjacent recreation ground. I am of the view that this relationship is acceptable although I understand the Parish Council's concern. The proposed houses have been moved away from the boundary with the recreation ground to safeguard existing planting.
38. In the letter from the applicant's agent (Appendix 2) I note that agreement has been reached with the occupiers of 11 Trap Road over the transfer of land.

Recommendations

39. That, subject to the comments of the Local Highway Authority, Environment Agency and Trees and Landscapes Officer in respect of the revised drawing, and a further resiting of the proposed house on Plot 1, the application be advertised as a Departure from the Development Plan. Subject to the satisfactory completion of the Departure process the applicant is invited to enter into a Section 106 Agreement securing the provision of affordable housing, an education contribution and the landscaping to the east of the site. Subject to the completion of the above that delegated powers are given to issue outline consent subject to safeguarding conditions.

Reasons for Approval

1. The application has been advertised as a Departure from the Local Plan (Policy SE4) on the grounds that the proposal makes best use of a site within the village framework and brings forward four affordable dwellings.

In other respects the approved development is considered generally to accord with the Development Plan and particularly the following policies:

- (a) **County Structure Plan 2003: P5/5**  
(b) **South Cambridgeshire Local Plan 2004: SE9, HG7, HG10 and CS2**

2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:

- Residential amenity including noise disturbance and overlooking issues
- Highway safety
- Visual impact on the locality
- Drainage Issues

3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**Background Papers:** the following background papers were used in the preparation of this report:

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning Application File – S/1926/03/F

**Contact Officer:** Paul Sexton – Area Planning Officer  
Telephone: (01223) 443255

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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<b>REPORT TO:</b>	Development and Conservation Control Committee	12 <sup>th</sup> May 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/0164/04/F – STEEPLE MORDEN  
EXTENSION AND CONVERSION INTO FOUR DWELLINGS AND ERECTION OF  
GARAGE BLOCK, CHEYNEYS LODGE, STATION ROAD  
FOR MR R PARMEE AND MRS B WHITE**

**Recommendation: Delegated Approval**

Members will visit this site on Monday 10<sup>th</sup> May 2004

Departure Application

Site and Proposal

1. Members will recall deferring this application at last months meeting for a site visit. A copy of the report to last months meeting is attached as Appendix 1. In addition Members requested that the applicant submit further information in respect of the possible need to provide a new drainage system and other services within the site and comment on the existence of a covenant that might restrict new openings in the building.

Consultation (Update)

2. **The Chief Environmental Health Officer** comments that it was understood at the time of his visit that the adjacent farm buildings were redundant. However from letters received from the adjacent landowner this would not now appear to be the case. It is therefore recommended that a condition is attached to any consent requiring a scheme to be submitted for protecting the proposed dwellings from noise from the adjoining premises. All works to be completed before any of the permitted dwellings is occupied.

Representations

3. I reported verbally at last months meeting that correspondence had been received from the applicants agent confirming that the applicant was happy to consider re-siting of the garage block to safeguard the Beech tree and allow for additional planting along the southern boundary of the site. A letter also indicated that the applicant is happy to install a private sewage treatment plant in the event that there is insufficient capacity in the existing septic tank. It is understood that this will require express consent from the Environment Agency and it is requested that a condition be attached should consent be granted.

Planning Comments – Key Issues

4. The key issues to be considered were identified in the report to last months meeting.

5. I have written to the applicants agents asking for the further information required by Members into service provision and restrictive covenants and will report the response verbally.
6. I have also sought clarification from the Chief Environmental Health Officer as to whether the recommended condition requires works to be carried out off site and for his comments about other issues raised in respect of adjoining land uses. I will report his response verbally.
7. I remain of the view that, subject to the receipt of satisfactory revised plans addressing the concerns of the Trees and Landscapes Officer, the further comments of the Chief Environmental Health Officer and confirmation that the applicant can provide any services required in an adequate way, the application can be approved.

Recommendations

8. Subject to satisfactory resolution of the above that delegated powers of approval be given.

- **Background Papers:** the following background papers were used in the preparation of this report:
  - South Cambridgeshire Local Plan 2004
  - Cambridgeshire and Peterborough Structure Plan 2003
  - Planning file Ref. S/0164/04/F

**Contact Officer:** Paul Sexton – Area Planning Officer  
Telephone: (01223) 443255

**S/0164/04/F - STEEPLE MORDEN  
EXTENSION AND CONVERSION INTO FOUR DWELLINGS AND ERECTION OF  
GARAGE BLOCK, CHEYNEYS LODGE, STATION ROAD, FOR MR R PARMEE AND MRS  
B WHITE**

DEPARTURE APPLICATION

SITE AND PROPOSAL

1. Cheyneys Lodge is a large detached red brick property with a slate roof to the south of Cheyneys Lodge Farm. It has its own access from Station Road. The building is currently in employment use.
2. This full application, registered on 29<sup>th</sup> January 2004, proposes the extension and change of use of the existing building to four dwellings. The extension involves constructing a new double pitched roof over an existing two storey flat roofed extension on the east elevation of the existing building and two new bay windows on the north elevation.
3. The building will be subdivided into 4 dwelling units – a one bedroom unit with mezzanine in the rear section of the building; 2 two bedroom units in the eastern end of the building, one at ground floor and one at first floor; and a four bedroom unit in the western end. A five bay garage block is proposed close to the southern boundary of the site, with an additional four parking spaces adjacent.
4. The site is outside the village framework.

HISTORY

5. The building has been used commercially for a number of years, an extension for use as office being granted in 1969.

POLICY

6. Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 states that development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.
7. Policy EM8 of the South Cambridgeshire Local Plan 2004 sets out criteria when considering the conversion, change of use or re-development of existing employment sites to non-employment uses within village frameworks. It does not refer to sites outside village frameworks.
8. Policy SE8 of the Local Plan 2004 states that residential development outside village frameworks will not be permitted.
9. Appendix 11/1 of the Local Plan 2004 suggests standards for assessing the proposals for new residential development near to existing commercial, industrial or recreational activities.

10. There are no policies in the Local Plan 2004 that support the conversion of buildings in the countryside to residential use, other than as holiday lets.



## CONSULTATIONS

11. Steeple Morden Parish Council recommends refusal. "The Parish Council regrets the loss of any local employment opportunities and consequently fully supports Policy EM8 of the South Cambridgeshire Local Plan, covering change of use of such a site to a non-employment use. We therefore trust that, in line with paragraph 5.43 of this Policy, the Planning Officers have received documentary evidence that the site has been adequately marketed over the past 12 months to confirm its non-viability for such a purpose.
12. Should this be the case, we would still oppose the Application on the following grounds.
13. The accompanying documentation suggests that the proximity of the proposed four dwellings to Ashwell and Morden railway station would allow easy commuting to London and Cambridge. This is contrary to current planning legislation, which seeks to discourage long-distance commuting.
14. We find the proposed alterations to the external appearance of the building not unattractive and, in some cases, a positive enhancement. However, there are concerns over the provision of services to the four dwellings and, in particular the need for adequate sewage disposal, since Odsey is not on mains drainage. We suspect the works involved in the provision of this could cause root damage to the neighbouring mature trees and would strongly urge that the District Council's Trees Officer be consulted for his opinion and guidance.
15. Should it be decided to approve the Application, we would wish to see the following conditions attached:
  - a) That permitted development rights be withdrawn from the garden areas of the four dwellings, since the site is outside the development envelope.
  - b) That adequate screening be provided to the rear of the proposed garage block and parking area, to minimise their visual impact."
16. The Chief Environmental Health Officer has considered the implications of the proposal in terms of noise and environmental pollution and concludes that there are no significant impacts from an Environmental Health standpoint.
17. The Chief Financial Planning Officer, Cambridgeshire County Council is concerned that adequate secondary school capacity is not available at Bassingbourn Village College, where additional pupils generated by the housing development are expected to go. It is therefore requested that a contribution of £9000 be sought to cover the cost of providing an additional place.
18. The Trees and Landscapes Officer comments that the location of the proposed garage block will compromise a mature Beech tree. A minimum of 6m clearance should be given to this tree. Regarding the concerns expressed about the location of any new sewerage route and the possible impact on trees a plan should be requested showing these details.

19. The comments of the Environment Agency will be reported verbally.

REPRESENTATIONS

20. Correspondence has been received from the owner of the adjacent land and buildings expressing concern on the following grounds:

21. Drainage is currently to a septic tank on adjacent land over the road. It is not of sufficient size or quality for four separate dwellings. The applicant will not be permitted to enlarge it. There is concern that existing trees will need to be felled to install a new drainage system. Water supply is from a pipe through adjoining land, which is sub-metered on the site boundary. There is a restrictive covenant against tapping into the supply above the meter. A new water supply would have to be brought to the property
22. What is at present a very nice house will be turned inside and outside into four small units with four different freehold occupations, which will be situated in the middle of the writer's estate/farm and adjacent to a cottage which he owns. The development will be next to farm buildings where there is a grain drying plant of approximately 2,000 tonnes capacity. The method of drying is by forced air and is therefore a very noisy process. In addition there is both pigeon shooting, night shooting of rabbits and other shooting, on the immediately adjoining land. Problems are therefore envisaged as due to the size of the units proposed the occupants are likely to have no interest or understanding of the countryside. There will be problems with children and dogs straying and the noise of shooting which they may well consider is an "unacceptable practice"
23. Last year it was brought to the attention of the Parish Council that the Beech trees surrounding the house and which form part of the landscape have become covered with ivy which is suffocating them. Nothing has been done. If there are four small dwellings, no gardens and only a parking area who will be responsible for the grounds?
24. The proposal is completely inappropriate and should be refused. The proper use is as a single dwelling with maybe a granny flat or annexe for staff or family

#### APPLICANTS REPRESENTATIONS

25. A letter of support from the applicant's agent is attached as Appendix 1.
26. A further letter has been received commenting on points raised. In terms of sustainability it is advised that there are no employees of the company who live in the immediate area. The closest reside in Royston (x3), but most travel from St Albans, Bedford, Newmarket and London, Safeline being a specialist technical firm which draws its employees based on their skills, rather than geographical location. Accordingly they rely heavily on the private car and are unsustainable. A residential use of the premises will generate significantly less vehicular movements and would be, the applicant believes, more sustainable.
27. It is not considered that the concern regarding damage by any new drainage system on the root system of trees within the site is justified. It is likely that the existing drainage system will be used and any additional capacity would be via a new system. This could be accommodated either within the rear courtyard, or a position anywhere within the car parking area shown on the submitted drawing away from the trees. There is no intention to remove any of the character trees within the grounds.

28. It is pointed out that Policy EM8 deals with the change of use of employment sites within village frameworks. The site is outside any village framework. It is pointed out that despite its concerns the Parish Council suggests conditions be attached if approval is recommended. The withdrawal of permitted development rights would be welcomed and screening to the rear of the new garage block would be considered.
29. Since discussions first commenced with Safeline to relocate them to a new unit on the Royston Business Park, planning permission has been submitted, approved and the unit subsequently built out. In that time there has been no interest for Cheyneys Lodge from other firms wishing to locate in the area. Information is available if required on the unsuitability of the building for continued commercial use.

## PLANNING COMMENTS

30. The key issues to be considered with this application are; whether there is sufficient justification to warrant a departure from the Local Plan to allow residential development in the countryside; the impact of the development on existing trees; the adequacies of the existing services and; the impact of surrounding land uses on the amenity of the occupiers of any residential units.
31. This building was previously in residential use and although it has been used for employment purposes for some years there is no development plan policy that requires its continued use, given its countryside location. I can see no objection therefore in principle to the building returning to a residential use. In my view the issue to be determined is whether the building should be occupied as one unit or split into smaller units as proposed. As proposed the conversion provides a mix of housing types which in my view is to be encouraged. I do not consider that the residential use for four dwellings in this location is any less sustainable than the previous employment use. I do not consider that the proposed physical alterations to the building are an issue and the double pitch roof over the existing two-storey flat roof extension will enhance its appearance.
32. I have written to the applicant's agent passing on the concerns of the Trees and Landscapes Officer regarding the position of the proposed garage block and the need for more detail as to the route of any services. I will report any response.
33. Although the Chief Environmental Health Officer has raised no objection to the application I have forwarded a copy of the correspondence received from the adjoining landowner and asked for specific comments on the concerns raised about the compatibility of a residential use with adjoining land uses. I will report the response.
34. I will also report the views of the Environment Agency concerning the adequacies of the existing drainage system.
35. The contribution required towards education provision at Bassingbourn Village College can be secured by a legal agreement.
36. Provided that the concerns of the Trees and Landscapes Officer can be satisfactorily addressed and that the Chief Environmental Health Officer and Environment Agency raise no objection I will recommend that the application be supported as a departure from the development plan.
37. Any consent should include the conditions suggested by Steeple Morden Parish Council withdrawing permitted development rights and the submission of a landscaping scheme.
38. Subject to the nature of representatives to the Departure advertisement, I do not consider that it would be necessary to refer the application to the Secretary of State, by reason of the scale of the proposal and history of the site, I do not consider that it would significantly prejudice the implementation of the development plans, policies and proposals.

RECOMMENDATION

39. That subject to the concerns of the Trees and Landscapes Officer being satisfactorily addressed, no objections being raised by the Chief Environmental Health Officer and Environment Agency and the prior signing of a S106 Agreement in respect of an education contribution, that Members indicate that they are minded to approve the application as a departure from the development plan.

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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<b>REPORT TO:</b>	Development and Conservation Control Committee	12 <sup>th</sup> May 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/1287/03/F – STEEPLE MORDEN  
EXTENSION AND CONVERSION OF BARNs INTO 4 DWELLINGS AND ANCILLARY  
BUILDINGS, CHURCH FARM BARNs, CHURCH FARM LANE,  
FOR BYRNE AND THOMAS LTD**

**Recommendation: Approval**

Conservation Area

Site and Proposal

- Members will recall deferring this application at last months meeting in order to seek independent highway advice on the suitability of the current alignment of the driveway from Church Farm Lane to serve the development as proposed. (see Appendix for last month's agenda report)

Consultation (Update)

- Steeple Morden Parish Council** comments in respect of the revised site plan. "Since no detailed application has been received to alter the route of the access road from that approved with the original 1990 application for converting these barns, the Parish Council is strongly in favour of keeping to that original access route, as the proposed one has severe safety implications both for road vehicles and for pedestrians crossing it on the public footpath at this point. Should subsequent changes in land ownership now make it impossible to utilise the original access route, the Parish Council feels that the viability of the whole application is called into question, as it seems extremely unlikely that it would have been approved with the access from Church Farm Lane as now proposed."

Representations

- 2 additional letters were reported verbally at last months meeting.
- A letter from the occupier of 9 Church Farm Lane strongly opposes the application, as the angle of turn where the new drive meets Church Farm Lane is so tight that it is considered to be dangerous. Recently a vehicle travelling towards the new development failed to make the turn and crashed into the fencing, breaking two wooden rails. Larger vehicles have had to reverse the length of Church Farm Lane because of running into difficulties. There have also been many cases of vehicles running onto grass verges, and severely damaging them. The application should be refused and the existing driveway should be used which is less dangerous.
- The occupier of 19 Station Road has written making the following comments:

Accuracy of the submitted location plan. The width and shape of the Lane adjacent to No 3 Church Farm Lane is incorrect. Church Farm Lane is not straight, it arcs in

the middle. The plan does not show the footpath that runs along the east boundary of 11 Church Farm Lane, which crosses Church Farm Lane at that point and joins up with a footpath that crosses the Church Farm Meadow. At the end of 2003 a new access was formed from 17 Church Farm Lane to the drive south of No17. Two additional new accesses to the driveway have been created, one opposite the drive of No17 into the meadow, and the second just prior to the proposed

Geometry of the drive. The geometry of the drive includes three sharp bends prior to its joining the end of Church Farm Lane and of particular concern is the bend of the drive as it joins Church Farm Lane, which turns approx 80 degrees within 8m of the drive. At this point the mature hedging bordering the south of the Lane is very close resulting in no visibility of oncoming vehicles prior to turning the corner. At the point where the Lane joins the drive a public footpath crosses the Lane. The width of the metalled carriageway of both the Lane and drive is limited to one vehicle consequently manoeuvring around these corners for a large vehicle or whilst reversing is very difficult. There is no separate provision for pedestrian traffic.

Pedestrian and vehicle safety. No provision has been made for pedestrian movements as outlined above

Damage to highway and private property. The proposed drive for access to the barn conversions has been in use since the mid 1990s. Until recently access to Church Farm existed, by continuing east from the end of Church Farm Lane immediately to the south of 17 Church Farm Lane. However within the last 12 months that access has been permanently removed, and all traffic has been diverted to the drive sweeping well to the south of 17 Church Farm Lane. It is now a matter of record that the sharp blind bend of the drive onto the Lane has resulted in significant damage to the northern edge of Church Farm Lane and the verges, drives and lawns of 11 Church Farm Lane. The County Council has to date has had to fund reinstatement work at this point on two occasions within the last year. If the proposed drive is approved there is no doubt that further damage will occur to both the highway and private property.

Limited Capacity of Church Farm Lane and the junction with Church Farm Lane and Station Road. The Local Highway Authority has stated that if the proposed development was submitted today without the prior approval of an earlier scheme it would have no alternative other than to recommend refusal on the grounds that the junction with Station Road cannot safely withstand the resulting traffic, and that there is lack of passing places in the lane. It is therefore surprising that the Highway Authority is raising no objection to this scheme and seeking modified proposals with passing and turning facilities included which would significantly reduce the safety risks.

Lack of passing facility on Church Farm Lane or within the proposed drive. The lack of parking facilities will result in vehicles reversing for long distances, reversing onto Station Road, and manoeuvring off the carriageway causing damage to both the carriageway verges and property.

Lack of turning facility within the proposed drive for delivery, collection and service vehicles. There is no turning facility within the scheme for any vehicles larger than private cars. This will result in service vehicles reversing the length of Church Farm Lane and make a reverse turn at the Station Road junction. It also increases the risk of damage to property adjacent to the carriageway.



Impact of proposal on quality of life. One of the priorities of the District Council is to improve the quality of life of people within the District. Approval of this scheme will result in the degradation of the quality of life for the residents and users of Church Farm Lane.

Criteria for determining the decision on this application. Despite requests to provide the criteria and guidelines for making decisions on this type of application, in particular with regard to the impact of traffic no information has been provided.

If this application is approved there is no right of appeal for local residents.

Planning Comments – Key Issues

6. The key issues are outlined in last month's report. In my view the only issue that now falls to be considered is the suitability of the existing driveway from Church Farm Lane to serve the proposed development. The Local Highway Authority is of the view that the current situation is acceptable. The view of the independent highway consultant will be reported verbally.
7. A condition can be imposed on any consent requiring the provision of a turning area within the site

Recommendations

8. Subject to the comments of the highway consultant that the application be approved.

**Background Papers:** the following background papers were used in the preparation of this report:

- County Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning Application File S/1287/03/F

**Contact Officer:** Paul Sexton – Area Planning Officer  
Telephone: (01223) 443255

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**S/1287/03/F - STEEPLE MORDEN  
EXTENSION AND CONVERSION OF BARNs INTO FOUR DWELLINGS AND  
ANCILLARY BUILDINGS, CHURCH FARM BARNs, CHURCH FARM LANE , FOR  
BYRNE & THOMAS LTD**

CONSERVATION AREA

SITE AND PROPOSAL

1. Church Farm is at the end of Church Farm Lane, a narrow road to the east of Station Road. The roadway currently serves half a dozen dwellings in addition to Church Farm.
2. To the east of Church Farm is a range of former farm buildings that have been renovated by the former owner. The buildings are a mixture of two storey and single storey brick and weather boarded barns with pantiled and slate roofs. The buildings form an interesting group and several contain existing openings that are residential in character.
3. The application, as amended, proposes the conversion and extension of the barns to form four dwellings and ancillary buildings. The two-storey brick and slate roofed barn on the northern side of the group will form one 5-bedroom dwelling. The remaining barns, which are a mixture of single storey and two storey buildings, are converted to two 3-bedroom and one 4-bedroom dwelling.
4. Access to all units is provided via an existing roadway that leads to the south of Church Farm Lane. Garaging will be provided within existing buildings, in small external parking areas. Two small additional buildings are proposed, close to the boundary with Church Farm itself, to provide garden/bin and oil tank storage.

POLICY

5. Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 states that development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.
6. Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
7. Policy EN30 of the South Cambridgeshire Local Plan 2004 seeks to ensure that new development preserves or enhances the special character and appearance of Conservation Areas.

