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26 February 2008

To: Chairman – Councillor Mrs PS Corney
Vice-Chairman – Councillor CR Nightingale
All Members of the Planning Committee

Quorum: 4

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 5 MARCH 2008** at **2.00 p.m.**

Yours faithfully
GJ HARLOCK
Chief Executive

Requests for a large print agenda must be received at least 48 hours before the meeting.

Members of the public wishing to speak at this meeting are requested to contact the Support Officer by no later than noon on Monday before the meeting. A public speaking protocol applies.

AGENDA		PAGES
PROCEDURAL ITEMS		
1. Apologies	To receive apologies for absence from committee members.	
2. General Declarations of Interest		
3. Minutes of Previous Meeting	To authorise the Chairman to sign the Minutes of the meeting held on 6 February 2008 as a correct record.	
PLANNING APPLICATIONS AND OTHER DECISION ITEMS		
4. S/0064/08/F & S/0069/08/F – Great Abington (Nos. 16 & 17 Chalky Road)		1 - 8
5. S/1979/07/F – Cottenham (Land Rear of No. 1 Oakington Road)		9 - 16
6. S/2399/07/O – Gamlingay (Land adj. 24 West Road)		17 - 24
7. S/1068/07/F & S/1125/07/F – Girton (land Rear of 2 Pepys Way)		25 - 34

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|------------|---|----------------|
| 8. | C/6/9/1A - Histon and Impington (Station Road, Histon Junction) | 35 - 38 |
| 9. | S/1881/07/RM - Linton (Land Rear of Newdigate House, Horseheath Road)
Appendix 1 is available online by following the links from www.scambs.gov.uk/meetings | 39 - 46 |
| 10. | S/2416/07/F – Barrington (Land Adjacent 17 Orwell Road Barrington) | 47 - 56 |

INFORMATION ITEMS

The following item is included on the agenda for information and is available in electronic format only (at www.scambs.gov.uk/meetings and in the Weekly Bulletin dated 27 February 2008). Should Members have any comments or questions regarding issues raised by the report, they should contact the appropriate officers prior to the meeting.

- 11. Appeals against Planning Decisions and Enforcement Action**
Contact officers:
Gareth Jones, Corporate Manager (Planning and Sustainable Communities) – Tel: 01954 713155
John Koch, Appeals Manager (Special Projects) – Tel: 01954 713268

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The following statement must be proposed, seconded and voted upon. The officer presenting to report will provide the paragraph number(s).

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

Notes

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

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee5th March 2008**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

**S/0064/08/F & S/0069/08/F – GREAT ABINGTON
Extensions and Alterations at Nos. 16 & 17 Chalky Road
for Mr & Mrs R. Allen and Mr G. Jones**

Recommendation: Refusal

Dates for Determination: 10th March 2008

Notes:

These applications have been referred to the Planning Committee for determination by Chairman's Delegation meeting on 13th February 2008.

Members will visit the sites on Wednesday 5th March 2008.

Site and Proposal

1. Nos. 16 and 17 Chalky Road, Great Abington are a pair of semi-detached, 1930s, mansard style cottages that are situated within large plots on the former Land Settlement Association (LSA) Estate, outside the Great Abington village framework and in the countryside. Chalky Road is public footpath that runs along the western boundary of the site.
2. The sites have a combined area of approximately 0.7 of a hectare. The applications received 14th January 2008, propose to separate the two dwellings and erect two-storey side extensions measuring 2.7 metres in depth x 5.8 metres in width, and two-storey rear extensions measuring 3.3 metres in depth x 5.8 metres in width (external measurements). Each relevant dwelling would comprise a kitchen lounge/diner and study at ground floor, with four bedrooms, a bathroom and en-suite bathroom at first floor.