CONSULTATIONS

8. Steeple Morden Parish Council recommended approval of the application as originally submitted but noted the following points:
9. "The final layout of the junction of the access road with Church Farm Lane should be determined before work on the barn conversions can commence.

10. A more detailed plan for the boundary treatment and screening should be received, and specifications given for the height and design of the brick walls planned adjacent to the eastern elevations of Barns 2,3 and 4, to gauge the overall visual impact when viewed from the neighbouring footpaths. The County Council might also find it useful at this stage to establish the definitive route for these footpaths.

11. We note the adjoining parcel of land delineated in blue is now under the Applicant's control, having presumably been sold to them. This should remain as agricultural land, as any alternative use might have serious implications on the access route via Church Farm Lane, which will already be at its maximum for traffic following completion and occupation of these barn conversions."
12. The Conservation Manager has no objection to the application as amended.
13. The Local Highway Authority has no objection to the application as amended. It considers that the road layout as exists is adequate to serve the development as proposed.
14. The Chief Environmental Health Officer has no adverse comments.
15. The Environment Agency requests a condition in respect of foul water drainage and makes safeguarding comments.

#### REPRESENTATIONS

16. The occupier of 11 Church Farm Lane is concerned at the geometry of the layout of the driveway at its junction with Church Farm Lane and is concerned that development at Church Farm has been by stealth. The verge and lawn at the front of 11 Church Farm Lane has been and will continue to be damaged. It has previously been pointed out that the alignment of the driveway as shown on the drawings that accompanied the previous consents for conversion of the barns is not in accordance with the alignment that currently exists on the ground. It is pointed out that the driveway as constructed should therefore be deemed unlawful.
17. The occupier of 19 Station Road is concerned that no local consultation has been carried out on the amended drawings and that by extending the application site area to include the driveway up to the point where it abuts the public highway means that the application has a different scope. There is concern that a recent check of properties registered in Church Farm Lane with the Royal Mail identifies three businesses located at 17a Church Farm Lane. The impact of these businesses should be considered, along with the karting track, in terms of the implications for traffic in Church Farm Lane.
18. The policies and guidelines used by highway department when considering planning application is queried and can guarantees be provided that, if approval is given, foreseeable pedestrian and vehicular usage of the approved access will not result in safety risks and problems. If subsequently the access is found to be unsatisfactory or unsafe where does the responsibility and cost lay for any corrective action? What liability exists if an accident occurs? Can the application process stand public scrutiny?
19. The previously approved planning consents for conversion of the barns showed independent access for 17 Church Farm Lane, at the end of Church Farm Lane, with a driveway to the barns gently sweeping to the south sufficiently past the end of Church Farm Lane to provide reasonable visibility for traffic. That development has not taken place and in the mid 1990's a driveway was installed to provide access to the barns then used for storage by the owner. These works were not subject to any planning permission.

The view is taken that as work on the barns has only recently commenced enforcement action can be taken against the driveway, although that work was carried out more than four years ago.

20. The letter concludes that the use of the existing access to serve the residential use of the barns has not been given approval and the application for the use of that access must be the subject of proper consultation with the parish council and neighbouring residents. It is considered that there are grounds for the Local Authority to consider refusing planning permission to that access for the residential use of the converted barns and to issue an enforcement notice to require the access to comply with the approved plan

## PLANNING COMMENTS

21. Given that planning consents exists for the conversion of these barns to four dwellings I consider that the key issues to be considered in determining this application are whether the details of the conversion scheme itself are satisfactory and whether the proposed access arrangements are acceptable.
22. The detailed drawings for the barn conversion have been amended in line with the requirements of the Conservation Manager. There have been no local objections to this part of the scheme. The application includes the erection of two small buildings for garden/bin and oil tank storage. I consider it sensible to make communal provision for these facilities rather than leaving it to the individual future occupiers of the dwellings.
23. Although planning consent exists for the conversion of the barns to four dwellings the  
previous permissions showed an alignment of the driveway that differed from that which  
exists on the ground. It was pointed out to the applicant's agent at the time that if the consent  
were to be implemented as approved then the driveway would have to be realigned to accord  
with the approved drawing.
24. The current application seeks to utilise the driveway as exists on the ground to serve the  
development. Although different from that previously approved the Local Highway  
Authority has confirmed that there are no highway grounds on which it could object to this  
Arrangement. I agree with that view.
25. The drawings submitted originally with this application, which was the subject of full local  
consultation, showed the driveway as exists on the ground. The amendment that has been  
received does not alter that alignment but extends the application site area to include the  
driveway within the red edged area to ensure that the application site has a frontage to a  
public highway. This is standard procedure and a view was taken by the case officer that as  
the details of the drawing itself had not changed there was no need for additional consultation.
26. Having looked at this matter again I accept that the omission of the driveway from the  
original site area may have lead to some confusion locally and have now sought further  
comment from the Parish Council and local residents. I will report any views received.
27. My view is that the application as amended is acceptable.

RECOMMENDATION

That the application is approved as amended subject to safeguarding conditions.



**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control  
Committee

12<sup>th</sup> May 2004

**AUTHOR/S:** Director of Development Services

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**S/0515/04/F - WATERBEACH  
GARAGE AT 28 LODE AVENUE FOR DR. A. MORGAN**

**Recommendation: Approval**

Site and Proposal

1. 28 Lode Avenue is a modern detached house with gabled roofs. A former garage has previously been converted to provide additional living accommodation under permitted development rights. The house is sited side on to the road, with a brick-paved car parking area in front of it that is accessed from off the turning head. It has a rear garden that is enclosed by 1.8 metre high close-board fencing. A small strip of land between the fence and road is currently landscaped with low shrubs. The house and garden adjoin a field, which separates the property from the Cambridge – Ely railway line. A double garage with gabled roof serving no. 26, the neighbouring dwelling is sited to the rear of no. 28 and faces the road.
2. This full application was received on 12<sup>th</sup> March 2004 and proposes the erection of a detached garage. This will be sited to the side of the neighbouring garage at no. 28. The access will be off the road, with space in front to park a car.

Planning History

3. **None**

Planning Policy

4. **HG12 Extensions and Alterations to Dwellings within Frameworks** of the South Cambridgeshire Local Plan 2004 (“The Local Plan”) sets out the requirements that must be met in order for proposals to extend or alter dwellings within village frameworks to be considered for approval.
5. **P1/3 – Sustainable Design in Built Development** of the Cambridgeshire and Peterborough Structure Plan 2003 (“The County Structure Plan”) requires a high standard of design for all new development that responds to the local character of the built environment and details aspects of design to be considered.

Consultations

6. **Waterbeach Parish Council** objects to the proposal listing poor visibility, access and detriment to neighbouring amenities as reasons for refusal.

Representations

7. The occupiers of 27 Lode Avenue object to the proposal on grounds of loss of outlook from their property and poor access impacting upon pedestrian safety.

8. Waterbeach Level Internal Drainage Board has no comment.

Planning Comments – Key Issues

9. The key issues in relation to this application are the impact upon the amenity to the neighbouring residential properties due to the siting and the impact of the access on highway safety.

***Loss of amenity to the neighbouring residential properties***

10. I do not consider there would be a significant loss of outlook as a result of the proposed garage being built. The house opposite at no. 27 currently looks out onto a 1.8 metre high close-boarded fence. The garage proposed is a single storey structure that will be 2 metres to the eaves and 3.55 metres to the ridge of the pitched roof. The roof pitch slopes inwards from the boundary. The closest windows at no. 27 will be sited at a distance of approximately ten metres from the garage. In my opinion the outlook of this dwelling will not be significantly harmed as a result of the distance between the neighbouring house and proposed garage and the height of the garage. The loss of views over the garden of no. 28 is not a material planning consideration.

***Impact of the access on highway safety***

11. The property is sited in a residential development that is accessed by a cul-de-sac road. This is laid out with block paving in the area of the house and is laid out informally, and without pavements. The adjoining garage already has a similar access to that now proposed to serve no. 28. A car entering the garage will be able to pull off the road onto the hardstanding in front of the garage and therefore will not block vehicles or pedestrians using the road. I do not consider that highway safety will be significantly harmed.

Recommendation

12. For the above reasons my recommendation is one of approval:
1. Standard Condition A – Time limited permission (Reason A);
  2. SC5a & f – Details of:
    - Materials for external walls and roofs
    - Materials to be used for hard surfaced areas within the site (RC5ai);
  3. SC44 – Use of domestic garage (RC44)

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable design in built development)
  - **South Cambridgeshire Local Plan 2004: HG12** (Extensions and Alterations to Dwellings within Frameworks)

2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity including loss of outlook
  - Highway safety
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref. S/0515/04/F

**Contact Officer:** Melissa Reynolds – Senior Planning Assistant  
Telephone: (01223) 443237

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

<b>REPORT TO:</b>	Development and Conservation Control Committee	12 May 2004
<b>AUTHOR/S:</b>	Director of Development Services	

**S/0369/04/F CHANGE OF USE OF OUTBUILDING TO OFFICE AND STORAGE OF WINE;  
62 HIGH STREET, WILLINGHAM FOR MR J MILLARD**

**Recommendation: Approval**

Site and Proposal

1. The application relates to a single-storey outbuilding at the rear of 62 High Street, a two-storey domestic dwelling. The outbuilding has dimensions of length 14.1m x depth 4.3m, and it has been in use as stables and a garage. It is faced in brick and timber cladding, with a metal-sheeted roof. A second outbuilding at the rear is proposed to be demolished. The existing vehicular access and car parking area with four spaces will serve the proposed use as well as the existing house.
2. The outbuilding forms part of the northern boundary with the adjoining dwelling at No.60, a grade II listed building. To the west, residential development is being undertaken by Bovis Homes Ltd.
3. The applicant already operates a small wine importing and wholesale business via the phone and internet, but currently has no storage on site or deliveries, the stock being held in a bonded warehouse. The application, received 25<sup>th</sup> February 2004, proposes to convert the outbuilding to create an office for his wife and himself, and to provide an area for limited storage of stock. He envisages a small delivery to the premises every two to three months. As originally submitted, the applicant intended to hold a wine tasting every two to three of months. These would be evening events for up to 12 clients. No external alterations are proposed to the building.
4. In response to comments received from Willingham Parish Council, the applicant has stated that the business is wholesale only, with very few calling customers. Deliveries will consist of one or two pallets of wine, taking approximately 10-15 minutes to unload. He does not believe the use will have any impact upon the residential area or highway safety.

Planning History

5. None relevant.

Planning Policy

6. **Policy P2/6** of the County Structure Plan 2003 encourages sensitive small scale employment in rural areas where it contributes to, inter alia, home working and the re-use of existing buildings.
7. The following policies in the South Cambridgeshire Local Plan 2004 apply:  
**Policy SE2:** Willingham is a Rural Growth Settlement.

**Policy EM6:** Planning permission will be granted for small scale employment development in Rural Growth Settlements provided that there would be no adverse impact on residential amenity, traffic conditions, village character and other environmental factors, and that the development would contribute to a greater range of employment opportunities.

Consultation

8. **Willingham Parish Council** objects to the proposal because:
- There is inadequate parking facilities for increase in traffic deliveries and wine tasting evenings;
  - The site plan does not show the Bovis site development
  - The access is opposite a bus shelter and B1050, an extremely busy road
  - The site is adjacent to a listed building
  - Any future increase in business size, frequency of deliveries will be detrimental to the residential area.
9. **Conservation Manager** has no objection to the proposal as there is no conservation impact.
10. **Highway Authority** has concerns about the development:
- Insufficient space within the premises to cater for the proposed wine tasting events, which will result in on-street parking.
  - Delivery vehicles will have to reverse in or reverse out or park in the High Street. Although this is not ideal, it is acceptable given the very modest level of deliveries envisaged.

Representations

11. None received.

Planning Comments – Key Issues

12. The key issues are car parking provision and provision for deliveries, and impact upon residential amenity.
13. The main concern of the Highway Authority would be addressed if the proposal for occasional wine tasting evenings were to be withdrawn from the application. The applicant has been asked to consider this and his response will be reported to Members at the meeting. If this aspect is withdrawn there is likely to be little impact upon the residential amenity of nearby residents. Deliveries to the premises are to be infrequent and, given the comments of the Highway Authority, I do not consider that there are sufficient grounds to substantiate a refusal of planning permission on highway safety grounds.

Recommendations

14. Approval
1. Standard Condition A – Time limited permission (Reason A);
  2. The area shown upon the submitted site plan for the parking and manoeuvring of vehicles shall be retained and used for no other purpose.  
*Reason: in the interests of highway safety.*
  3. SC9 – linked occupation RC9

4. No wine tasting events or similar promotions shall be held on the application site at any time. *Reason: in the interests of highway safety.*

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - (a) **County Structure Plan 2003: P2/6** Rural Economy
  - (b) **South Cambridgeshire Local Plan 2004: SE2** (Development in Rural Growth Settlements),  
**EM6** (New Development at Rural Growth Settlements)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity
  - Highway safety
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**Background Papers:** the following background papers were used in the preparation of this report:

- County Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning Application File S/036904/F

**Contact Officer:** Ray McMurray – Senior Planning Assistant  
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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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<b>REPORT TO:</b>	Development and Conservation Control Committee	12 <sup>th</sup> May 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/0273/04/F – HATLEY  
ALTERATION AND EXTENSION OF BUILDINGS 3 AND 4. USE OF BUILDING 4 FOR INDUSTRIAL (MANUFACTURE OF FOILED PRODUCTS), USE OF BUILDINGS 1,2,3 AND 5 FOR ASSOCIATED STORAGE, USE OF BUILDING 6 AS HOBBY WORKSHOP AND BUILDING 7 FOR HOBBY USE (PART RETROSPECTIVE), BUILDINGS AT MOAT FARM, EAST HATLEY FOR M W SOUTHERN.**

**Recommendation: Delegated Approval**

Members will visit this site on Monday 10<sup>th</sup> May 2004

Site and Proposal

1. Moat Farm, East Hatley, is located to the east of the road known as East Hatley. It comprises a detached house accessed from the main road, to the east of which is a separate vehicular access and a long driveway serving a collection of single storey former agricultural buildings at the rear which are in the same ownership as the house.
2. This full application, registered on 13<sup>th</sup> February 2004, proposes the alteration and conversion of existing buildings to employment and hobby uses. Four persons will be employed on the site. The industrial process, which will be carried out in building 4 on the applicants plan, involves applying a decorative laminate to UPVC profiles. Parking space exists in front of building 4.
3. To the south and west of the site are gardens of residential dwellings in East Hatley. To the east and to the north Moat Farm itself is agricultural land.

Planning History

4. Planning consent was granted in 2002 for the use of buildings for light industrial and storage use – **S/0999/02/F**. The consent included restrictive conditions including limiting the use to specified buildings and the purposes described in the application. No more than 2 persons were to be working on the site at any one time.

Planning Policy

5. **Policy P2/6** of the Cambridgeshire and Peterborough Structure Plan 2003 (“The County Structure Plan”) states that sensitive small-scale employment in rural areas will be facilitated where it enables the re-use of existing buildings.
6. **Policy EM10** of the South Cambridgeshire Local Plan 2003 (“The Local Plan”) states that planning permission will be granted for the change of use and conversion of rural buildings to employment use provided that, amongst other criteria, the buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction; the form, bulk and general design of the buildings both before and after conversion are in keeping with their surroundings; the buildings

are capable of reuse without materially changing their existing character or impact upon the surrounding countryside; that safe and satisfactory vehicular access can be provided together with adequate space within the curtilage to accommodate ancillary requirements such as car parking and lorry manoeuvring without significant detriment to the setting of the building and the landscape within which it is located; and that the scale and frequency of traffic generated can be accommodated on the road system without undue adverse effects.

7. **Policy ES6** of the Local Plan states that the District Council will seek, by the means of appropriate conditions, to minimise the impact of noise and pollution on noise-sensitive development arising from any new industrial, commercial or recreational activities.

#### Consultation

8. **Hatley Parish Council** recommends refusal. Its comments are attached as Appendix 1.
9. **Chief Environmental Health Officer** raises general concerns regarding the impact of the development and suggests conditions controlling the times of use of power operated machinery, details of the location and type of any power driven plant or equipment, details of any external lighting and restricting hours of vehicle movements from delivery/collection vehicles.
10. **Local Highways Authority** states: "You will recall my comments and the subsequent discussions relating to the improvement of the access in respect of the earlier application S/0999/02/F.
11. Whilst the traffic likely to be associated with this proposal is relatively modest, it appears as though it has the potential to generate more traffic than the previous application originally intended.
12. Due to the ill defined junction arrangement and restricted visibility to the west, I have concerns relating to this proposal.
13. If this is to proceed, I strongly recommend that the improvement to the access set out in my consultation dated 27 May 2002, is now undertaken".
14. **Cambridgeshire Fire and Rescue Service** states that additional water supplies for fire-fighting are not required.
15. **Environment Agency** states that the application does not consider sufficiently issues of foul and surface water drainage or pollution control and as the site is delineated within an area of environmental concern and methylene chloride is to be stored and used on the site, it recommends a condition requiring a scheme for the provision and implementation of surface and foul water drainage and pollution control is submitted prior to the commencement of any development.

#### Representations

16. 16 letters of objection (from 10 properties) have been received including a 45 signatory petition. The following is a summary of the objection points:

17. No further developments of this nature are required in Hatley as areas already established for industrial usage in Hatley and Gamlingay are still vacant and more appropriate sites exist in the wider area.
18. Impact on residential amenity – site in close proximity to residential properties - noise emanating from the site - potential lighting to parking and loading areas, particularly during the winter months – light pollution - larger, more extensive and more obtrusive areas of building, parking and materials storage - increase in numbers of staff, vehicle movements and times of activity will cause increased disturbance - the processing of plastic materials and plastic bondings will produce unpleasant and/or hazardous smells and fumes - noxious chemicals will be stored on site (particularly Methylene Chloride). Proposal will attract criminal interest and reduce security to surrounding properties.
19. Future growth of the business will create further demands for expansion and development of the site and its associated activities – precedent for similar proposals in the village.
20. Heavier demands on the local road network and increased traffic coming to and from the site including large vehicles. Possible additional traffic accidents. Very poor access.
21. Surface water drainage system may not cope with the additional development. The site has flooded in the past. This could lead to flooding in gardens of nearby properties. No provision stated for foul water drainage.
22. Chemical storage could be a fire hazard and may result in soil/water pollution – application gives no details on transportation arrangements, site handling or storage of hazard chemicals.
23. Impact on extension of buildings on surrounding countryside – edge of village location – development will be highly visible from the road and surrounding area. Application is for significant alteration and extension not re-use of existing buildings The form and bulk of buildings 3 & 4 would be materially changed.
24. Need for lavatories and washrooms and staff facilities has not been addressed.
25. Industrial site will change the character of this small quiet village.
26. Previous permission conditioned 2 staff only to limit traffic and disturbance to neighbours. This application doubles that.
27. 'Hobby' activities could be construed to mean anything – it is not defined in the application and will be carried out outside of normal working days and hours and will create further similar problems.
28. The Council should not be encouraging co-location of this business whose other site is in Bedford as it will involve increased road traffic between the two sites
29. Moat Farm is not a sustainable location for industrial development.
30. The local area has a low level of services/facilities and there is no public transport for employees.
31. There has been no provision for hard or soft screening or landscaping of the site.

Planning Comments – Key Issues

32. The key issues are whether the proposal complies with the requirements of Policy EM10 and ES6 of the Local Plan.
33. The principle of using buildings within this site for employment purposes has been accepted by the granting of planning consent in 2002. However that consent was tightly conditioned based on consideration of the proposal put forward at that time in recognition of the sensitive location of the site, in a quiet rural area and in close proximity to residential dwellings. Any application for an alternative development of the site must be considered on its merits.
34. The application as currently submitted proposes the main industrial operation to be based in Building 4, which is furthest away from residential dwellings. Work on conversion of that building has commenced and therefore the application is in part retrospective. Whilst I do not condone situations where work has commenced prior to consideration of a planning application it should not prejudice its determination.
35. I am of the view that the physical works proposed in the conversion of Building 4 are acceptable and in accord with the requirements of Policy EM10 of the Local Plan. However I have advised the applicant that the proposal to link this building to the open pole barn at the rear (Building 3) and enclose this building for storage use is not acceptable and contrary to the aims of Policy EM10. I have asked that this element be deleted from the application. I have no objection to the use of Buildings 2 and 5 for storage in association with the proposed use. A condition can be attached to any consent to ensure that these remain storage buildings.
36. The Chief Environmental Health Officer has raised no objection in principle to the proposed use subject to conditions, and has previously visited the applicant's current premises to undertake an assessment of any processes that will be carried out. He is therefore of the view that the proposed use is acceptable on this site having regard to the proximity of residential properties. I have asked the Chief Environmental Health Officer to comment on the local concern about the storage and use of Methylene Chloride on the site and will report his response.
37. The application states that there will be four persons employed on the site which it has been pointed out is double that of the previous consent. The previous consent contained a condition which restricted the number of persons employed on the site to 2 to reflect that sought by the then applicant and in order that control was retained over any expansion of the site. It cannot be inferred from that condition that an additional two persons employed on the site would be unacceptable. In my view given the location of Building 4 and its parking, away from the boundaries with residential properties, this number is acceptable.
38. The Local Highway Authority has raised no objection to the application provided that access improvements in line with those previously required are carried out. The applicant states that there will be an average of two vehicles visiting the site per day, in addition to employees. In my view this level of vehicular movement will prejudice neither highway safety nor residential amenity.
39. I have asked the applicant to supply additional information in respect of the proposed hobby uses in buildings 6 and 7. As the buildings are not within the residential curtilage of Moat House the use proposed requires consent. This would not be the case for buildings within a residential curtilage.