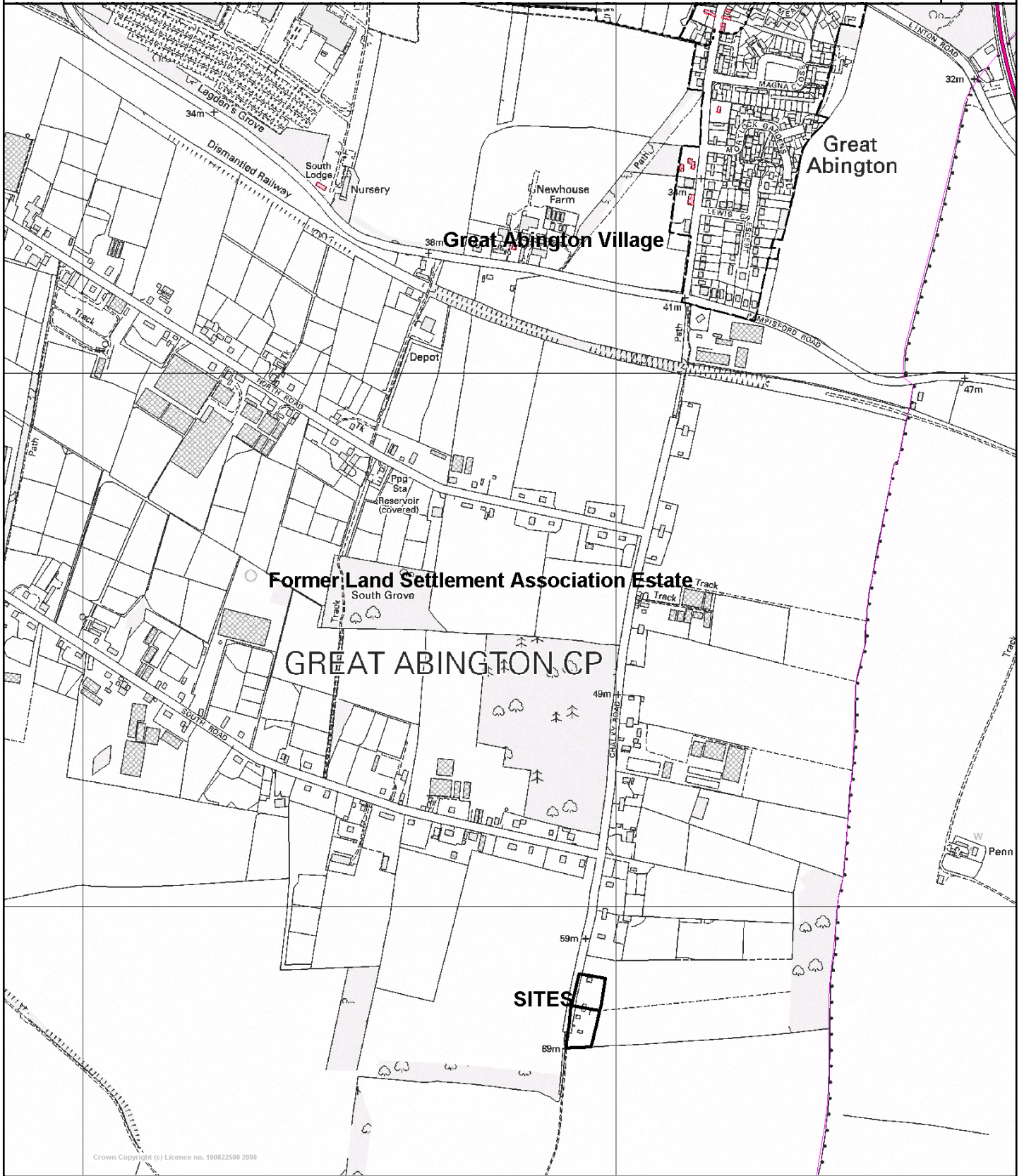
Planning History

3. Planning applications for extensions and alterations to the dwellings (references **S/1619/07/F** and **S/1620/07/F**) were withdrawn in October 2007 following an agreement by the Chairman's Delegation meeting on 10th October 2007 with the officer's recommendation of refusal. These applications sought to separate the dwellings and extend them by approximately 120% in volume.

Planning Policy

4. Policy **P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy **DP/2** of the South Cambridgeshire Local Development Framework Development Control Policies Document 2007 seek to ensure that all new developments incorporate high standards of design that respond to the local character of the built environment.