40. The Environment Agency has raised no objection in principle but requires a condition to be attached to any consent requiring a scheme in respect of surface and foul water drainage and pollution control.
41. Subject to the receipt of amended drawings deleting the proposed extensions to Building 4, further information in respect of the proposed hobby uses of Buildings 6 and 7, and confirmation that, in the light of the concerns expressed locally, that the Chief Environmental Health Officer remains of the view that the use is acceptable that delegated powers of approval are granted.

Recommendations

42. Subject to the comments in the above paragraph that delegated powers of approval are given subject to restrictive conditions.

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003: P2/6**
  - **South Cambridgeshire Local Plan 2004: EM10 and ES6**
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity including noise disturbance and overlooking issues
  - Highway safety
  - Visual impact on the locality
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**Background Papers:** the following background papers were used in the preparation of this report:

- County Structure Plan 2003
- South Cambridgeshire District Council Local Plan 2004
- Planning Application File S/0273/04/F

**Contact Officer:** Paul Sexton – Area Planning Officer  
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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation  
Control Committee

12<sup>th</sup> May 2004

**AUTHOR/S:** Director of Development Services

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**S/2491/03/RM – OAKINGTON  
ERECTION OF 43 DWELLINGS (INCLUDING 11 AFFORDABLE UNITS) TOGETHER  
WITH PUBLIC OPEN SPACE AND ACCESS, LAND OFF COLES LANE FOR TAYLOR  
WOODROW**

**Recommendation: Approval**

Adjoining Conservation Area

Site and Proposal

1. The 1.3 ha site is accessed via a grass strip between 2 bungalows, and consists of undulating pastureland. The northern and western boundaries are marked by established deciduous hedging varying from 2-7 metres in height, with fields beyond. To the east and south is residential development in High Street and Coles Lane. The Coles Lane properties are predominantly bungalows, their rear gardens largely screened from the site by coniferous and deciduous hedges. The eastern boundary, which is also the Conservation Area boundary, to High Street is more open. Ditches follows the line of the boundary on 3 sides.
2. A public footpath runs from Coles Lane along the route of the proposed vehicular access and crosses the site north-south.
3. The reserved matter application, received on the 12<sup>th</sup> December 2003 and amended on the 16<sup>th</sup> February and the 16<sup>th</sup> March 2004, proposes the erection of 43 dwellings, including 11 affordable units, grouped around a central public open space. The existing right of way is to be extinguished and realigned along the internal estate road. A separate application has been made to the Council for this.
4. The housing is a mixture of 2 and 2<sup>1</sup>/<sub>2</sub> storey types arranged in detached, semi-detached and terraced configurations. Of the market housing, ten 2 bed, sixteen 3 bed and six 4 bed houses are proposed. Eleven affordable houses consist of seven 2 bed and four 3 bed.
5. The proposal equates to a density of 33 dwellings per ha.
6. Also submitted with the application is a design statement, an archaeological and an ecological report.
7. The design statement says the proposal has been drawn from good vernacular architecture in terms of layout, scale, mass, form and the local character of Oakington. The boundary landscaping will be retained to provide a strong enclosure of the site. Existing gaps will be supplemented with new planting.
8. The public open space has been located in the heart of the site to provide a major core for the development. Dwellings have been orientated fronting onto this area to

enforce and secure its importance. The badger habitat zone has been shown adjacent to the northern boundary and forms part of the public open space. The layout incorporates good villagescape planning such as sensitive enclosure of space between dwellings, “pinch” points and the transition of a variety of external spaces. Car parking has been located to minimise visual intrusion. Parking courts are located to the rear and side of dwellings and in some areas are accessed beneath “fly over” building forms. The mix of house types is in accordance with local and national advice. 2 and 2<sup>1</sup>/<sub>2</sub> Storey Houses dwellings will provide continuous built frontages with interesting roofscapes. The 2<sup>1</sup>/<sub>2</sub> storey dwellings have been sited away from the eastern and southern site boundaries in the centre of the site. Detailing of windows and brickwork have been carefully chosen to improve character and provide interest. Materials will be chosen from a palette of local materials.

#### Planning History

9. Outline Planning Permission was granted for residential development in 2000 and renewed in 2003. A Section 106 Legal Agreement was attached to both permissions and required the provision of 11 affordable dwellings, an education contribution, and 0.2ha of public open space with play equipment etc.

#### Planning Policy

10. Oakington is selected as a “group” village in the 2004 Local Plan. The site is within the village framework, adjacent to the Village Conservation Area, and the following policies apply:

11. County Structure Plan 2003:

**Policy P1/2 – Environmental Restrictions on Development**

**Policy P1/3 – Sustainable Design in Built Development**

**Policy P5/3 – Density**

**Policy P5/4 – Meeting Locally Identified Housing Needs**

**Policy P6/4 – Drainage**

**Policy P7/2 – Biodiversity**

**Policy P7/6 – Historic Built Environment**

**Policy P8/9 – Provision of Public Rights of Way**

12. South Cambridgeshire Local Plan 2004:

**Policy “Oakington 1”** allocates the site of 1.3ha for residential development.

**Policy SE4 List of Group Villages**

**Policy SE9 Village Edges**

**Policy HG7 – Affordable Housing**

**Policy HG10 – Housing Mix and Design**

**Appendix 7/1 – Standards for Car Parking Provision**

**Policy CS5 – Flood Protection**

**Policy RT2 – The Provision of Public Open Space in New Development**

**Policy EN5 – Landscaping of New Development**

**Policy EN13 – Protected Species**

**Policy EN15 – Development affecting archaeological sites**

**Policy EN30 – Development affecting setting of Conservation Area**

#### Consultation (amended plans)

**Oakington Parish Council** objects



13. "The Parish Council is pleased that our earlier objections in respect of new planting around the Play Area and the surfacing material of the shared surfaces have been satisfactorily addressed. We also take it that implicit in the term "adoptable" being applied to the shared surfaces means that street lighting will be provided.
14. We also note that reference is now being made to a bridlepath, whereas previously it was correctly referred to as a public footpath. We are very strongly in favour of its existing status being retained, because this kind of use is compatible with a dense housing estate of this nature. We have a riding school and many other private horse riders in our village and so strings of horses are common place on our village roads at frequent intervals on Saturdays, Sundays and School holiday times, and we would not want to encourage them into this estate. Where there are horses there are horse droppings and so it is not a good idea to encourage them on to roads that are block paved!
15. All our previous objections still stand. These are:
16. We are particularly concerned about the totally inadequate car parking provision and have no doubt that the political objectives on which this is based are badly flawed and that the local community will end up with a major problem extending way beyond the stie and into Coles Lane, which will have to contend with all of the traffic movements generated by this development plus a significant number from the one being proposed for the SCDC depot, in the form of visits to and from the shop, post office and pub.
17. Our dealings in connection with the Section 106 agreement have focused on the open space being primarily a play area for children under 11 years old, and that is the way we intend to go forward. Implicit in this is a reasonably flat, even surface. As far as we are concerned, a public open space can take numerous other forms and serve other purposes, many of which are not compatible with a children's play area. e.g. the exercising of dogs is wholly unacceptable.
18. The significance of the dotted semi circle at the northern edge of the open space needs to be clarified. We think it might indicate the drainage attenuation that is referred on the form but not supported with any detail elsewhere. If this is the case, then it needs to be empty at all times, save when there is heavy rainfall. Otherwise it would not serve a useful purpose in terms of flood protection, a subject very close to our hearts in this flood prone village of ours. On this basis there would be no amenity value to be gained in terms of aquatic or plant life, instead there would be great potential for it to become a piece of boggy wasteland of the worst possible kind, which in turn would encourage illegal dumping, not to mention the adverse safety implications associated with the use of the children's play area and the ongoing maintenance costs of cleaning it out. That being the case, the Parish Council would not undertake responsibility for it in any shape or form.
19. We are also concerned about the badger's habitat being close to the children's play area, on the grounds of public health on the one hand and the best interests of the badgers on the other hand. It needs to be securely screened off with a brick wall to satisfy both of these interests.
20. In our view, street lighting needs to be provided for all of the roadways and footways for the whole of the site, in the interests of public safety. Again, our dealings regarding the Section 106 agreement agreed that the children's play area needs to be lit to normal street lighting level. If that is provided by adjoining street lighting that is

maintained by SCDC/CCC then that is OK, otherwise additional Section 106 funding will be called for.

21. The status, ownership, and maintenance responsibilities for the pieces of land on both sides of the entrance road need to be established beyond doubt. Again, our dealings concerning the Section 106 agreement made it clear that we would only accept responsibility for a single parcel of land, and so we would not undertake any responsibility for this land.
22. We need to establish that no piece(s) of land are left without an identifiable owner, who will have responsibility for upkeep and maintenance. The 2 metre wide diverted public footpath being a prime example. Presently there is a public right of way (on foot) over a length of this privately owned land and that is the way it needs to stay, otherwise there is the prospect of neglect, dumping and the costly remedial work. In this context, the public footpath is one that has been unusable beyond this site since it was cut off decades ago to facilitate construction of the old airfield. It will still be unusable, but we need to keep it so that it can be integrated with any new public footpaths that we are successful in obtaining when the old airfield site is eventually sorted out.
23. The diversion of the public footpath raises further issues. Firstly, we believe that there is a ditch along the western boundary of this site, but it has not been cleaned out for decades and we believe that it needs to be properly scoured and then properly maintained in order to serve a much needed drainage facility for this site. If this is done, then the authority to divert the public footpath should be conditional upon a Section 106 agreement to construct a fenced footbridge across it. It is also important that the owners of the adjoining land unreservedly accept the new access point of the public footpath onto their property. Within the site, from the proposed footway to the site boundary the public footpath needs to be constructed to the same standard as the rest of the footways, which we presume will be tarmac edged with a concrete block.
24. This site is prone to flooding due to its make up, rather than the ditch that serves it. The riparian ownership and responsibility for the existing ditch(es) needs to be established beyond doubt and, if appropriate, assigned to the individual new properties. In this context, we need to avoid the situation that arose with Cherry Orchard and The Drift where the ditch was piped by various people at different times, using different sized pipes at different levels, with no regard for the possible effects on the ditch's ability to do its job. The role of the Cherry Orchard ditch is not significant, but there are serious problem with the one at the Drift and as this one does perform a significant function it is very important to secure its long term future as an effective drainage system.
25. Once again, there is insufficient space for wheelie bins.”
26. **The Local Highways Authority** has no objections providing the off-site footway works are completed prior to the occupation of any of the new dwellings.
27. **The Countyside Services Team** has the following comments:
28. The knee-rail is too low at 400mm and should be 600mm in order to be more visible to motorists reversing into the parking area. The application of reflective strips would help prevent it being knocked down. In due course the responsibility for the maintenance of the fence needs to be established as it is not considered highway furniture.

29. There is concern that vehicles will unofficially park and block the start of the bridleway link, in the South-West corner of the hammer head end of the access road. This would be an unlawful obstruction of the bridleway. Could yellow hatching be provided to the road surface at this point?
30. The applicant has agreed to fund an additional bridleway sign.
31. **The Cambridgeshire Fire and Rescue Service** request the provision of hydrants.
32. **The Principal County Council Archaeologist** has received an evaluation report from the applicant's consultant. The report indicates significant archaeological remains relating to the Late Bronze Age/Early Iron Age, Roman, Medieval and Post-Medieval periods survive on the site. These remains would be severely damaged or destroyed by the proposed development.
33. The site should therefore be subject to a programme of archaeological mitigation, required by Condition. It is standard practice for the County Archaeological Office to produce a design brief for this mitigation. The applicant should be advised such investigations are likely to involve some financial outlay.
34. **The Environment Agency** comments the application makes no specific reference to surface water drainage other than to propose "via attenuation system to watercourse". Full details must be submitted and approved prior to the commencement of works.
35. **Anglian Water** has not commented.
36. **The Conservation Manager** has no objections.
37. **The Council's Ecologist** has no objections. Subject to conditions concerning the submission of "Badger Mitigation Scheme" and no disturbance to boundary vegetation between February/July to protect breeding birds.
38. **English Nature** points out the protection afforded to badger setts.
39. **The Ramblers Association** notes that Public Footpath No 7 at Oakington crosses the site. The footpath terminates at the boundary of the former Oakington Airfield, the right of way having been truncated when the airfield was built. Once the airfield is returned to civilian use, public access should be restored. Therefore it is important that the present rights of way should be safeguarded. The comments of the **Police Architectural Liaison Officer** will be reported.

#### Representations

40. Nine letters of objection were received to the original application, summarised as follows:
  - Not necessary to develop the site now that Northstowe to be developed on the former airfield.
  - The site has historically been subject to flooding.
  - Ownership/maintenance of boundary ditches needs to be clarified.

- The outlet from neighbouring properties will be spoilt.
- Archaeological and Ecological interest will be lost; the badgers need protecting.
- The scheme is too dense with inadequate car parking.
- Will there be adequate street lighting?
- Insufficient space for wheelie bins.

41. Five further objections have been received from other neighbouring residents making the following additional points:

- The existing boundary hedges should be protected.
- Overlooking from the first floor windows on Plots 2, 3, 4 will reduce the privacy of 31 Coles Lane. The proposed 2 storey dwellings should be bungalows.

#### Planning Comments

42. Key Issues

- The impact of the proposal on the character of the area and the adjoining Conservation Area.
- The affect upon the amenity of adjoining residents properties.
- Due consideration given to the need to relocate the public right of way across the site.
- The need to ensure the adjacent badger sett is not disturbed.

43. Members are reminded this is a reserved matters application in pursuance with an outline permission originally granted in 2000 and renewed in 2003. The Legal Agreement attached to that permission specified the area of public open space and the number of affordable houses, forming the basis for this reserved matters application.

44. Extensive pre and post application discussions have taken place to achieve a satisfactory layout, with the public open space as the focal point and an attractive grouping of houses of differing designs and with varying ridge heights around it. Some house types have been amended to make them more compatible with the character of the village. Shared surface access roads have been utilized where possible to reduce the visual impact of the road layout, and provision made for the relocation of the existing public right of way across the site.

45. Attention has been given to the placement of the houses around the periphery of the site to reduce overlooking to a minimum. Blank gables have been utilized where the proposed houses come close to the boundaries. One neighbour (31 Coles Lane) is concerned about overlooking, but there is a high conifer hedge on the boundary, a 25m back to back separation and the proposed houses are set at an angle to the owners property giving more oblique views.

46. An Ecological report was commissioned to inform the layout in the vicinity of the badgers sett on the northern boundary of the site, and the Council's Ecologist is satisfied with the clearance allowed subject to a "badger mitigation scheme" being required to be approved before development commences.
47. The Parish Council has raised a large number of points, some of which are amplified by neighbours. Car parking provision is seen as inadequate, but more than meets the Council's standards of an average of 1.5 spaces per dwelling. Obviously the development will lead to a considerable increase in traffic movements in Coles Lane but these are currently at a very low level and there is no highway safety issue that can be substantiated.
48. Flooding is seen as a problem, the site having been under water in the past. Surface Water disposal is not part of this reserved matters submission, and will be the subject of a subsequent submission. It is likely some form of on-site attenuation will be required. A condition of the outline planning permission required a scheme of surface and foul water drainage to be submitted, approved and implemented.
49. The Parish Council considers the right of way across the site should be kept as a public footpath only, but there is an opportunity to provide a bridleway which will hopefully link up with the future Northstowe bridleway network.
50. Wheelie Bin storage is queried by the Parish Council. Most of the houses will have rear access but a further plan can be conditioned to make sure this issue is not overlooked.
51. I had asked for a landscape scheme to be submitted with the amended scheme but at the time of writing this had not been received. If not received, this will have to be the subject of a separate reserved matters application.

### Recommendations

52. Approve details of reserved matters for the siting, design and means of access for the erection of 43 dwellings, together with public open space, at Land off Coles Lane, Oakington.

In accordance with your application dated the 30<sup>th</sup> November 2003 (as amended by plans franked the 16<sup>th</sup> February and 16<sup>th</sup> March 2004) and the plans, drawings and documents which form part of the application and in accordance with outline planning permission dated the 1<sup>st</sup> June 2000 (ref S/2007/94/O) and full planning permission dated the 28<sup>th</sup> May 2003 (ref S/0721/03/F) extending that permission.

All of the conditions, including condition 1 contained in the above mentioned full permission, continue to apply so far as the same are capable of taking effect but subject to the additional conditions set out below.

### Additional Conditions

1. No development shall commence until details of:
  - The materials to be used for the external walls and roofs of the dwellings and garages.
  - The materials to be used for free standing walls
  - The materials to be used for roads, driveways and the bridleway.
  - The treatment of windows, including means of opening, and doors.

- The provision for wheelie bin storage. have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details. (Reason – RC5a)ii)
2. Before development commences, a “badger mitigation scheme” shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be fully implemented. (Reason – To minimise disturbance to the badgers, a protected species.)
  3. The off-site footway works shall be completed prior to the occupation of any of the new dwellings. (Reason – In the interests of highway safety.)

#### Informatives

1. The Countryside Services Team has the following comments:
  - The knee rail is too low at 400mm and should be raised to 600mm in order to be more visible to motorists reversing in the parking area. The application of reflective strips at points along the fence would also help prevent it being knocked down. The fence is not considered highway furniture and its future maintenance needs to be established.
  - Concern that vehicles may park unofficially at the start of the bridleway link, in the South-Western corner of the hammerhead end of the access road. This would be an unlawful obstruction of the bridleway. Thought needs to be given as to how this can be prevented and further discussions will be necessary.
2. The Council’s Ecologist points out the boundary hedges offer much potential for breeding birds. No disturbance or destruction of the vegetation should take place during the period 15<sup>th</sup> February to 15<sup>th</sup> July (inclusive) without the prior written approval of the Local Planning Authority. It is noted the hedges are shown as retained on the approved plans.

#### Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:

#### **(a) Cambridgeshire and Peterborough Structure Plan 2003**

**Policy P1/2 – Environmental Restrictions on Development**

**Policy P1/3 – Sustainable Design in Built Development**

**Policy P5/3 – Density**

**Policy P5/4 – Meeting Locally Identified Housing Needs**

**Policy P6/4 – Drainage**

**Policy P7/2 – Biodiversity**

**Policy P7/6 – Historic Built Environment**

**Policy P8/9 – Provision of Public Rights of Way**

#### **(b) South Cambridgeshire Local Plan 2004: Policy “Oakington 1”**

**Policy SE4 List of Group Villages**

**Policy SE9 Village Edges**

**Policy HG7 – Affordable Housing**

**Policy HG10 – Housing Mix and Design**

**Appendix 7/1 – Standards for Car Parking Provision**

**Policy CS5 – Flood Protection**

**Policy RT2 – The Provision of Public Open Space in New Development**

**Policy EN5 – Landscaping of New Development**

**Policy EN13 – Protected Species**

**Policy EN15 – Development affecting archaeological sites**

**Policy EN30 – Development affecting setting of Conservation Area**

2. The reserved matters conditionally approved are not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - The character of the area and the adjoining Conservation Area
  - The amenity of adjoining residential properties
  - The relocation of the public right of way
  - The protection of the badger sett
  
3. All material considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**Background Papers:** the following background papers were used in the preparation of this report:

- County Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning Application File S/2491/03/RM

**Contact Officer:** Mr R G Morgan - Area Planning Officer  
Telephone: (01223) 443165

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

<b>REPORT TO:</b>	Development and Conservation Control Committee	12 <sup>th</sup> May 2004
<b>AUTHOR/S:</b>	Director of Development Services	

**S/0581/04/F – SHEPRETH  
EXTENSION TO PROVIDE ADDITIONAL DWELLING AND EXTENSION TO EXISTING  
DWELLING, 7 BARRONS GREEN, MISS O MACDONALD**

**Recommendation: Refusal**

Site and Proposal

1. Barrons Close is a small cul de sac of similar dwellings north east of Fowlmere Road within the village framework and outside of the designated Conservation Area. The proposal site is located on a corner plot in the garden area of an existing semi detached brick built property.
2. The full application received 19<sup>th</sup> March 2004 proposes the erection of an additional dwelling attached to the south east elevation of No. 7 taking up side garden space and the existing off road parking area. The dwelling is a 3-bedroom property; a repetition of No. 7 Barrons Green and parking for No. 7 and the proposed dwelling would be located to the front of the new dwelling.
3. The application also includes a single storey kitchen extension to the rear of No 7 Barrons Green. The density (existing and proposed house) equates to 54 dwellings per hectare.