S/0064/08/F & S/0069/08/F Gt Abington 1 of 2 Plans



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Scale 1/10000 Date 22/2/2008

Centre = 552804 E 247595 N

March 08 Planning Committee



SITES

GRALBY ROAD

59.1m

BM 64.23m

68.8m

75.3m

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Scale 1/2500 Date 22/2/2008

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March 08 Planning Committee

5. Policy **DP/3** of the South Cambridgeshire Local Development Framework Development Control Policies Document 2007 states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on the countryside and landscape character, village character, or residential amenity.
6. Policy **HG/6** of the South Cambridgeshire Local Development Framework Development Control Policies Document 2007 states that extensions to dwellings in the countryside will only be permitted where:
 - (a) The proposed development would not create a separate dwelling or be capable of separation from the existing dwelling;
 - (b) The extension does not exceed the height of the original dwelling;
 - (c) The extension does not lead to an increase of 50% or more in volume or gross internal floor area of the original dwelling;
 - (d) The proposed extension is in scale and character with existing dwelling and would not materially change the impact of the dwelling on its surroundings; and,
 - (e) The dwelling is of permanent design and construction.

It states that, in exceptional circumstances, material considerations may justify an exception to criteria b and c, for example, dwellings with a very small original footprint that do not meet modern living standards.

Consultation

7. **Great Abington Parish Council** recommends approval of the applications and comments that, although the designs exceed the usual permitted extension limit, the original properties are very small and lack basic facilities. The current plans can only improve the properties and the area as a whole.

Representations

8. Councillor Orgee supports the applications because of the special character and distinctiveness of former LSA Estate in an area that lies outside the Great Abington village framework.
9. Twelve letters have been received from residents on the former LSA Estate supporting the applications. Their comments relate to the current limited size and facilities of the dwellings, the history of the applicants, and that other properties in the area have been significantly increased in size.
10. The applicants state that the planning applications are for building works to bring the houses up to a standard where they will provide family accommodation for the 21st century. There are a number of material considerations to these planning applications that justify the relaxation of the 50% limit including a small original footprint (around 40m²), poor living standards, (especially a lack of proper bathrooms), large curtilage, not in open countryside or green belt, and not a family home. The LSA Estate has a distinct character that is separate from the village of Great Abington but with a density not normally associated with a rural area.

Planning Comments – Key Issues

11. The main issues to be considered during the determination of these applications relate to the impact of the separation and extension of the two dwellings upon the character and appearance of the countryside and street scene in relation to Policy HG/6 criteria.
12. The former LSA Estate is situated to the south of the main village of Great Abington. It comprises 276 hectares of land that consists of a linear pattern of development of approximately 60 dwellings along three roads- North Road, South Road and Chalky Road. The development has a low density of approximately three dwellings to the hectare. The main land use is agricultural/ horticultural with the remainder in residential and equine uses. The roads are single carriageway in width and substandard. Despite the number of dwellings, the area remains agricultural in character.
13. The dwellings are currently a pair of semi-detached, small, two bedroom cottages. There are no objections in principle to extensions to the dwellings to create additional living accommodation.
14. However, the separation and extension of the dwellings would result in two, large, detached dwellings. Such an increase in scale and alteration to the existing character is considered to materially change the impact of the dwellings upon their surroundings.
15. The proposed extensions would result in an increase of 55 square metres in floor area and 183 cubic metres in volume. This would lead to an increase of approximately 95% in the floor area and 97% in the volume of the original cottage and would significantly exceed the permitted increase of 50% defined under Policy HG/6 of the Local Development Framework.
16. The extensions would almost double the size of the existing cottages. The side extensions would increase the span of the front elevations of the cottages from 13 metres (6.5 metres wide each) to 19.5 metres (9 metres each with a 1 metre gap in-between). The rear extensions would increase the depth of the dwellings by approximately a third and the high eaves height would not be in keeping with the mansard style of existing properties. These extensions would therefore substantially increase the scale and bulk of the dwellings when viewed from Chalky Road and would result in a loss of openness and rural nature that would harm the character and appearance of the countryside.
17. The increase in the size of the dwellings would also result in the loss of two small units of accommodation within the countryside that Policy HG/6 seeks to protect.
18. Whilst it is acknowledged that the original floor area of the cottages are small and not up to current living standards, such an increase in scale and change to character would significantly depart from the policy limit. Officers would support applications for extensions to the existing dwellings to create acceptable living spaces that are not considered to have such a significant impact upon the openness and rural character of the countryside.
19. The character and distinctiveness of the former LSA Estate is not considered materially different in environmental or policy terms to other rural parts of the district. This view has been backed up by inspectors appeal decisions for development in the area in February 2003 and November 2004 (references S/1219/02/O and S/2380/03/F) when it was designated as a special policy area in the former Local Plan.