Planning History

4. None relevant to this application

Planning Policy

5. Policy SE5 of the South Cambridgeshire Local Plan 2004 allows for infilling within Shepreth provided the site in its present form does not form an essential part of village character, and development is sympathetic to the historic interests, character and amenities of the locality.
6. Local Plan 2004 Policy HG10 states that the design of housing schemes should be informed by the wider character and context of the local townscape and landscape; and schemes should achieve high quality design and distinctiveness.
7. **Policy HG12 ‘Extensions and alterations to dwellings within frameworks’** of the South Cambridgeshire Local Plan 2004 states in part that extensions and alteration of dwellings will not be permitted where,

‘The proposal would harm seriously the amenities of neighbours through undue loss of light or privacy, being unduly overbearing in terms of its mass, or would adversely affect surrounding properties by virtue of its design, layout, location or materials;

'there would be an unacceptable loss of off street parking or garden space within the curtilage;

'there would be an unacceptable visual impact on the street scene'.

8. Policy P1/3 'Sustainable Design in the Built Environment of the Cambridge and Peterborough Structure Plan 2003 states that a high standard of design and sustainability should be adopted for all new forms of development.

#### Consultation

9. **Shepreth Parish Council** recommends approval
10. **Chief Environmental Health Officer** – No objection but suggested any approval be conditioned to limit problems that may arise from noise during construction.

#### Representations

11. Three letters of objection from Nos. 6, 8 and 16A Barrons Green and a petition have been received from residents within Barrons Green and Angle Lane. The points raised are as follows:
  - Overcrowding of the site
  - Parking and access problems for the existing and proposed residents of Barrons Green
  - Loss of views
  - Loss of amenity
  - Loss of house value
  - Over development
  - Loss of privacy
  - Overlooking
  - Increase of noise
  - Lack of amenity space for the new dwelling

12. The petition received was to object to the extra vehicular activity in Barrons Green. 29 residents signed it.

13. Further notification was sent out to Nos.15 to 26 Barrons Green.

#### Planning Comments – Key Issues

14. The key issues to consider in respect of this application is the impact of the proposed dwelling on the residential amenities of nearby properties and the impact of the development on the character and appearance of Barrons Green.
15. *Street Scene* – The existing street scene is of an open corner plot backed by the gable ends of Nos. 6 and 7. The site is bordered with hedging and a grass verge is located to the front of the proposal site. As a cul de sac the open space plays an important part in the street scene and character; the closure of this space creates a cramped over developed appearance which is out of character with the street scene. Fencing would be necessary to provide a private garden space, which will be visually detrimental in the street scene exacerbating the cramped appearance.

16. *Impact on the amenity of occupiers of 6 Barrons Green* – The occupiers of No. 6 is currently overlooked by all neighbouring properties. The erection of another dwelling would increase overlooking on to this property from a first floor rear window. The proposed dwelling will be located very close to the boundary of No. 6 and therefore could be unduly overbearing in terms of mass and location. However, it was considered that the extension of this property did not further harm the amenity of 6 Barrons Green and at single storey the proximity of the new house to No. 6 does not justify a refusal.
17. *Parking and access* – The proposed parking for the residents of No. 7 and the proposed dwelling is shown to crossover the front garden of No. 7 affecting the existing hedging and frontage appearance, therefore further adversely affecting the street scene by means of loss of visual amenity.
18. There are no objections to the proposed kitchen extension to No 7, but its design is incorporated into the design of the proposed new house.

Recommendation

19. In light of my concerns relating to the impact on the street scene my recommendation is one of refusal.

Refusal

1. The proposed dwelling by means of its siting and location will result in a significant adverse visual impact on the street scene; the proposal is therefore contrary to Policy SE5 of the South Cambridgeshire Local Plan 2004, which requires development to be sympathetic to the character and amenities of the locality.

**Background Papers:** The following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File reference S/0581/04/F

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**APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION**

**TOWN AND COUNTRY PLANNING ACT 1990**

This item is intended to update Members on appeals against planning decisions and enforcement action. Information is provided on appeals lodged, proposed hearing and inquiry dates, appeal decisions and when appropriate, details of recent cases in interest.

**1. Decisions Notified By The Secretary of State**

<b>Ref. No.</b>	<b>Details</b>	<b>Decision and Date</b>
S/1472/03/F	W S Jack 4 St Andrews Close <u>Stapleford</u> Extension (retrospective) (Officer Recommendation to Approve)	Dismissed 26/03/2004
E 468	W S Jack 4 St Andrews Close <u>Stapleford</u> Enforcement of removal of 1st floor conservatory	Dismissed 26/03/2004
S/1167/03/F	Mr & Mrs Whitehead Adj Crewe House, Primrose Lane <u>Waterbeach</u> Conversion of garage into dwelling (Delegated Refusal)	Allowed 06/04/2004
S/0745/03/F	Mr D Coomer 41 Moorfield Road <u>Duxford</u> Extensions (Officer Recommendation to Refuse)	Dismissed 07/04/2004
S/1933/03/F	Mr & Mrs Jeffery 36 Manor Park <u>Histon</u> Conservatory (Delegated Refusal)	Dismissed 07/04/2004
S/0040/03/F	Mrs P Hedges Carefield, Button End <u>Harston</u> Siting of 2 caravans & 1 mobile unit for 1 gypsy family (Officer Recommendation to Refuse)	Allowed 07/04/2004

S/1310/03/O	Mr P Harris Adj Greenacre, Chapel Road, Weston Green <u>Weston Colville</u> House & garage (Delegated Refusal)	Allowed 13/04/2004
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## 2. Summaries of recent decisions of interest

### **Mrs P Hedges – Use of land for siting of two caravans and one mobile utility unit for one gypsy family – Carefield, Button End, Harston - Appeal allowed and planning permission granted for temporary period of three years**

The appellant moved onto this site without planning permission in July 1999. An appeal against an enforcement notice was dismissed in January 2000. Despite a compliance period of four months, the Council deferred further action in order for Mrs Hedges to have a hip operation. This operation was finally carried out in September 2002. In November 2002, the Council extended the compliance period for three more months. A planning application was submitted in December 2002 and refused in June 2003. That application was the subject of this appeal.

It was not in dispute that the site lies within the Green Belt where the development constitutes inappropriate development. The main issues were whether there are very special circumstances that clearly outweigh the harm caused by the development such that permission should be granted; and if not whether permission could be granted for a temporary period.

In assessing the actual harm to the Green Belt, the inspector first considered the effect on openness. He observed that the site is flanked on both sides by dwellings with associated boundary screening and the appeal site has a tall mature hedge and trees except at the point of access. As a consequence, the development would only be perceived at close quarters when actually passing the site frontage and even then in filtered views. While repeated incremental small-scale erosion of openness can have significant consequences over time, he concluded that the loss of openness would be relatively minor.

In terms of other Green Belt harm, there was no conflict with Structure Plan Policy, but some harm with the objectives of PPG2 with regard to countryside encroachment.

As with other recent gypsy appeals, the inspector found that there is a clear and substantial general requirement for new gypsy sites within the district, to which development plan policies are providing only a partial response.

In considering the appellant's personal circumstances, the inspector attached "considerable weight" to the need for the youngest child to continue with settled primary education. The Council had already shown "sensitivity" to Mrs Hedges' medical condition and "some weight" should be afforded to allow Mrs Hedges continuity of access to nearby medical services at least while replacement of her other hip is under review. The process of finding, securing permission for and acquiring a suitable alternative site could take considerable time.

The likely outcome of withholding permission would be a return to an itinerant lifestyle of successive short-term encampments in different locations.

The inspector also took into account the “unusual extent of local support” for the proposal. This suggested that there was an absence of harm other than in Green Belt terms.

Despite this, the inspector concluded that very special circumstances did not exist which clearly outweigh the harm to the Green Belt by way of inappropriateness, and any other harm, arising from the development. He was not prepared to grant permanent permission.

The grant of a temporary permission, however, would result in considerably less interference with the appellant’s home and family life. It would allow the completion of the primary education for the youngest child, continuity of health care, and give Mrs Hedges time, in conjunction with the Council, to make a concerted effort to find an alternative site outside the Green Belt. Such an action would be proportionate to the actual limited harm that is being caused.

Temporary permission was therefore granted for three years for Mrs Hedges, her husband and her children. A condition regarding additional planting along the roadside frontage was also imposed.

**Mr and Mrs G Whitehead – Conversion of garage to dwelling – Crewe House, Primrose Lane, Waterbeach - Appeal allowed**

This application was refused for three main reasons. These were the effect of the proposal on the character and appearance of the area; the effect on living conditions of future occupants of the dwelling in respect of privacy, traffic noise and adequacy of amenity space; and the effect on highway safety.

The garage is a relatively large building built in brick with a pitched roof. The insertion of windows and doors would, in the inspector’s opinion, have no significant effect on the character and appearance of the building. The setting of the building is relatively open and the appearance of the boundaries could be controlled by an appropriate condition.

The new dwelling would be separated from Crewe House by a paved area, boundary hedge and trees. This was found to reduce the degree of overlooking. Additional planting could be provided. The number of vehicles passing the building was likely to be low and the bedroom would be sited away from the access way. The Environmental Health Officer had raised no objections. While the amount of private amenity space would be limited, the advice in Policy HG15 (now HG10) was that schemes should avoid inflexible standards. This was a proposal for a small unit in a pleasant overall setting.

While Primrose Lane is a narrow road, the inspector considered that the additional traffic likely to be generated would be insignificant. There were points along the lane where two vehicles could pass each other and vehicle speeds are likely to be low.

The inspector also took into account the village’s good level of facilities and access to rail transport and the recommendations of the recent Housing Needs Survey by providing a one bedroom house.

Permission was granted subject to conditions regarding parking, boundary treatment and landscaping.

## 3. Appeals received

Ref. No.	Details	Date
S/2242/03/F	Compton & Parkinson Nil Desperandum, Fulbourn Road <u>Fulbourn</u> Extension for storage (Delegated Refusal)	22/03/2004
S/1966/02/F- S/1973/02/F	L Martin & Others Plots 1-8 Scotland Drove/Rose & Crown Road <u>Swavesey</u> Siting of mobile home and 4 caravans on each plot, together with vehicular access. (Re-determination following High Court Challenge)	23/03/2004
E472A	Martin Ragnauth Setbroad Farm, Oakington Road <u>Cottenham</u> Enforcement against unauthorised building works.	24/03/2004
E 472B	Martin Ragnauth Setbroad Farm, Oakington Road <u>Cottenham</u> Enforcement against unauthorised building works in the construction of foundations of a dwelling.	24/03/2004
S/2089/03/F	Heddon Management Ltd 12 Pieces Lane <u>Waterbeach</u> 8 Houses (Officer Recommendation to Refuse)	01/04/2004
S/2473/03/F	F. Haslop Land Adjacent 5A High Street <u>Milton</u> Dwelling (Delegated Refusal)	05/04/2004
E502C	Mr H. Price 07/04/2004 Land at Moor Drove, Cottenham Road <u>Histon</u> Enforcement against installation of foul sewers and mains water & electricity	



S/0682/95/O	Mr P. Stroude Home Farm <u>Longstanton</u> Variation of Condition 16 of Outline Planning Consent S/0682/95/O (to allow the construction of more than 500 dwellings) (Non-Determination)	07/04/2004
E473	Optima (Cambridge) Ltd. The Bury, Newmarket Road <u>Stow-cum-Quy</u> Enforcement against unauthorised flat roofed extension to barn.	08/04/2004
S/2380/03/F	Mr & Mrs Waddington 43 North Road <u>Great Abington</u> Replacement Garage and Store with Studio Above (Delegated Refusal)	08/04/2004
S/2352/03/F	J Gordon-Smith CSP Ltd., Land South of Pampisford Road <u>Great Abington</u> Change of Use from Agriculture to Light Industrial (Class B1c) and Storage/ Warehousing (Class B8) (Delegated Refusal)	14/04/2004

**4. Local Inquiry and Informal Hearing dates scheduled before the next meeting on 2<sup>nd</sup> June 2004**

<b>Ref. No.</b>	<b>Details</b>	<b>Date/Time/Venue</b>
S/1127/03/F	J Jefford The Bungalow, Long Drove <u>Waterbeach</u> Retention of building and use as store and security officetogether with boundary screening to existing scrap yard. (Informal Hearing)	25/05/2004 Committee Room 2 10.00am
S/0599/03/F	Mrs E Mitcham Barn Farm, East Hatley <u>Hatley</u> Conversion of barn into dwelling and erection of garaging (Informal Hearing)	02/06/2004 Committee Room 2 10.00am

**5. Appeals withdrawn or postponed**

<b>Ref. No.</b>	<b>Details</b>	<b>Reason and Date</b>
S/0208/03/RM	Persimmon Homes (East Midlands) Ltd Land West Of <u>Longstanton</u> Erection of 97 dwellings and ancillary works	Withdrawn By Appellant

**6. Advance notification of future Local Inquiry and Informal Hearing dates (subject to postponement or cancellation)**

<b>Ref. No.</b>	<b>Details</b>	<b>Date</b>
S/1819/02/F	Mr G North The Bogs, The Cinques <u>Gamlingay</u> Removal of mobile home personal occupancy condition. (Local Inquiry)	08/06/2004 Confirmed
S/0455/03/F	Excelcare Etheldred House, Clay Street <u>Histon</u> Erection of nursing home (95 bed), District nurses centre, and alterations to access following demolition of existing (Informal Hearing)	15/06/2004 Confirmed
S/1966/02/F- S/1973/02/F	L Martin & Others Plots 1-8 Scotland Drove/Rose & Crown Road <u>Swavesey</u> Siting of mobile home and 4 caravans together with vehicular access. (Informal Hearing)	16/06/2004 Offered
S/6182/03/O	MCA Developments Ltd <u>Cambourne</u> Development comprising 1,744 new dwellings, primary schools, public open space and associated infrastructure. (Local Inquiry)	22/06/2004 Confirmed
S/1594/03/F	Keith Collier Engineering Ltd Unit 6, Riverview Farm, Overcote Road, <u>Over</u> Extension to workshop (Informal Hearing)	29/06/2004 Confirmed
S/1202/03/LB	Mr & Mrs Bryce-Smith Home Farm, 10 High Street <u>Shepreth</u> Extension (Informal Hearing)	30/06/2004 Confirmed

S/1203/03/F	Mr & Mrs Bryce-Smith Home Farm, 10 High Street <u>Shepreth</u> Extension (Informal Hearing)	30/06/2004 Confirmed
E 501	Mr H Price Primrose Meadow, Cow Lane <u>Rampton</u> Enforcement against use of land as residential caravan site (Local Inquiry)	06/07/2004 Confirmed
S/0780/03/F	A Duke & Sons Off New Road <u>Melbourn</u> 2 houses (Informal Hearing)	13/07/2004 Confirmed
S/0181/03/LDC	Shelford Lodge Ltd 144 Cambridge Road <u>Great Shelford</u> Certificate of lawfulness for siting & use of mobile home for residential accommodation (Local Inquiry)	14/07/2004 Confirmed
EP246A	Shelford Lodge Ltd 144 Cambridge Road <u>Great Shelford</u> Enforcement of removal of mobile home (Local Inquiry)	14/07/2004 Confirmed
9 Appeals	Plots 7-16 Pineview Smithy Fen <u>Cottenham</u> Siting of travellers' caravan & day room (Local Inquiry)	20/07/2004 Confirmed
E461C	Mr P O'Brien Land off Water Lane <u>Cottenham</u> Enforcement against change of use to residential caravan site (Local Inquiry)	20/07/2004 Confirmed

S/2447/02/F	Mr J Flynn 6A Orchard Drive, Smithy Fen <u>Cottenham</u> 1 Mobile Home, 1 touring caravan and day room (Local Inquiry)	20/07/2004 Confirmed
S/2370/02/F	J Culligan 7 Orchard Drive, Smithy Fen <u>Cottenham</u> Caravan & day room (Local Inquiry)	20/07/2004 Confirmed
S/0177/03/F	Mr J Biddall Kneesworth Road <u>Meldreth</u> Change of use of land to travelling show peoples' quarters (Local Inquiry)	27/07/2004 Confirmed
S/1058/03/F	Mr & Mrs Sherwood R/o 117 High Street <u>Melbourn</u> Erection of a dwelling & double garage (Informal Hearing)	03/08/2004 Confirmed
E 502	Mr H Price Adj Moor Drove, Cottenham Road <u>Histon</u> Operational Development (Local Inquiry)	10/08/2004 Confirmed
E 502A	Mr H Price Adj Moor Drove, Cottenham Road <u>Histon</u> Enforcement against material change of use to storage and residential use of caravans. (Local Inquiry)	10/08/2004 Confirmed
S/1934/03/F	Mr J Crickmore The Barn, Chesterton Fen Road <u>Milton</u> Change of use to tropical plant nursery comprising erection of 3 glasshouses, general purpose shed, alteration and extensions (Local Inquiry)	07/09/2004 Confirmed

S/1559/03/F	Taylor Woodrow Developments Off Chivers Way (Access off Kay Hitch Way) <u>Histon</u> 57 Dwellings (Informal Hearing)	03/11/2004 Confirmed
S/2624/03/F	Country Homes and Gardens Royston Garden Centre, Dunsbridge Turnpike <u>Shepreth</u> Variation of conditions 1, 2, 10, & 11 of S/1333/02 in respect of revised landscaping details (Informal Hearing)	09/11/2004 Confirmed

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# Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
<b>Area 1 - All Officers</b>				
S/0750/01/F	20/04/2001	Spicers Ltd <b>Sawston</b>	Warehouse with Ancillary Offices	Awaiting copy of completed s 106 agreement
S/1219/01/O	22/06/2001	Land North of A505 Heathfield <b>Thriplow</b>	Residential Development Including Access Road	s 106 agreement
S/2409/01/HSC	20/12/2001	Ickleton Road <b>Duxford</b>	Storage of Hazardous Substances	Awaiting response from Health & Safety Executive
S/0731/02/F	04/04/2002	Barhams Bakers Lane <b>Linton</b>	Extension to Garage to Form Annex	To allow for Section 106 Agreement.
S/1310/02/F	26/06/2002	Chaston House Mill Court <b>Great Shelford</b>	Air Conditioning Units	Awaiting amended plans
S/1669/02/F	21/08/2002	Land at Dernford Farm Stapleford In the Parish of <b>Sawston</b>	Processing and Removal of Surplus Materials in the Construction of an Agricultural Reservoir. Importation of Engineering Clay	County Matter
S/1869/02/F	19/09/2002	43 High Street <b>Sawston</b>	Change of Use from Shop (Class A1) and Residential to Professional Services (Class A2) and Residential	s 106 agreement
S/2068/02/O	25/10/2002	Land Adj. & R/O 168 High Street <b>Harston</b>	Residential Development Including Vehicular Access	To allow for signing of s 106 agreement
S/2392/02/O	09/12/2002	Allotment Site London Road <b>Sawston</b>	Medical Centre and Associated Parking	To allow further discussions to take place with regard to the need for a s 106 agreement

# Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
S/0167/03/O	23/01/2003	Land adj. The Dene Granhams Road <b>Great Shelford</b>	House	Submission of additional plans are awaited
S/0623/03/F	21/03/2003	Land adj. Wilbraham Chalk Pit <b>West Wrattling</b>	Grain Storage and Drying Facilities Buildings and Associated Offices	To allow time for further consultation and negotiation
S/0701/03/O	28/03/2003	Part Dales Manor Business Park Babraham Road <b>Sawston</b>	Renewal of Planning Permission S/0945/99/0 for Redevelopment of Site for B1 Purposes as Varied by Planning Permission S/1764/00/F	Awaiting flood risk assessment
S/0689/03/F	28/03/2003	Land R/O 15-24 Magna Close <b>Great Abington</b>	10 Houses	Awaiting amended plans
S/0827/03/F	11/04/2003	Land at Hunts Road (Including 13, 15, 21, and 23) <b>Duxford</b>	Erection of 14 Dwellings Following Demolition of 4 Dwellings (No's 13, 15, 21 and 23 Hunts Road)	Awaiting response to amended plans
S/1366/03/F	20/06/2003	Harston Manor Church Street <b>Harston</b>	Extension	Comments are awaited from English Heritage and the Councils Conservation Officer.
S/1388/03/F	24/06/2003	Park Farm Haverhill Road <b>Castle Camps</b>	Conversion of Outbuilding into Annexe	To allow for the signing of the Sect 106 agreement.
S/1409/03/O	26/06/2003	Land off Lacey's Way <b>Duxford</b>	Residential Development (Affordable Housing)	To allow for the signing of the s 106 agreement
S/1410/03/O	26/06/2003	Land off Moorfield Road <b>Duxford</b>	Erection of 4 Dwellings and Garages following Demolition of Commercial Buildings	To allow for the signing of the s 106 agreement
S/1655/03/F	31/07/2003	Bartlow Hall Bartlow Park <b>Bartlow</b>	Excavation of Conservation Lake	To give the opportunity for an archaeological evaluation before determination



# Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
S/1823/03/F	21/08/2003	218 Cambridge Road <b>Great Shelford</b>	Erection of 6 Flats Following Demolition of Existing Dwelling	Amended plans being considered
S/1819/03/F	21/08/2003	Keepers Cottage Haverhill Road <b>Stapleford</b>	Extensions	awaiting amendments or submission of revised application
S/1883/03/F	01/09/2003	Cambridge Farm Machinery Church Road <b>Hauxton</b>	Workshop Extension	To allow completion of Section 106 agreement
S/2014/03/F	23/09/2003	Land adj. Meadow Cottage High Street <b>Castle Camps</b>	Erection of 3 Houses and Change of Use of Agricultural Land to Off-Street Parking	To allow completion of Section 106 agreement
S/2065/03/F	01/10/2003	15 Tower View <b>Linton</b>	Extension	Amended plans are awaited.
S/2189/03/F	22/10/2003	Land adj. 4 Grange Cottages Hinxtion Grange <b>Hinxtion</b>	Replacement Dwelling and Garage	Waiting the signing of the section 106 agreement.
S/2188/03/F	22/10/2003	3 Grange Cottages Hinxtion Grange <b>Hinxtion</b>	Replacement Dwelling and Garage	Waiting the signing of the section 106 agreement.
S/2237/03/F	28/10/2003	R/O 2 Viking Close (Fronting Honey Hill) <b>West Wrattling</b>	Dwelling & Garage	Responses to amended plans are awaited.
S/2233/03/F	28/10/2003	Land adj. Street Farmhouse Main Street <b>Shudy Camps</b>	Dwelling	Amended plans being considered
S/2249/03/F	29/10/2003	Park House 87 High Street <b>Harston</b>	Pool House	To allow for the signing of the Section 106 agreement.

# Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
S/2317/03/F	12/11/2003	St Mary & St Andrews Church Church Lane <b>Whittlesford</b>	Extension	Awaiting submission of bat survey
S/2445/03/F	01/12/2003	6-8 Cambridge Road <b>Linton</b>	Demolition of Existing Dwellings and Erection of 10 Flats	Awaiting response to amended plans
S/2446/03/F	01/12/2003	216 Cambridge Road <b>Great Shelford</b>	Demolition of Existing Dwelling and Erection of 6 Flats	amended plans being considered
S/2460/03/F	03/12/2003	5 Middle Street <b>Triplow</b>	Extensions and Garage / Store	Awaiting signing of s 106 agreement
S/2525/03/F	17/12/2003	43 Tunwells Lane <b>Great Shelford</b>	Extensions	Awaiting amended plans
S/2567/03/F	19/12/2003	Land at Heydon Road <b>Great &amp; Little Chishill</b>	Erection of 14 Affordable Dwellings	To allow for further discussions to take place.
S/0008/04/F	06/01/2004	Cambridge Road <b>Hauxton</b>	Gate	Awaiting amended plans
S/0037/04/F	12/01/2004	10 Hildersham Road <b>Little Abington</b>	Extension	To allow for completion of a Section 106 agreement
S/0084/04/F	16/01/2004	Park House 87 High Street <b>Harston</b>	Extension and Conversion of Former Stables into Dwelling	Amended plans being considered
S/0099/04/F	20/01/2004	4 Bartlow Road <b>Linton</b>	Erection of 4 Houses Following Demolition of Existing Offices and Stores	The response from the Conservation Officer is awaited.
S/0095/04/F	20/01/2004	Barn at Whitensmere Farm <b>Castle Camps</b>	Conversion of Barn into Dwelling	The response from the Conservation Officer is awaited.

# Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
<b>Area 2 - All Officers</b>				
S/2379/01/O	17/12/2001	Land at Arbury Camp Kings Hedges Road Cambridge In the Parish of <b>Impington</b>	Development Comprising Residential, Employment, Retail, Leisure, Social/Community Uses, Open Space, Educational Facilities and Associated Transport Infrastructure	Environmental Statement Awaiting resolution of Section 106 Agreement.
Total: 24				
S/1155/02/O	31/05/2002	Land at Main Street <b>Stow-cum-Quy</b>	Residential Development to Include Affordable Housing	Section 106 Agreement
S/1154/02/O	31/05/2002	Land at Main Street <b>Stow-cum-Quy</b>	Residential Development (16 Dwellings) to Include Affordable Housing	Section 106 Agreement
S/2301/02/CIRC 14/90	28/11/2002	Land in the Parishes of STOW-CUM-QUY, FEN DITTON & <b>Horningsea</b>	Burwell to Horningsea 132Kv Dual Circuit Overhead Line	
S/0157/03/O	22/01/2003	Land at Arbury Camp North of Kings Hedges Road Cambridge In the Parish of <b>Impington</b>	Primary School and Ancillary Development	On-going discussions with CCC re need for School and Section 106
S/0158/03/O	27/01/2003	Land at Arbury Camp North of Kings Hedges Road Cambridge In the Parish of <b>Impington</b>	Historical Resource and Cultural Centre and Ancillary Development	Negotiations on Travel to Work Survey.

# Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
S/0256/03/F	13/02/2003	Mereway Farm Milton Road <b>Impington</b>	Change of Use of 4 Poultry Buildings to Storage and Distribution (Class B8) and Removal of Agricultural Occupancy Conditions (Condition 3 of Planning Permission C/73/1150/O and Condition 2 of Planning Permission C/73/1515/D) on Existing Farm Bungalow	Section 106 Agreement.
S/0455/03/F	28/02/2003	Ethelred House Clay Street <b>Histon</b>	Erection of Nursing Home (95 Bed), District Nurses Centre and Alterations to Access following Demolition of Existing	
S/0691/03/RM	28/03/2003	Land off Wellbrook Way R/O Thornton Road and Thornton Way <b>Girton</b>	Erection of 150 Dwellings (Including 53 Affordable Dwellings)	Section 106 Agreement.
S/0815/03/F	10/04/2003	Q.ton Forum Unit 24 Cambridge Science Park <b>Milton</b>	Extension to Provide 100 Bedroom Hotel, Health / Fitness Centre and Additional Conference Facilities after Demolition of Existing Health and Squash Club Buildings	Section 106 Agreement.
S/1616/03/F	25/07/2003	Duffields Site Ely Road <b>Landbeach</b>	Change of Use of Land and Building to B1, B2 or B8 Use	Awaiting comments from County Highways.
S/1684/03/F	05/08/2003	15-17 Mill Road, Land R/O 13-23 Mill Road and R/O 17-23 Highfield Road <b>Impington</b>	Erection of 12 Houses, 4 Flats and Garages following Demolition of Existing Dwellings (15-17 Mill Road)	
S/1934/03/F	09/09/2003	The Barn Chesterton Fen Road <b>Milton</b>	Change of Use to Tropical Plant Nursery Comprising Erection of 3 Glasshouses, General Purpose Shed, Alteration and Extensions to Existing Barn / Stable for Display and Sales, Retention of Mobile Home and Provision of Car Parking	
S/2006/03/F	22/09/2003	Land R/O Limes Farm House 75 High Street <b>Landbeach</b>	Stable Block	Negotiating with Applicant.

# Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
S/2247/03/F	29/10/2003	Kings Farm High Street <b>Horningsea</b>	Replacement Dwelling	
S/2248/03/O	31/10/2003	Capital Park <b>Fulbourn</b>	Swimming Pool & Car Parking	
S/2298/03/F	07/11/2003	Arbury Camp Kings Hedges Road CAMBRIDGE / <b>Impington</b>	Strategic Infrastructure Comprising Spine Roads and Footways, Cycleways, Surface Water Drainage, Foul Water Drainage and Strategic Services	Section 106 Agreement.
S/2285/03/F	10/11/2003	Land at Chesterton Fen Road <b>Milton</b>	Use of Land as Gypsy Caravan Site (16 Pitches) and Paddock	Negotiating with Environment Agency re Flood Risk Assessment.
S/2489/03/CM	10/12/2003	Impington Village College New Road <b>Impington</b>	Two Storey Maths and English Classroom Block and Single Storey Science Laboratory Block	
S/2505/03/F	15/12/2003	Plots 1-6 Pineview Off Water Lane Smithy Fen <b>Cottenham</b>	Use of Land as Gypsy Caravan Site (6 Pitches) (Retrospective Application)	
S/2616/03/F	23/12/2003	Land at Capital Park <b>Fulbourn</b>	Temporary Car Park	
S/0020/04/F	07/01/2004	Land R/O 13 Pieces Lane <b>Waterbeach</b>	2 Houses	
S/0059/04/O	13/01/2004	Science Park Campus Kings Hedges Road Cambridge In the Parishes of MILLTON & <b>Impington</b>	Master Plan to Include Extended Main Reception Area, Extended Parking Facilities & Two New Teaching Areas	Negotiations with Local Highways Authority re Highway Contributions.
S/0073/04/F	15/01/2004	Girton College <b>Girton</b>	Creation of Football and Rugby Pitches	

# Undetermined Applications Over 13 Weeks

27 April 2004

Reason

Development

Location

Registered

Reference

# Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
<b>Area 3 - All Officers</b>				
S/0810/02/F	17/04/2002	Adj. 28 Cambridge Road <b>Oakington</b>	2 Houses and Garages	Awaiting Flood Risk Assessment
S/1431/02/O	16/07/2002	Land R/O 18 Willingham Road (Access via Pippin Close) <b>Over</b>	Residential Development	Awaiting the signing of a Section 106 legal agreement
S/1430/02/O	16/07/2002	Land R/O 16 Willingham Road (Access via Pippin Close) <b>Over</b>	Residential Development	Awaiting the signing of a Section 106 legal agreement
S/1569/02/F	02/08/2002	Rockery Farm Broadway <b>Bourn</b>	Wind Turbine	Awaiting outstanding consultations
S/2040/02/O	15/10/2002	64 Water Lane <b>Oakington</b>	Residential Development	Awaiting the signing of a Section 106 legal agreement
S/0211/03/F	30/01/2003	1A Cambridge Road <b>Oakington</b>	7 Dwellings, Garaging and Bus Shelter	Awaiting the signing of a Section 106 legal agreement
S/0787/03/F	09/04/2003	Mill Farm <b>Swavesey</b>	Conversion of Barns into Offices, Rebuilding of a Barn for Office and Erection of Childrens Day Nursery	Awaiting amended plans for consideration
S/0934/03/F	23/04/2003	Land off Samian Close / West of East Drive HIGHFIELDS <b>Caldecote</b>	Six Dwellings	I am awaiting the comments of the Environment Agency on the proposed drainage, and resolution of the affordable housing issue.
S/1603/03/F	24/07/2003	Land East of Ermine Street South <b>Papworth Everard</b>	Cycleway Linking Papworth Business Park to North Lodge Road via Proposed Residential Development at South Park and Papworth Hospital	Awaiting surface drainage information.

# Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
S/1598/03/RM	24/07/2003	South Park Ermine Street South <b>Papworth Everard</b>	Erection of 135 Dwellings (Phases 1 & 2)	Awaiting further discussions/to be withdrawn?
S/1600/03/RM	24/07/2003	South Park Ermine Street South <b>Papworth Everard</b>	Landscaping of Proposed Residential Development	Awaiting amended plans
S/1895/03/O	02/09/2003	Land off Milner Road <b>Comberton</b>	Erection of 7 Houses & 4 Flats	Awaiting the signing of a Section 106 legal agreement and investigation of cycleway
S/1976/03/F	16/09/2003	Unit 6 Norman Way Industrial Estate Norman Way <b>Over</b>	Portable Coldstore (Retrospective Application)	Discussions on acoustic report
S/2084/03/RM	02/10/2003	Land West of Longstanton (Phase 1 - Home Farm) <b>Longstanton</b>	Erection of 97 Dwellings, Ancillary Works, Landscaping and Landscaping of New Village Green	Held in abeyance
S/2136/03/RM	15/10/2003	Land West of Longstanton (Phase 1 - Home Farm) <b>Longstanton</b>	Structural Landscaping	Awaiting further consultations
S/2182/03/F	22/10/2003	133 Caxton End <b>Bourn</b>	Erection of Annexe	I am awaiting the signing of a Section 106 legal agreement.
S/2179/03/F	22/10/2003	Land to the West of Hardwick Church Churchyard <b>Hardwick</b>	Erection of New Church Hall Following Demolition of Existing	I am awaiting amended plans for consideration.
S/2238/03/O	28/10/2003	Land at and adj Berrycroft Stores <b>Willingham</b>	Residential Development (Renewal of Time Limited Permission S/1933/00/O)	I am awaiting the signing of a Section 106 legal agreement.
S/2269/03/F	03/11/2003	Comberton Recreation Ground off Hines Lane <b>Comberton</b>	Creation of Cycleway / Footway Linking Pavillion Car Park & Meridian Primary School	I am awaiting amended plans or withdrawal of application.



Reference	Registered	Location	Development	Reason
S/2319/03/F	13/11/2003	Land South of Farm Lane & Stirling Way <b>Papworth Everard</b>	Construction of Balancing Pond to Serve Phase 2 of the Business Park and Extension to Service Road (Stirling Road)	Awaiting clarification of surface water drainage between the Environment Agency and applicants.
S/2394/03/O	24/11/2003	Land at Silverdale Close & R/O 79 & 81 Whitwell Way <b>Coton</b>	Erection of 5 Dwellings	Awaiting confirmation that application is to be withdrawn.
S/2403/03/F	25/11/2003	118 Water Lane (Former Oakington Depot) <b>Oakington</b>	Residential Development Following Demolition of Existing Buildings	To allow the signing of a Section 106 legal agreement.
S/2476/03/O	05/12/2003	Land to the South of Church Lane & West of Ermine Street South <b>Papworth Everard</b>	Residential Development including Public Open Space, Vehicular Access together with Demolition of 18, 20, 52, & 54 Ermine Street South and 1&3 St John's Lane	I am awaiting further information.
S/2491/03/RM	12/12/2003	Land off Coles Lane <b>Oakington</b>	Erection of 43 Dwellings (including 11 Affordable Units) together with Public Open Space and Access	To allow consideration of the application by Planning Committee at its meeting of 12th May, 2004.
S/2479/03/RM	12/12/2003	Grange Farm Bourne Road <b>Caxton</b>	Agricultural Dwelling	I am awaiting amended plans for consideration.
S/2521/03/F	16/12/2003	West Dene Huntingdon Road <b>Dry Drayton</b>	Removal of Agricultural Occupancy Condition (Condition 1 of Planning Permission C/56/436)	To allow on-going negotiations to continue.
S/2517/03/F	16/12/2003	Oakdene 17 West Street <b>Comberton</b>	Conservatory	I am awaiting amended plans for consideration.
S/2519/03/F	16/12/2003	198 Barton Road <b>Comberton</b>	Garage and Carport	
S/2534/03/F	17/12/2003	Dalton House 1 Setchell Close <b>Graveley</b>	Extension	I am awaiting amended plans for consideration.

# Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
S/2536/03/F	17/12/2003	Swavesey Village College Gibraltar Lane <b>Swavesey</b>	Erection of Pre-School Building	I am awaiting outstanding consultations.
S/2570/03/F	19/12/2003	Kartsport UK Royston Road <b>Caxton</b>	Use of Site and Building for Weekly Car Auction	I am awaiting an independent highway assessment on the application.
S/2608/03/F	23/12/2003	The Birches 45 School Lane <b>Toft</b>	Extension and Outbuilding	To allow the processing of the amendment.
S/2554/03/F	07/01/2004	Land adj. 33 Station Road <b>Swavesey</b>	House & Garage	
S/0033/04/F	09/01/2004	The Shieling Highfields Road HIGHFIELDS <b>Caldecote</b>	Erection of Outbuilding Following Demolition of Existing Outbuilding	To allow on-going negotiations.
S/0034/04/F	09/01/2004	Land adj. The Shieling Highfields Road HIGHFIELDS <b>Caldecote</b>	Erection of Building & Use of Land as a Cattery	To allow on-going negotiations.
S/0052/04/F	12/01/2004	Land adj. 5 Stokes Close <b>Longstanton</b>	Dwelling	To allow for the processing of additional information.
S/0058/04/F	13/01/2004	Swavesey Primary School Middlewatch <b>Swavesey</b>	Extension	Application taken over by the County Council.
S/0066/04/F	14/01/2004	Land off Haymans Way <b>Papworth Everard</b>	21 Dwellings	In order that the application may go before Planning Committee at its meeting of 12th May, 2004.
S/0075/04/F	15/01/2004	Land adj. 2 Station Road <b>Willingham</b>	Change of Use from Agricultural to Car Park	In order to allow negotiation on amended plans required.

Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
S/0087/04/F	16/01/2004	Unit 4 Riverview Farm Overcote Road	Extension (Retrospective Application)	In order that the application may be discussed by the Development and Conservation Control Committee at its meeting of 7th April, 2004.
<b>Over</b>				
S/0103/04/F	20/01/2004	Land adj. 3 Fen End <b>Willingham</b>	2 Houses	
S/0130/04/F	23/01/2004	Home Farm Riddy Lane <b>Bourn</b>	Alterations to Outbuilding	

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# Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
<b>Area 4 - All Officers</b>				
S/2160/99/PNA	22/06/1999	College Farm Grange Road <b>Duxford</b>	Extensions to Grain Store	
S/2194/01/F	19/11/2001	Land at Station Road <b>Gamlingay</b>	Erection of Egg Production Unit and Storage Building Together with Access	June Committee
S/2193/01/F	21/11/2001	Land at Station Road <b>Gamlingay</b>	Agricultural Mobile Home and Access	June Committee
S/0828/02/LDC	19/04/2002	41 Station Road <b>Steeple Morden</b>	Use of Building for Joinery Workshop	Awaiting Determination
S/1368/02/LDC	04/07/2002	Former Telephone Exchange Ermine Way <b>Arrington</b>	Use for Storage of Builders Materials and Electrical Goods	Awaiting Determination
S/1543/02/O	31/07/2002	Land Off Whitecroft Road (North of Chiswick End) <b>Meldreth</b>	Erection of 20 Houses (Including 6 Affordable Dwellings)	Section 106 Agreement
S/1925/02/F	30/09/2002	25 Everton Road The Heath <b>Gamlingay</b>	Extension	Awaiting resolution of public footpath issues
S/2397/02/F	10/12/2002	Land R/O The Coach House Church Street <b>Gamlingay</b>	3 Dwellings and Garages	To be withdrawn following determination of S/1638/04/F
S/2465/02/F	18/12/2002	Barton House <b>Barton</b>	Boundary Fence	Awaiting resolution of boundary issues

# Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
S/0020/03/F	03/01/2003	Buildings at Grange Farm Flint Cross <b>Melbourn</b>	Change of Use First Floor to Class B1 and Ground Floor to Class B8	Awaiting further information from applicants
S/0021/03/F	03/01/2003	First Floor of Building at Grange Farm Flint Cross <b>Melbourn</b>	Change of Use of First Floor and Part Ground Floor to Class B1(A)	Awaiting further information from applicant
S/0022/03/F	03/01/2003	Building at Grange Farm Flint Cross <b>Melbourn</b>	Change of Use to Mixed B1 and B8 Use	Awaiting further information from applicant
S/0531/03/A	10/03/2003	41-43 High Street <b>Bassingbourn-cum-Kneesworth</b>	Fascia Sign	Negotiations with applicant
S/0761/03/F	04/04/2003	Jubilee Way <b>Steeple Morden</b>	Erection of 10 Houses and 1 Bungalow	Awaiting amended plans
S/0811/03/F	10/04/2003	Land at Church Lane <b>Croydon</b>	Change of Use of Land for Burial Ground	Awaiting resolution of discussions between applicant and Environment Agency
S/0832/03/F	14/04/2003	Victoria House 2 Waresley Road and Land Adjoining <b>Gamingay</b>	Extension to Dwelling and Change of Use of Amenity Land to Garden Land Together with Pedestrian Access	Section 106 Agreement
S/0992/03/A	28/04/2003	Royston Garden Centre Dunsbridge Turnpike <b>Shepreth</b>	Signs (Retrospective Application)	Negotiations with applicant
S/1123/03/O	15/05/2003	Land off Dolphin Lane <b>Melbourn</b>	5 Dwellings	Section 106 Agreement
S/1111/03/F	15/05/2003	Land off Dolphin Lane <b>Melbourn</b>	Change of Use of Land to Public Open Space	Section 106 Agreement

# Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
S/1176/03/F	23/05/2003	Land off Comberton Road <b>Barton</b>	Agricultural Building	Awaiting further information from applicant
S/1192/03/O	27/05/2003	Land between 63 & 71 Spring Lane <b>Bassingbourn-cum- Kneesworth</b>	2 Dwellings (Renewal of Time Limited Permission S/0723/00/O)	Awaiting resolution of affordable housing issues
S/1199/03/LDC	29/05/2003	Gamlingay Vineyard 18 Drove Road <b>Gamlingay</b>	Continuation of Existing Use of Dwelling Without Compliance with Agricultural Occupancy Condition and Use of Land for Garden and Paddock	To be determined
S/1209/03/F	30/05/2003	Woodview Farm Mill Hill Potton Road <b>Gamlingay</b>	Erection of Free Range Egg Production Building (Retrospective Application)	June Committee
S/1210/03/F	30/05/2003	Woodview Farm Mill Hill Potton Road <b>Gamlingay</b>	Erection of Free Range Egg Production Building	June Committee
S/1287/03/F	11/06/2003	Church Farm Barns Church Farm Lane <b>Steeple Morden</b>	Extension and Conversion of Barns into 4 Dwellings and Ancillary Buildings	May Committee
S/1341/03/F	18/06/2003	Oblic Engineering Site Church Street <b>Litlington</b>	Erection of 6 Dwellings, Extension and Conversion of School House into 3 Dwellings and Extension and Conversion of Sextons Cottage into 2 Affordable Dwellings Following Demolition of Existing Industrial Buildings	May Committee
S/1638/03/F	30/07/2003	Site R/O The Coach House Church Street <b>Gamlingay</b>	Erection of 4 Dwellings with Garaging following Demolition of Existing Garage / Barn	To be determined
S/1853/03/CM	27/08/2003	Lesanna Farm Cantelupe Road <b>Haslingfield</b>	Increase in Size of Vehicles Delivering and Collecting Material to the Site to 4-axle Ridged Lorries and Hours of Delivery and Collection Extended to Include Occasional Saturday Mornings in Relation to the Existing Concrete Crushing Operations	

# Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
S/1926/03/O	08/09/2003	Land adj. 13 Trap Road <b>Guiden Morden</b>	8 Houses (Including 3 Affordable Dwellings)	May Committee
S/1959/03/F	12/09/2003	Land off Chiswick End <b>Meldreth</b>	Conversion of Barn into Dwelling and Erection of New Dwelling and Fence	
S/2072/03/F	01/10/2003	Land adj. Cornwall House Stone Lane <b>Meldreth</b>	Change of Use of Land to Garden Land and Conversion of Stables into Additional Bedroom Accommodation	Section 106
S/2056/03/F	01/10/2003	183 North End <b>Bassingbourn-cum- Kneesworth</b>	Extension and Conversion of Garage into Annexe	Section 106
S/2185/03/F	22/10/2003	Land off New Road <b>Melbourn</b>	Erection of 20 Affordable Dwellings	Section 106
S/2088/03/F	24/10/2003	Clear Farm Barns Clear Farm South End <b>Bassingbourn-cum- Kneesworth</b>	Erection of Gates and Pillars together with Driveway Lighting (Retrospective Application)	Awaiting amended plans
S/2265/03/F	30/10/2003	Elms Farm 52 Main Road <b>Little Gransden</b>	Extension to Garage to Form Self Contained Bed and Breakfast Unit (Class C1)	Section 106
S/2312/03/F	12/11/2003	Croydon House Farm <b>Croydon</b>	Conversion of Agricultural Buildings to 6 Home / Work Dwellings (Mixed Use Classes C3 & B1), Car Parking and Alterations to Access	To be withdrawn
S/2309/03/F	28/11/2003	Christ's College Farm Church Street <b>Whaddon</b>	Construction of Menage and Erection of Fencing	To be determined
S/2437/03/F	28/11/2003	Malton Farm Malton Road <b>Orwell</b>	Change of Use of Agricultural Buildings to Industrial (Class B2) with Associated Office Facilities	Probable consideration at June Committee



# Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
S/2433/03/F	28/11/2003	The Rupert Brooke P.H. The Broadway <b>Grantchester</b>	Extension	Awaiting further amended drawings following consideration at April Committee
S/2442/03/F	01/12/2003	Land R/O Kingfisher Cottage, New Shingay and Fronting Flecks Lane <b>Shingay-cum-Wendy</b>	38 Metre x 20 Metre Horse Arena with Lighting, Erection of 1.2 Metre High Fence and Gate and Alterations to Access to Flecks Lane	To be determined
S/2568/03/F	19/12/2003	Elin Way <b>Meldreth</b>	Erection of 10 Affordable Dwellings Following Demolition of Vacant Sheltered Housing	Awaiting further amended plans
S/2579/03/F	19/12/2003	1 Haslingfield Road <b>Hariton</b>	Two Dwellings Following Demolition of Existing	To be determined
S/2615/03/LDC	23/12/2003	Presland Timber Cambridge Road <b>Wimpole</b>	Certificate of Lawfulness for Use of Land for Sale of Timber, Building Materials and Other Domestic Items	Awaiting amended site plan/details
S/2619/03/F	24/12/2003	14/16 Church Street <b>Little Gransden</b>	Erection of 2 Bay Open Cart Lodge for Garaging	
S/0001/04/F	05/01/2004	Saville House Church Street <b>Guilden Morden</b>	Leisure Room (Revised Design)	Awaiting amended plans
S/0027/04/LDC	08/01/2004	92 Old North Road <b>Longstowe</b>	Use as Roofing and Scaffolding Storage and Distribution Centre	To be determined
S/0028/04/F	08/01/2004	9 Haslingfield Road <b>Hariton</b>	Relocation of Vehicular Access	Awaiting amended plan
S/0026/04/F	08/01/2004	10 Greenbanks <b>Melbourn</b>	Extension	Awaiting further amended plans
S/0055/04/F	12/01/2004	Land South of Fulbrooke Road <b>Grantchester</b>	Erection of a 15 Metre High Telecommunications Mast and Associated Development for a Temporary Period of One Year	To be determined

## Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
S/0096/04/F	20/01/2004	36 Dubbs Knoll Road <b>Guilden Morden</b>	Removal of Condition 9 of Planning Permission S/1528/03/F Which Restricts the Use of the Garage	
S/0127/04/F	22/01/2004	5 High Street <b>Bassingbourn-cum-Kneesworth</b>	Change of Use from Mixed Use of Residential / Post Office to 1 Dwelling	
S/0131/04/F	23/01/2004	Interglow Ltd Shepreth Road <b>Fowlmere</b>	Removal of Condition 6 of Planning Permission S/1910/00/F (Restricted Occupier Condition)	

# Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
<b>New Settlement - All Officers Total: 11</b>				
S/6177/02/F	22/11/2002	Land East of Monk Drive Cambourne In the Parish of Bourn	Sports Area, Multi-Purpose Sports Building, Ancillary Buildings, Parking and Associated Works (Duplicate Application)	Considered by Planning Committee at its 7th April, 2004 meeting - Refusal notice to be issued.
S/6182/03/O	07/01/2003	Land at Cambourne In The Parishes of CAXTON and Bourn	Outline Application for 1,559 Additional Dwellings, Primary Schools, Public Open Space and Associated Infrastructure	Awaiting appeal decision
S/6184/03/F	24/01/2003	"Hodgkinson's Land" Crow Dene Cambourne In the Parish of Bourn	23 Dwellings	Awaiting the signing of a Section 106 legal agreement
S/6209/03/F	14/08/2003	CR04 Great Cambourne In the Parish of Bourn	12 Dwellings	Awaiting the signing of a Section 106 agreement
S/6223/03/RM	28/11/2003	Site GC31 Greater Cambourne In the Parish of Bourn	71 Dwellings	Awaiting the signing of a Section 106 legal agreement.
S/6224/03/RM	04/12/2003	Land East of Monk Drive Cambourne In the Parish of Bourn	Hard Surfaced Area with Sport / Play Equipment for Teenagers	Amended plans received subject of consultation.
S/6225/03/RM	05/12/2003	GC16, Off Jeavons Lane Great Cambourne In the Parish of Bourn	35 Dwellings	Awaiting the signing of a Section 106 legal agreement.

# Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
S/6227/03/RM	05/12/2003	GC22 Granary Way Great Cambourne In the Parish of <b>Bourn</b>	30 Dwellings	Awaiting the signing of a Section 106 legal agreement.
S/6226/03/RM	05/12/2003	GC21, Off Greenhaze Lane Great Cambourne In the Parish of <b>Bourn</b>	29 Dwellings	Awaiting the signing of a Section 106 legal agreement.
S/6229/03/RM	18/12/2003	Lower Cambourne Village Green Woodfield Lane Lower Cambourne In the Parish of <b>Caxton</b>	Reserved Matters of Siting, Design, Means of Access and Landscaping for Cricknet Pavilion, Car Park, Recycling Centre and Access and Amended Boundary to Play Area	Del approval granted at meeting on 7th April, 2004, amended plan awaited.
S/6232/04/RM	07/01/2004	Site GC20, Off Jeavons Lane Cambourne In the Parish of <b>Bourn</b>	26 Dwellings	Awaiting amended plans

# Undetermined Applications Over 13 Weeks

27 April 2004

Reference	Registered	Location	Development	Reason
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## Conservation - All Officers

Total: 1

S/2585/03/LB	19/12/2003	The Crown Public House Church Street Litlington	Alterations - Provision of 10 g.r.p. and Moulded Acrylic Corporate Signs, 6 Floodlights and Other Lighting	
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<b>SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL PLANNING APPEAL STATISTICS</b>
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<b>FROM 1<sup>ST</sup> JANUARY 2004 TO 31<sup>ST</sup> MARCH 2004</b>
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<b>Total Number of Appeals Received</b>	<b>48</b>
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Appeals Against Planning Decisions and Non-Determination	Written Representations	27
	Informal Hearings	12
	Local Inquiries	3
Appeals Against Enforcement Notices	Written Representations	0
	Informal Hearings	3
	Local Inquiries	3

<b>Total Number of Decisions Received</b>	<b>23</b>
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Appeals Against Planning Decisions and Non-Determination	Written Representations	13
	Informal Hearings	8
	Local Inquiries	0
Appeals Against Enforcement Notices	Written Representations	1
	Informal Hearings	1
	Local Inquiries	0

<b>Number and % of Decisions Received Dismissed</b>	<b>14</b>	<b>61%</b>
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Appeals Against Planning Decisions and Non-Determination	Written Representations	10	77%
	Informal Hearings	3	38%
	Local Inquiries	0	-
Appeals Against Enforcement Notices	Written Representations	1	100%
	Informal Hearings	0	0%
	Local Inquiries	0	-

<b>Number and % of Decisions Received Allowed</b>	<b>9</b>	<b>39%</b>
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Appeals Against Planning Decisions and Non-Determination	Written Representations	3	23%
	Informal Hearings	5	62%
	Local Inquiries	0	-
Appeals Against Enforcement Notices	Written Representations	0	0%
	Informal Hearings	1	100%
	Local Inquiries	0	-

<b>Total Number of Appeals Withdrawn</b>	<b>1</b>
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## PERFORMANCE CRITERIA

### QUARTERLY STATISTICS

In the fourth quarter of 2003 the number of applications received by South Cambridgeshire increased by 1% over the corresponding period in 2002. In England there was a 4% increase.

The percentage of all decisions taken within the eight week period in the District was 69% compared with 73% in England. The equivalent figure for householder development was 83% compared with the national figure of 83%.

The percentage of decisions delegated to officers in this quarter was 86%. There is no equivalent national figure but in Cambridgeshire the average figure was 88%. The Government has set a target of 90%.

The new Government targets are included in the Statistical Release. On the “excluding major and minor applications” where the Government target is 80% in eight weeks the Council achieved 77% whilst on the “minor” category where we are urged to decide 65% in eight weeks the Council achieved 54%. The more difficult target is the Government’s 60% in thirteen weeks for major applications i.e. things like the Wellcome Trust or the Northern Fringe! Here the Council achieved 29%. These last two figures represent improvements on the third quarter.

The graphs, which accompany this report, illustrate the picture in Cambridgeshire for each of these development types during the year ending 31<sup>st</sup> December 2003 and the quarter October to December 2003.

### RETROSPECTIVE APPLICATIONS

In response to a recommendation from Scrutiny Committee (17<sup>th</sup> April 2003), the number of retrospective applications are to be recorded.

Thus in the fourth quarter of 2003, the number of retrospective applications submitted was 18. This represented 3.2% of all applications submitted during that quarter, a very similar proportion to the number submitted during the third quarter. Of the 16 retrospective applications which have been determined, 75% have been approved and 25% refused. During the quarter 84% of all applications were approved.

#### Informal officers

Since October 2003, the Council has employed two officers out of the first years Planning Delivery Grant to answer written and verbal enquiries from the public and potential applicants.

In the period 13<sup>th</sup> October 2003 to 21<sup>st</sup> April 2004 the two officers have responded to some 581 of 642 (90%) written enquiries. More than 60% have been responded to within 2 weeks and 80% within 3 weeks.

This has represented an improvement to the service to the public by affording some priority to these enquiries and by the introduction of a computer system to monitor progress on each such enquiry.

ENFORCEMENT STATISTICS (Quarter ending December 2003)

Statistics for the previous quarter are in brackets.

Enforcement Notices	5	(1)
Stop Notices	2	(1)
Planning Contravention Notices	6	(0)
Breach of Condition Notices	0	(0)
Amenity Notices	0	(0)
Number of Complaints	75	(111)
Prosecutions	3	(2)
Injunctions	1	(0)

LANDSCAPING STATISTICS (Quarter ending December 2003)

Statistics for the previous quarter are in brackets.

Applications for work on Statutorily Protected Trees

(Tree Preservation Orders and Conservation Areas)

Number of applications – Received	137	(170)
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Landscaping

Number of landscaping conditions received from D.C.	66	(81)
Number of weekly actions	333	(669)
Number of schemes submitted	64	(68)
Number of schemes finalised and approved	21	(28)
Number of landscaping conditions currently active (excluding Cambourne work)	872	(958)
Number of breach of condition notices served	3	(0)

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1986

Background papers in respect of this report for the purposes of the above Act are available for inspections in accordance with the provision of that Act:

- a) Any planning application, including plans and any accompanying letter or document from the applicant.
- b) Any letter or representation received in connection with a matter reported.
- c) Any Structure Plan, Local Plan or Policy Document referred to in a report.
- d) Any agenda, report or minutes of a meeting of the Council referred to in a report.
- e) Any other publication, document or report referred to in the report.

Files on individual items on the agenda are available as required from the following individuals:

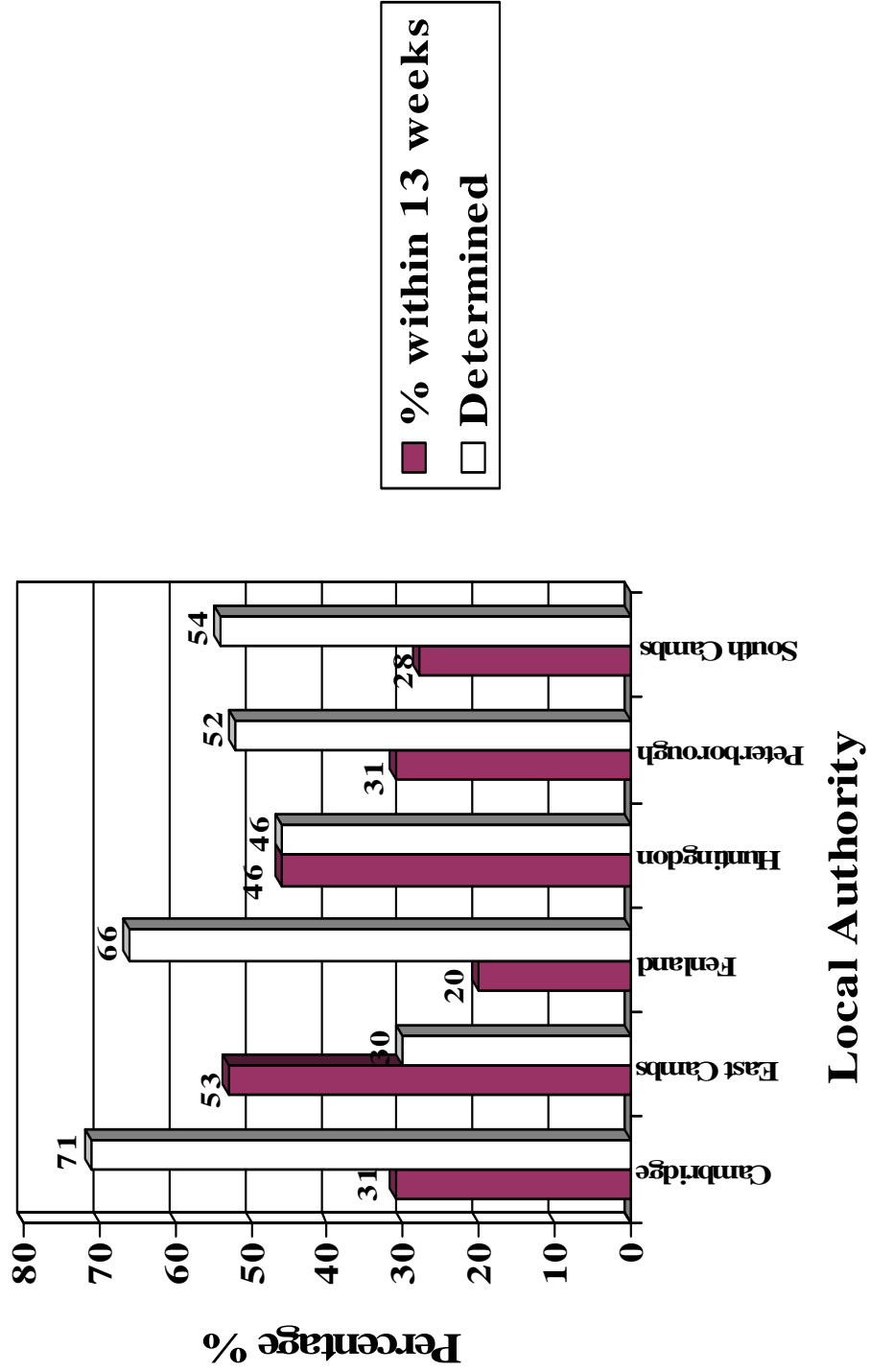
Mr J Belcham	(01223) 443252
Mr A Moffat	(01223) 443169
Mr K Miles	(01223) 443181
Mr R Morgan	(01223) 443165
Mr D Rush	(01223) 443153
Mr P Sexton	(01223) 443255

D B HUSSELL  
Development Services Director

Planning decisions by development type and speed of evaluation.