20. Whilst it is accepted that there are other dwellings on the former LSA Estate within the vicinity of the site that have had significant extensions, these were granted planning permission in the late 1980s/ early 1990s. Circumstances have changed since this time through the introduction of more restrictive policies in the Local Plan in relation to extensions to dwellings in the countryside and therefore extensions that may have been acceptable at that time, may not be acceptable today. In any case, these extensions should not set a precedent, as each application will be determined upon its own merits.
21. The history of the applicants' residence on the former LSA estate and personal circumstances are not material planning considerations that would outweigh the harm to the character and appearance of the countryside from the proposals. The development would remain long after the personal circumstances cease to be material.
22. Although the development may be proportionate to the size of the large plots in which the dwellings are situated, they would still result in a substantial increase of built form that would be detrimental to the character and appearance of the countryside.
23. The rear extensions, by virtue of their high eaves height, span and roof designs, would be out of keeping with the mansard style of the existing dwellings. They are not considered to represent a high standard of design that responds to the local character of the built environment and would result in an incongruous development that would have an unacceptable visual impact upon the street scene. In contrast, the side extensions respect the style and design of the existing houses and would in all respects comply with Policy HG/6.
24. The proposal would not seriously harm the amenities of neighbours through being unduly overbearing in mass, through a significant loss of light, or through overlooking leading to a severe loss of privacy, given the ample size of the plots.

Recommendations

25. Refusal (for each application):

The proposed extensions would result in an increase of 55 square metres in floor area and 183 cubic metres in volume. This would lead to an increase of approximately 95% in the floor area and 97% in the volume of the original cottage and would significantly exceed the permitted increase of 50% allowed for extensions to dwellings in the countryside. The extensions would almost double the scale of the original cottage through an increase in the span and depth of the dwelling, and the high eaves, width, and roof style of the rear extension would create a design that would be out of keeping with the character of the existing dwelling. In addition, the separation and extension of the existing pair of small, semi-detached, two bedroom cottages to create two, large, detached, four bedroom dwellings would be highly visible from Chalky Road. Such a substantial increase in the bulk of built form would materially change the impact of the dwelling upon its surroundings to the detriment of the openness and rural character of the countryside. It would also result in the loss of a small unit of accommodation within the countryside. Whilst it is acknowledged that the original floor area of the cottages are small and not up to current living standards, such a significant increase in the scale of the dwelling would not depart from the policy limit. The proposal is therefore contrary to Policy HG/6 of the South Cambridgeshire Local Development Framework Development Control Policies Document 2007 that states that extensions to dwellings in the countryside will only be permitted where the extension does not lead to an increase of 50% or more in volume or gross internal floor area of the original dwelling

and the proposed extension is in scale and character with existing dwelling and would not materially change the impact of the dwelling on its surroundings, unless there are exceptional circumstances that exist that justify a departure from the policy, Policy DP/3 that states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on the countryside and landscape character, and Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy DP/2 of the South Cambridgeshire Local Development Framework Development Control Policies Document 2007 that seek to ensure that all new developments incorporate high standards of design that respond to the local character of the built environment.

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

- Cambridgeshire and Peterborough Structure Plan 2003.
- South Cambridgeshire Local Development Framework Development Control Policies Document 2007.
- Planning File References S/0064/08/F, S/0069/08/F, S/1619/07/F, S/1620/07/F, S/1219/02/O and S/2380/03/F.

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Telephone: (01954) 713230

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee5th March 2008**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/1979/07/F - COTTENHAM**Erection of 6 Affordable Dwellings, Land Rear of No. 1 Oakington Road
For Pan English Development Company Limited****Recommendation: Approval****Date for Determination: 13th December 2007****Notes:**

This Application has been reported to the Planning Committee for determination because it is an application for minor development on land owned by the District Council and has attracted objections on material planning grounds.