**Major Decisions, year ending 31<sup>st</sup> December 2003**

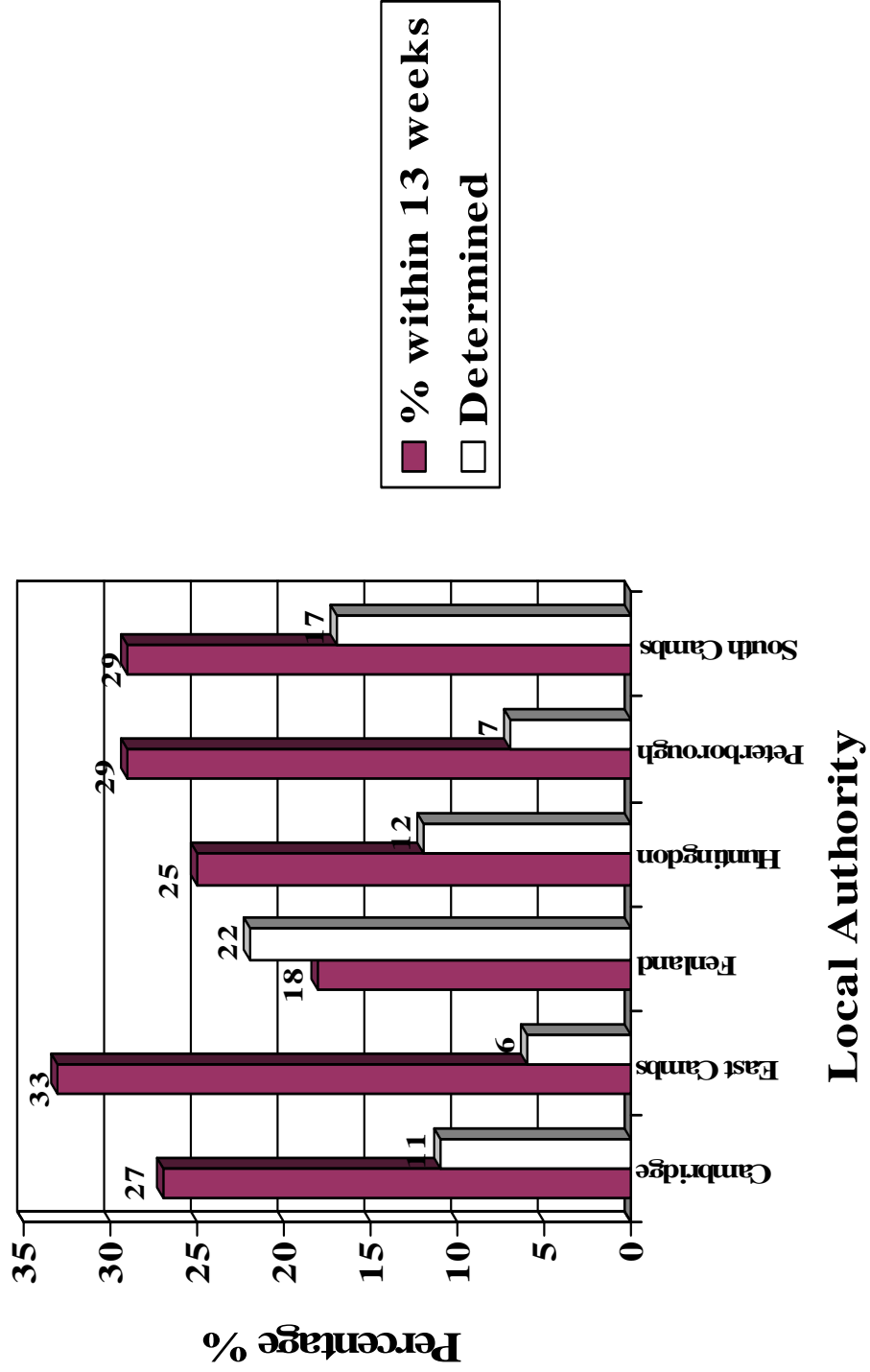
(Govt target 60% within 13 weeks)



Planning decisions by development type and speed of evaluation.

**Major Decisions for Quarter, October - December 2003**

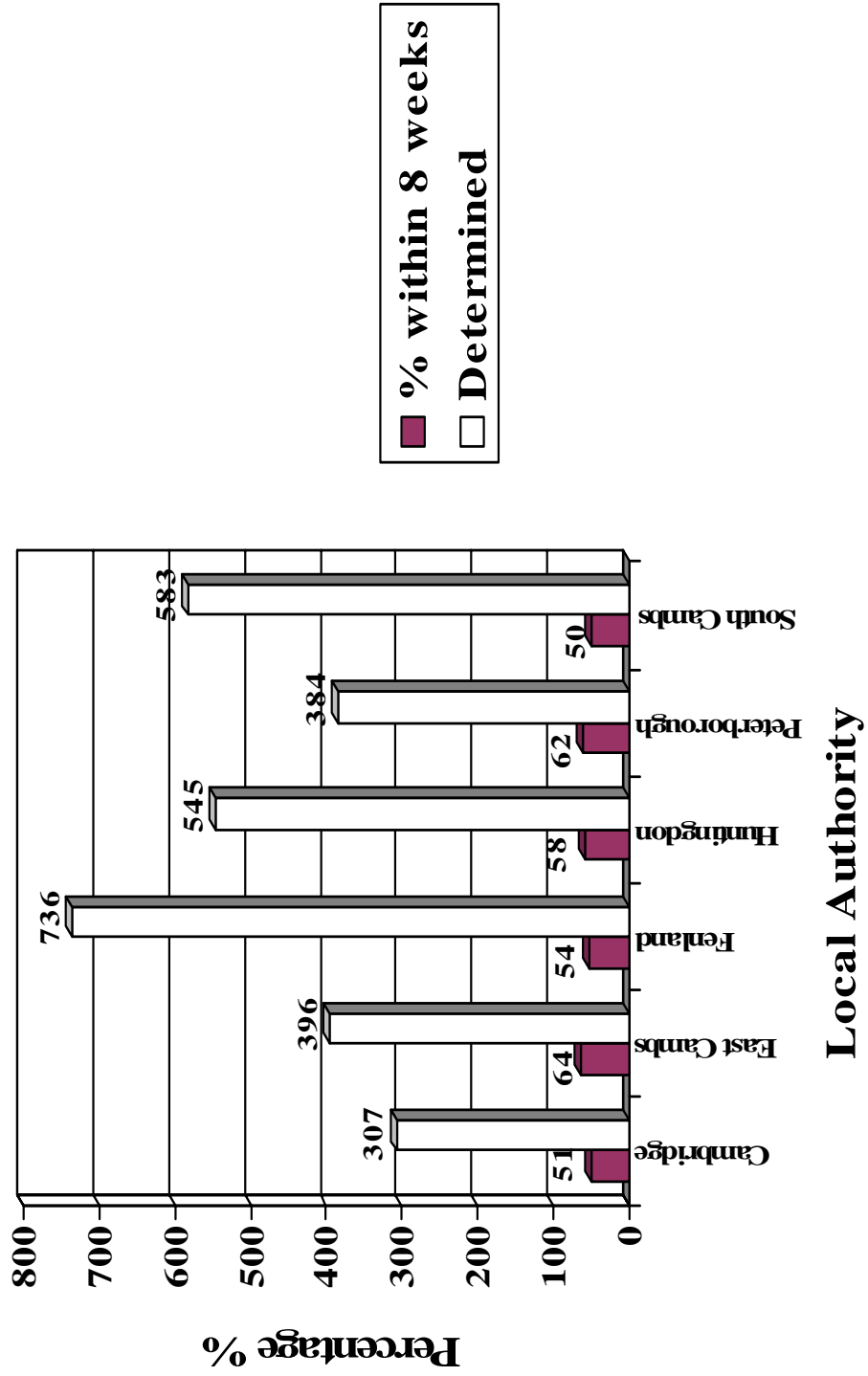
(In England 52% were determined within 13 weeks)



Planning decisions by development type and speed of evaluation.

**Minor Decisions, year ending 31<sup>st</sup> December 2003**

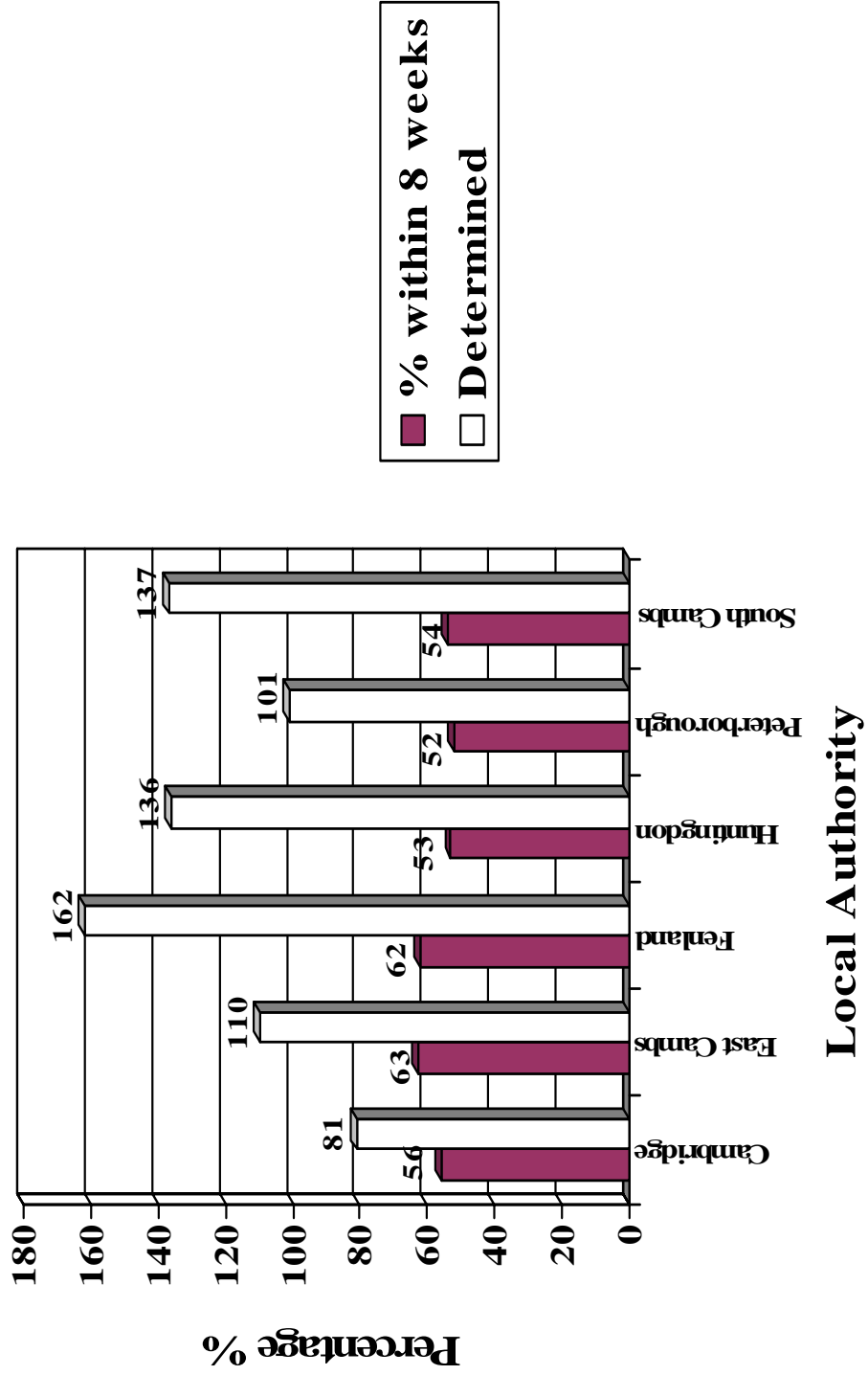
(Govt target 65% within 8 weeks)



Planning decisions by development type and speed of evaluation.

**Minor Decisions for Quarter, October - December 2003**

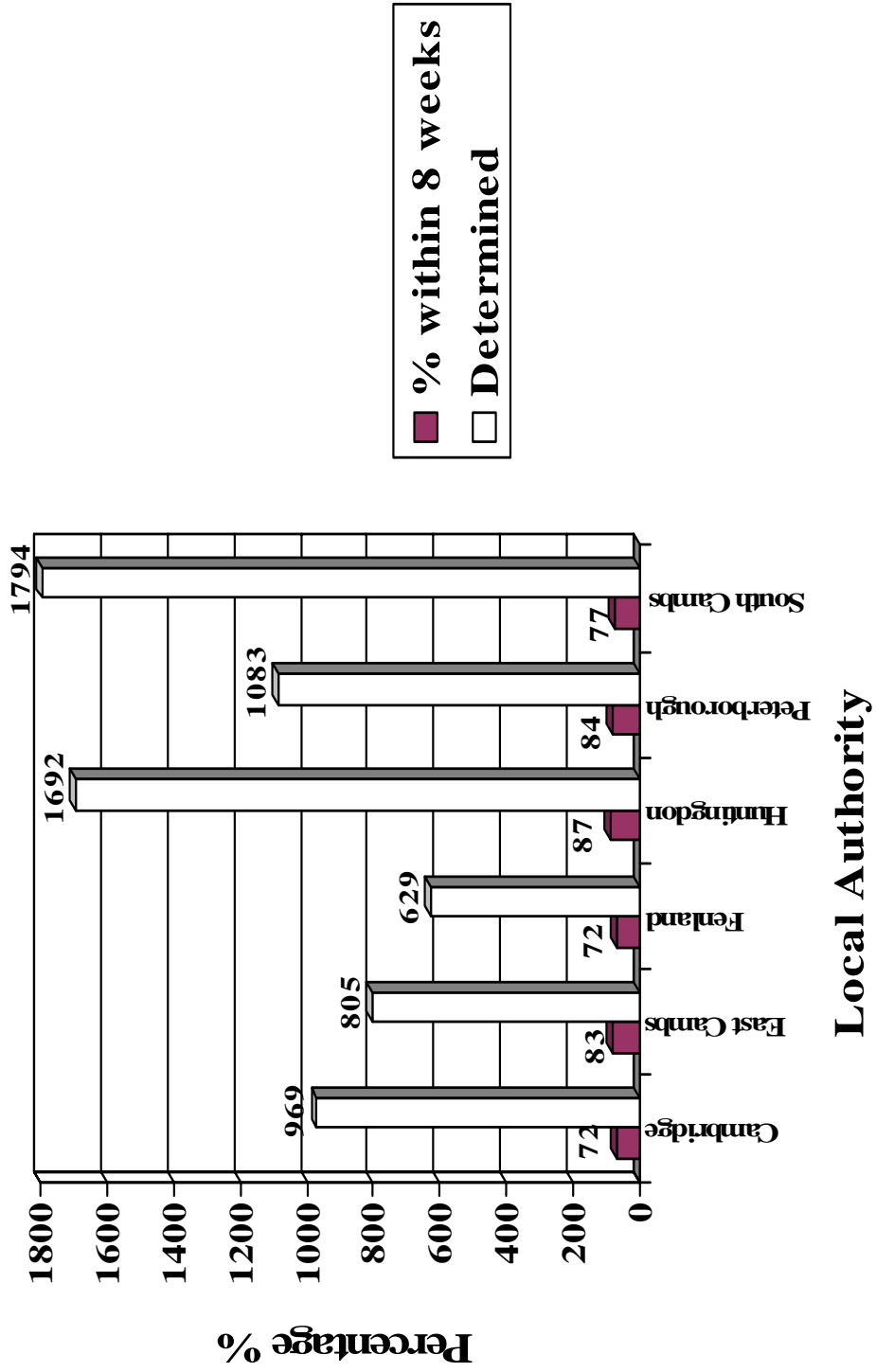
(In England 62% were determined within 8 weeks)



Planning decisions by development type and speed of evaluation.

**Other Decisions, year ending 31<sup>st</sup> December 2003**

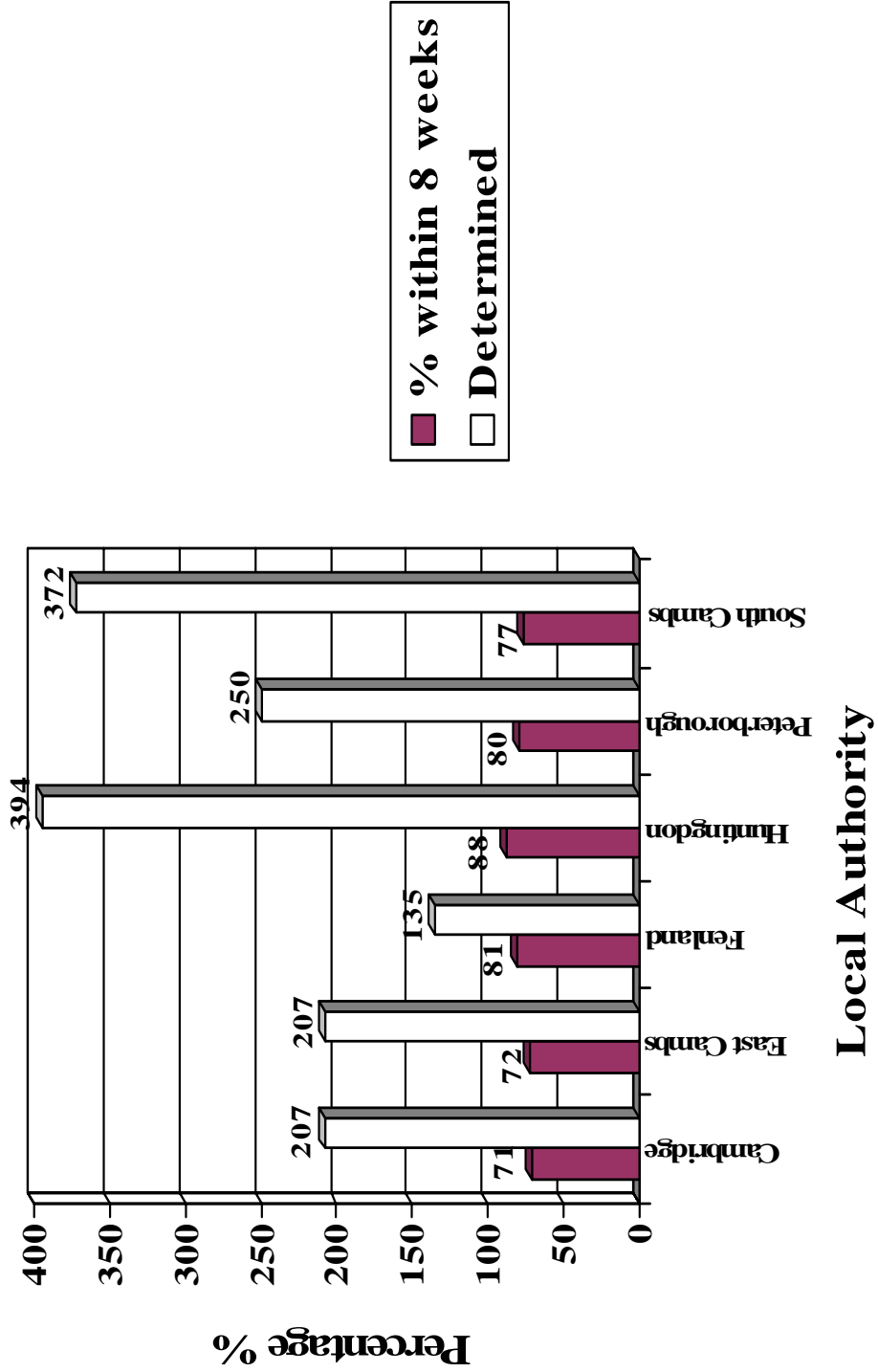
(Govt target 80% within 8 weeks)



Planning decisions by development type and speed of evaluation.