Site and Proposal

1. The 0.22 hectare site comprises relatively level land between houses on Oakington and Rampton Roads, and bungalows in Ellis Close. Perimeter boundaries comprise a mix of fences and conifer hedge on part of the south east boundary.
2. The application, submitted on 18th October 2007, as amended by a layout plan received 21st January 2008, proposes six affordable dwellings, comprising one 2 bedroom bungalow for rent, two 2 bedroom houses for rent, two 2 bedroom houses for shared ownership and one 3 bedroom house for shared ownership. Vehicular access would comprise a 5 metre wide and 60 metre long shared surface access road from Oakington Road. This will require the removal of two sheds and the relocation of a sub-station within the site. The density would be 27.3 dwellings per hectare.

Planning History

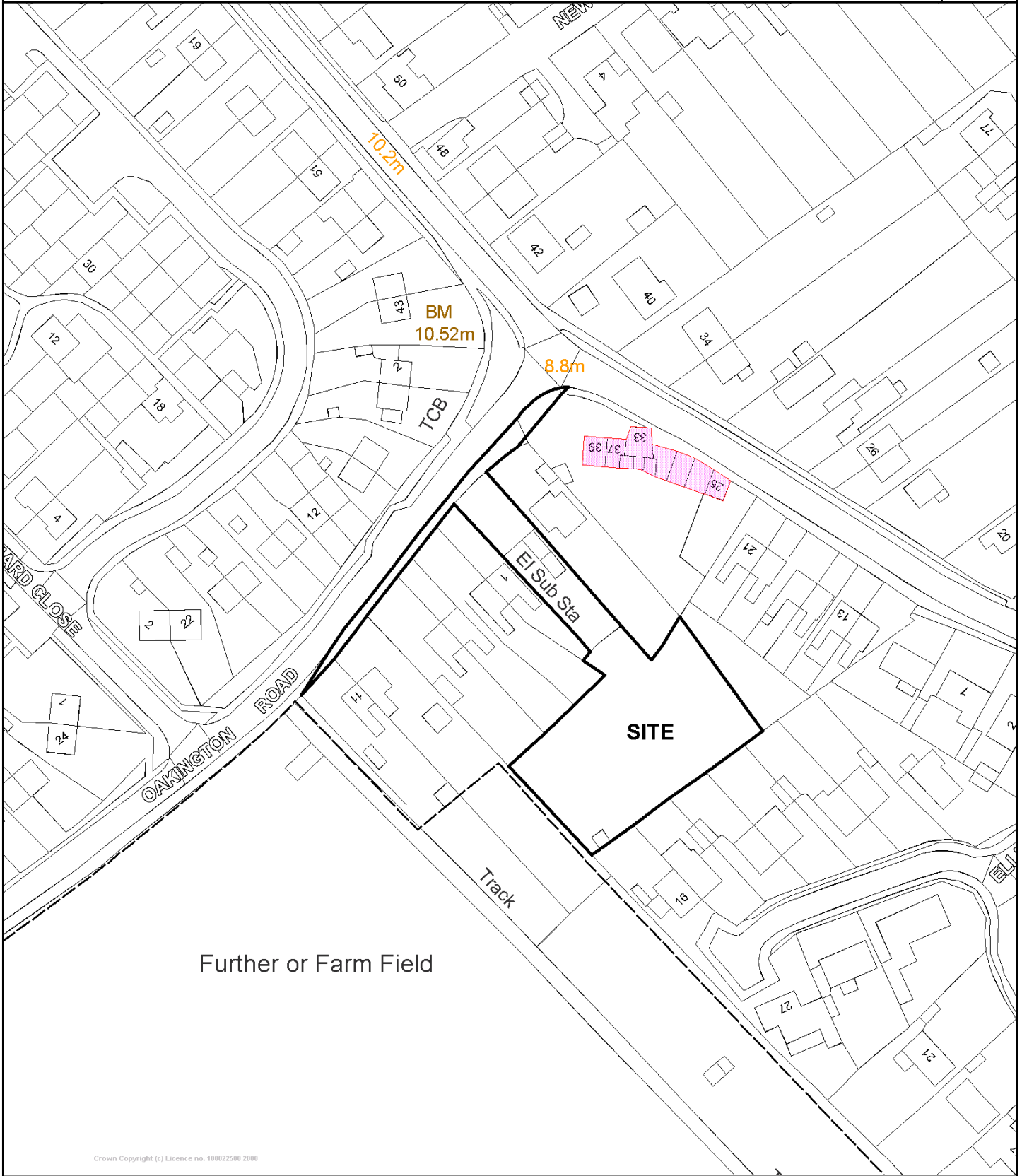
3. There is no relevant planning history.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003:

4. **P1/3 - Sustainable Design in Built Development** requires a high standard of design and sustainability for all new development, providing a sense of place appropriate to the location, efficient use of energy and resources and account to be taken of community requirements.

S/1979/07/F - Cottenham



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South Cambridgeshire Local Development Framework 2007:

5. **ST/5 - Minor Rural Centres** identifies Cottenham and states that residential development and re-development up to an indicative maximum scheme size of 30 dwellings will be permitted within village frameworks.
6. **DP/1 - Sustainable Development** states development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development, as appropriate to its location, scale and form.
7. **DP/2 - Design of New Development** requires all new development to be of a high quality design and indicates the specific elements to be achieved where appropriate. It also sets out the requirements for Design and Access Statements.
8. **DP/3 - Development Criteria** sets out what all new development should provide, as appropriate to its nature, scale and economic viability and clearly sets out circumstances where development will not be granted on grounds of an unacceptable adverse impact e.g. residential amenity and traffic generation.
9. **DP/4 - Infrastructure and New Developments** requires that development proposals should include suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. It identifies circumstances where contributions may be required e.g. public open space, sport and recreation facilities.
10. **DP/7 - Development Frameworks** states redevelopment of unallocated land and buildings within development frameworks will be permitted, provided that:
 - a) Retention of the site in its present state does not form an essential part of the local character.
 - b) Development would be sensitive to the character of the location, local features of landscape, ecological or historic importance, and the amenities of neighbours.
 - c) There is the necessary infrastructure capacity to support the development.
11. **HG/1 - Housing Density** is set at a minimum of 30 dph unless there are exceptional local circumstances that require a different treatment in order to make best use of land. Higher densities of 40 dph will be sought in the most sustainable locations.
12. **HG/2 - Housing Mix** requires affordable housing to be of an appropriate mix to respond to identified needs at the time of the development, in accordance with HG/3.
13. **HG/3 - Affordable Housing** requires proposals for housing developments to provide an agreed mix of affordable housing to meet local needs.
14. **NE/1 - Energy Efficiency** states development will be required to demonstrate that it would achieve a high degree of measures to increase the energy efficiency of new buildings, for example through location, layout, orientation, aspect and external design.
15. **NE/6 - Biodiversity** requires new developments to aim to maintain, enhance, restore or add to biodiversity. Previously developed land will not be considered to be devoid of biodiversity. The re-use of such sites must be undertaken carefully with regard to existing features of biodiversity interest. Development proposals will be expected to

include measures that maintain and enhance important features whilst incorporating them within any development of the site.

16. **NE/9 - Water and Drainage Infrastructure** indicates that planning permission will not be granted where there are inadequate water supplies, sewerage or land drainage systems to meet the demands of the development unless there is an agreed phasing agreement between the developer and the relevant service provider to ensure the provision of necessary infrastructure.
17. **TR/1 - Planning for More Sustainable Travel** states planning permission will not be granted for developments likely to give rise to a material increase in travel demands unless the site has a sufficient standard of accessibility to offer an appropriate choice of travel by public transport or other non-car travel modes. The amount of car parking provision in new developments should be minimised, compatible with their location. Developments should be designed from the outset with permeable layouts to facilitate and encourage short distance trips by cycle and walking. Safe and secure cycle parking shall be provided.
18. **TR/2 - Car and Cycle Parking Standards** states car parking should be provided in accordance with the Council's maximum standards, to reduce over reliance on the car and to promote more sustainable forms of transport.
19. **SF/10 - Outdoor Play Space, Informal Open Space and New Developments** requires all residential developments to contribute towards outdoor playing space (including children's play space and formal outdoor sports facilities) and informal open space to meet the additional need generated by the development in accordance with the standards in Policy SF/11.