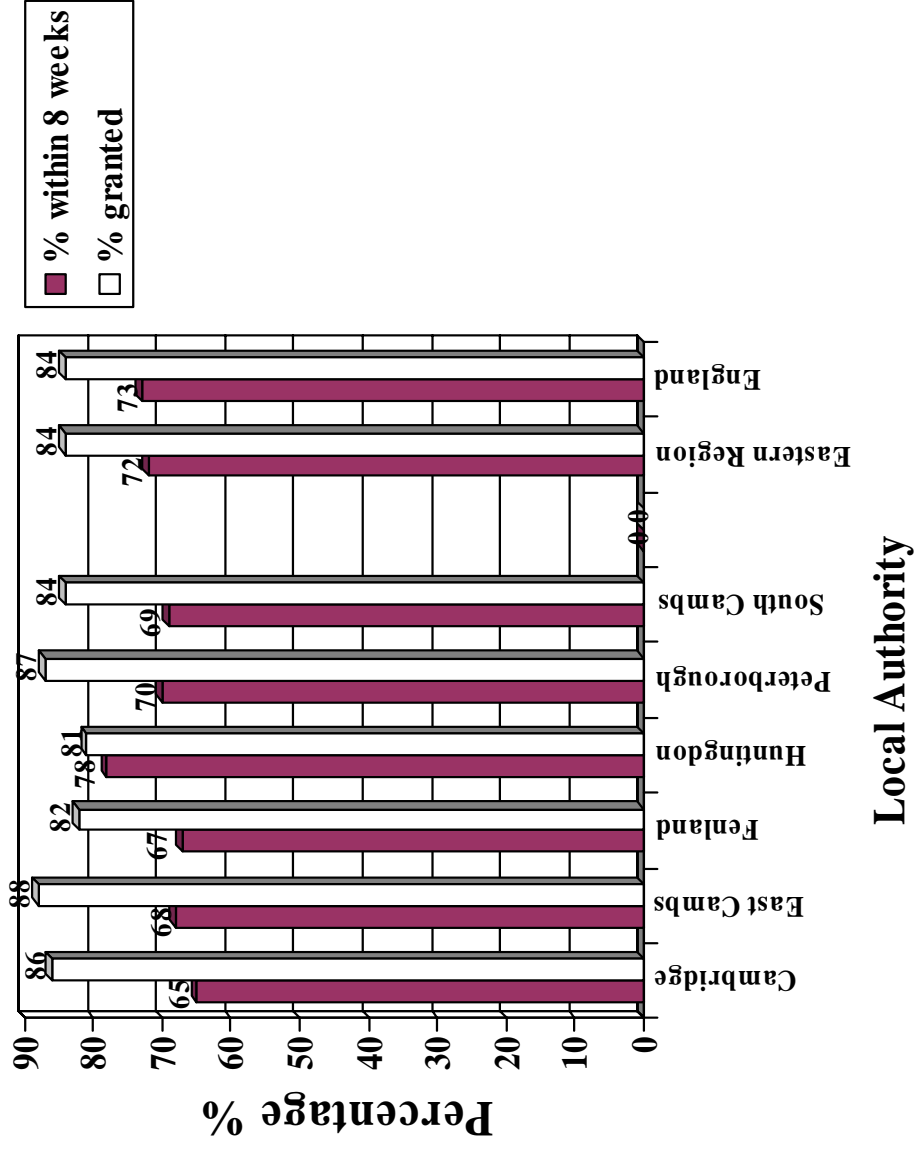
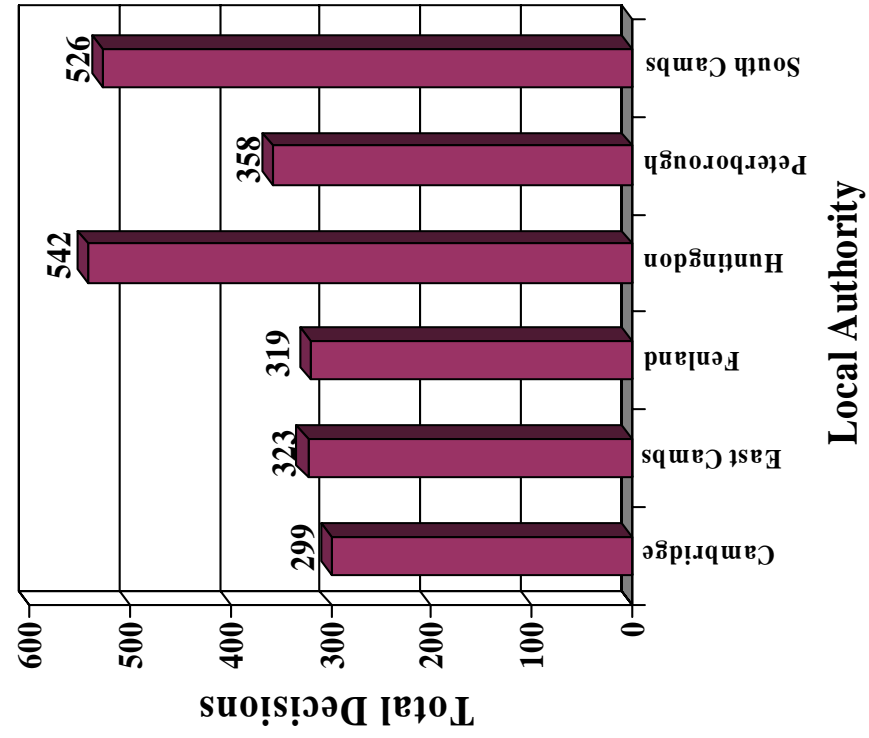
**Other Decisions for Quarter, October - December 2003**

(In England 78% were determined within 8 weeks)





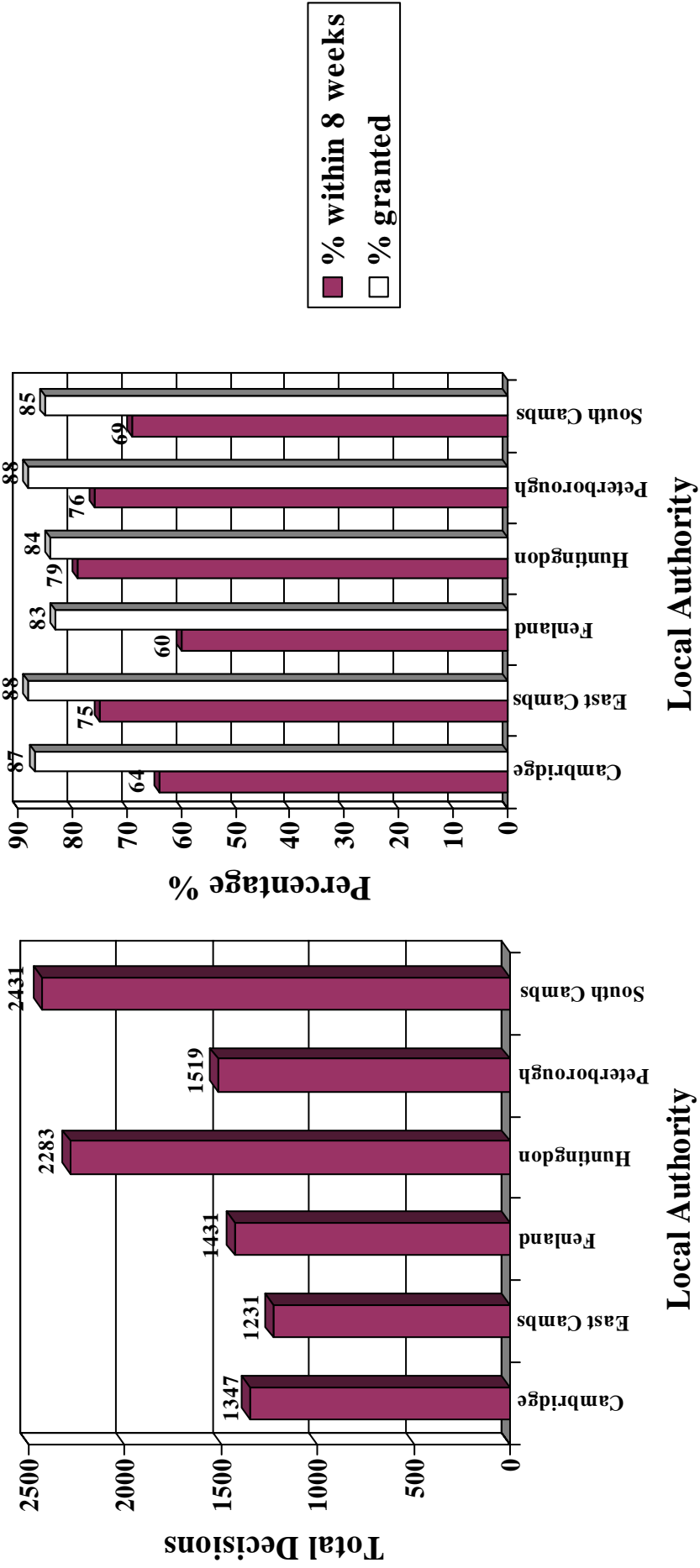
# Planning Decisions for Quarter October - December 2003



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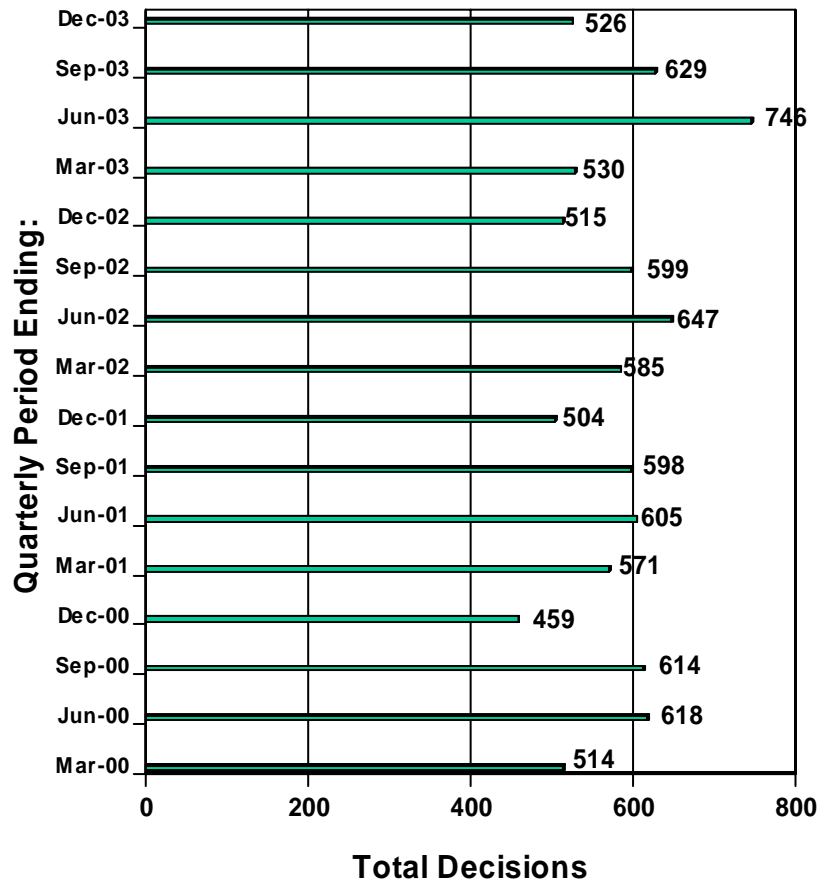
# Planning Decisions for the year ending 31st December 2003

## England – 73% within 8 weeks

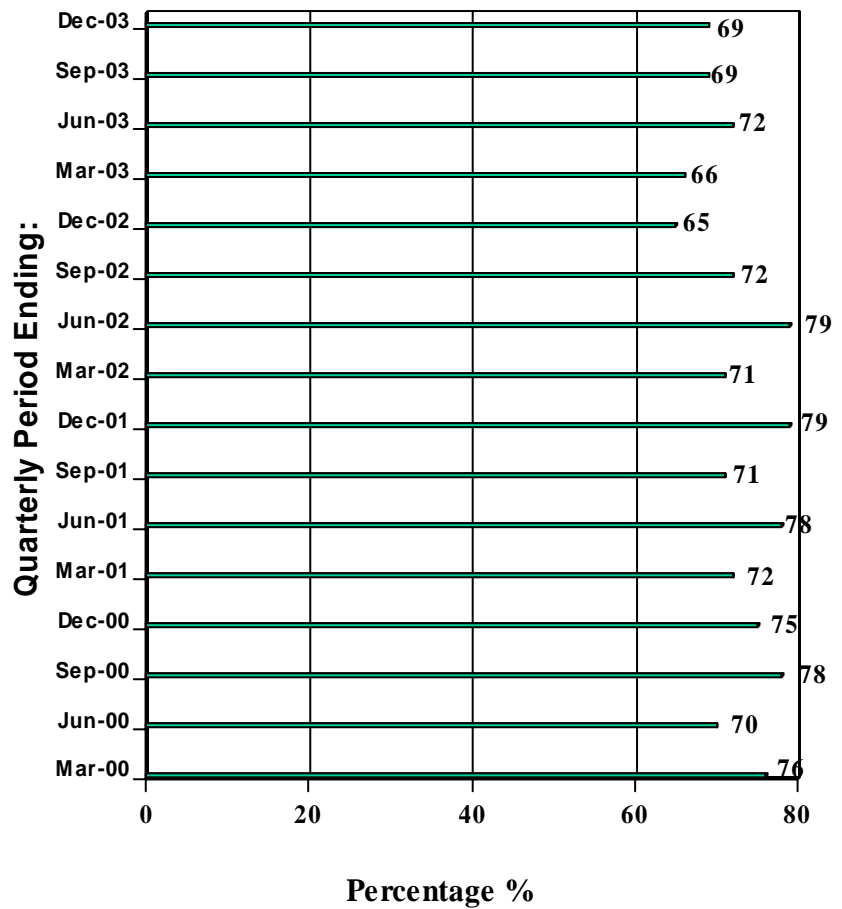


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**Total Decisions  
issued Quarterly  
by South Cambs**



**% of all  
Applications  
Determined  
Within 8 Weeks**



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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee 12<sup>th</sup> May 2004  
**AUTHOR/S:** Director of Development Services

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**ENFORCEMENT SCRUTINY COMMITTEE RECOMMENDATIONS**Purpose

Members to be informed of actions following Scrutiny Committee's recommendations.

Effect on Corporate Objectives

Enforcement action helps maintain the quality of village life.

Background

In discussions with the Chairman of the Scrutiny Committee, it was agreed that it would be helpful if the outcomes were shared with the Development and Conservation Control Committee.

Considerations

The accompanying copy letter of the 19<sup>th</sup> February 2004 sets out the recommendations, and the subsequent actions and outcomes.

Members should note recommendation 6, which is to the effect that Members should report to their Parish Council the figures in the quarterly report on enforcement, and to check whether information sent to Parish Councils on planning applications meets their needs.

Financial Implications

Recommendations 1, 2 and 3 were actioned within existing resources. The IT improvements which underpin improvements to communications between Development and Building Control are included within existing budgets. There will be an internal charge by Building Control to Development Control for the service they are providing.

Legal Implications

There are no legal implications.

Staffing Implications

Monitoring by Building Control for Development Control was allowed for in agreeing the establishment for Building Control.

Consultations

Reference to Committee agreed with the Chairman of Scrutiny Committee

Conclusion

The recommendations of Scrutiny Committee have been properly addressed.

Recommendations

The Department will continue to try and influence Government policy in respect of increased charging for retrospective applications whenever any suitable opportunity presents itself..

**Background Papers:** the following background papers were used in the preparation of this report:

**Contact Officer:** Gareth Jones – Deputy Director  
Telephone: 01223 3151



Agenda Item:

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**


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<b>REPORT TO</b>	Development Control and Conservation Committee	12 <sup>th</sup> May 2004
<b>AUTHOR/S:</b>	Director of Development Services	

---

**CAMBOURNE SECTION 106 AGREEMENT:  
FACILITIES AND TIMING OF PROVISION**Purpose

1. The last meeting of this Committee received a reports on the lack of provision of certain facilities required to be provided at Cambourne as a result of the Section 106 Agreement dated 20<sup>th</sup> April 1994 prior to the meeting. Members also visited the site to see the progress being made on building the facilities. It agreed that the Council's stance should be that no further planning permissions for market housing should be granted at Cambourne until the Community Centre, Multi-Use games Area (MUGA) and Burial ground have been provided. A monthly update on progress requested. This report therefore updates Members on the progress of the provision of these facilities, as well as updating Members on the progress of other facilities that should have been provided by now but are not part of the Council's stance.

Background

2. There are now over 1248 houses occupied at Cambourne. To recap, the "missing" facilities that should have been provided by the trigger point of 1,000 houses occupied are:
  - a) Community Centre (required by S106 at 1000 houses)
  - b) Multi-Use Games Area (MUGA) comprising part Astro turf and part hard surface playing courts (required by S106 at 1000 houses)
  - c) Burial Ground (required by S106 at 1000 houses)
  - d) Parish Council funding (required by S106 at 1000 houses)
  - e) Playing fields (required by the S106 to be provided in phases throughout the development).
  - f) Skateboard area and other teenage play equipment to include basketball net (required by Cambourne Play Strategy at 1000 houses)
  - g) Cricket Pavilion (required by the S106 to be phased in accordance with the Masterplan and by planning permission for Lower Cambourne Village Green at 450 homes in Lower Cambourne respectively)
  - h) Allotments (required by the S106 to be provided by phased provision throughout the development)
  - i) Lower Cambourne Village Green cricket pitch, recycling area (required by planning permission for Lower Cambourne Village Green at 31/3/02 and 100 homes in Lower Cambourne respectively)
  - j) Trailer park (required by S106 at 300 houses)
3. The progress (as at 23<sup>rd</sup> April 2004) with each of the facilities has not changed significantly on the ground since the last meeting, although none was expected at

this stage. Any update or comment from the developers will be reported verbally. Some of the facilities are awaiting the submission of information under planning conditions before they can commence, and these are briefly described below:

- a) Community Centre. The developers commenced on site in February, with an anticipated completion date of October 2004. Conditions outstanding prior to commencement are condition 1 – landscaping scheme; condition 2 – materials; condition 3 – signage, seating, hard surfacing; condition 8 – ecological enhancement; condition 13 – cycle store and bin store. This is now open, albeit a smaller facility and in a peripheral location.
- b) Multi-Use Games Area (MUGA). The developers commenced work in February and is still under construction.
- c) Burial Ground. Planning permission was granted on 2<sup>nd</sup> December. The developers commenced on site in February, with completion May/June 2004.
- d) Parish Council. It has been agreed between the Council and the Developers that the creation of the Parish depends on the progress of the draft Order by the Office of the Deputy Prime Minister, after which a Parish council will be elected. This is being progressed towards the elections on 10<sup>th</sup> June 2004.
- e) Playing fields. Planning permission was granted on 10<sup>th</sup> December. The developers hope to make the playing fields ready for use by May/June 2004.
- f) Skateboard and play area. A separate application was submitted on 4<sup>th</sup> December, and meetings have already taken place between the developers and final users about the design of the actual equipment. This is likely to result in amended plans have been provided, and are currently under consideration being submitted. The developers hope to start on site this month, for completion by July (school summer holidays).
- g) Cricket Pavilion. Delegated powers of approval were granted at last month's planning committee. Amended plans are still required to → address one outstanding issue.
- h) Allotments. The developers have started on site, for completion in October.
- i) Cricket pitch and recycling area at Lower Cambourne Village Green. The cricket pitch has been provided but has not been built to the Council's satisfaction and remedial works are being discussed between SCDC and the developers. The recycling area is the subject of discussion in terms of providing the bottle banks, etc.
- j) Trailer park. Planning permission was granted for it in June 2003. The access is via an adjacent housing site which is awaiting planning permission (Section 106 agreement still awaited at the time of writing). The planning permission will be subject to a condition that the houses shall not be occupied until the trailer park is provided, ensuring an incentive for the developers to provide it. However, there is an existing access which is allowed to be used temporarily and officers are pursuing a commitment to a date for the trailer park's provision on the basis of the temporary use of that access. Meanwhile, several conditions are still outstanding prior to commencement: condition 2 – detailed layout; condition 3 – lighting; condition 4 – boundary treatment;

condition 5 – water/electricity/drainage; condition 7 – management regime;  
condition 10 – access timing.

..., The Landscape Design Officer is currently in the process of checking that all these areas have been planted.

Considerations

4. The Council's stance against granting any more market housing permissions until the Community Centre, MUGA and Burial Ground have been provided should remain in force, for the time being. they are still not complete and available for use.. Insufficient progress has been made to demonstrate a speedy resolution to the outstanding facilities.

5. Financial Implications

Not granting planning permission for market housing until these facilities have been provided will be very likely to result in developers appealing against non-determination once the eight weeks for determining each application expires. was last month's This applies to the scheme ref S/6233/04/F that has been discussed earlier in the report.

6. Legal Implications

In the unlikely event of developers not progressing positively with the works, there are, as always, both financial and legal implications of taking the developers to court.

7. Staffing Implications

Officers will continue to negotiate future housing schemes on the basis that, once the facilities have been provided, planning permissions can be issued when ready, thereby continuing to spread the workload over time.

8. Sustainability Implications

Provision of these facilities is important for community sustainability.

9. Conclusions/Summary

everal are nearer useability.

10. Recommendations

RECOMMENDED that:

Members agree the Council's stance for time being, and receive an update on progress at the next meeting on the 2<sup>nd</sup> June 2004.

**Background Papers:** the following background papers were used in the preparation of this report:

Cambourne Section 106 Agreement dated 20<sup>th</sup> April 1994  
Cambourne Play Strategy December 2000, approved under conditions of the outline planning permission dated 20<sup>th</sup> April 1994, reference S/1371/92/O

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