An appropriate contribution will be required for 'off-site' provision of the types of space not provided on-site.

Consultations

20. **Cottenham Parish Council** - approves the amended layout plan. It originally recommended approval but commented that it had serious concerns re: access onto Oakington Road due to its proximity to the junction with Rampton Road. If approved, suitable traffic calming measures would be required including priority to residents due to likely increase in traffic from Northstowe.
21. **Local Highways Authority** - refuse. Substandard visibility to Oakington Road, where 2.4m x 90m must be provided. The road has been designed as a shared surface road straight off a distributor road which will be unsafe. Footways must be provided into the site, even if it then changes at a gateway feature into a shared surface road, as it stands vehicles would encounter pedestrians in the carriageway as they turn off the main road.
22. In response to the amended layout plans, the **Local Highway Authority** states:

The visibility splay to the right at the access encompasses the existing mini roundabout, which is a speed reducing feature, and so provides adequate safety for the access.

The visibility to the left provided 60 metres at 2.4 metres setback. Although current design standards requires 70 metres, the nature of Oakington Road is such that

vehicle speeds are constrained, and so, in this particular location a 60 metres distance is acceptable.

23. **Trees and Landscape Officer** - Boundary and landscaping details should be required by conditions.
24. **Housing Development Officer** - supports the scheme and has been working with an RSL, Accent Nene Ltd, to enable it to go ahead. The mix is as agreed to meet local need and full consultation has been carried out with the Parish Council, local residents and Council tenants.
25. **County Archaeology** - The application site lies in an area of high archaeological potential and it is likely there will be remains on site. A scheme of archaeological investigation is required using Planning Policy Guidance 16, 'Archaeology and Planning' condition.
26. **Old West Internal Drainage Board** - It is outside of its area, but in an area that drains into it. There is no residual capacity in the Board's receiving system. Provided soakaways are used to dispose of all surface water it has no objection.
27. **Environmental Operations Manager** has not commented.
28. **Ecology Officer** has no objections. He recommends a condition requiring a scheme of nest boxes.

Representations

29. Four letters of objection from numbers 10 & 23 Ellis Close; and 13 & 17 Rampton Road have been received. The grounds of objection are summarised below:
 - a) House adjacent to the boundary of 10 Ellis Close will overlook.
 - b) Need to prune garden tree in Ellis Close garden, resulting in increased overlooking.
 - c) Too cramped.
 - d) Access is too close to the junction with Rampton Road.
 - e) There is already enough social housing in this part of Oakington Road.
 - f) Loss of light to properties on Rampton Road and first floor window in the north east elevation of Plot 1 will overlook No. 13 Rampton Road.
 - g) Noise and dust pollution resulting from the development.
 - h) The existing drainage system is inadequate. At times of substantial rainfall the sewer blocks and water backs up into the toilet system of houses on Rampton Road. Although Anglian Water is responsible for the drain and have attended on such occasions, this is an indication that the existing system could be exacerbated.
 - i) Construction traffic using the road, which currently is experiencing heavier levels due to the closure of Park Lane for the guided busway.
 - j) Overbearing to property on Rampton Road.

- k) Layout should be revised so houses are closer to properties on Oakington Road, which have long rear gardens.
30. Cottenham Village Design Group - this is a well considered proposal on an appropriate infill plot. The buildings and material reflect those found locally.

Planning Comments – Key Issues

31. The proposal for six affordable dwellings on a site within the village framework complies with settlement, housing mix and affordable housing policies of the adopted Local Development Framework. A need has been demonstrated, notwithstanding the presence nearby of Local Authority housing.
32. The density is below 30dph because of the length of access required to serve the site. Excluding the land required for access, density would be 32 dph. In any event the character of the proposal, comprising a terrace of four dwellings and a pair of semi-detached dwellings, is not out of keeping with the immediate locality.
33. Vehicular access achieves acceptable visibility splays to Oakington Road. A footpath has been achieved around the south west junction bellmouth and a rumble strip has been provided to slow the speed of vehicles entering the shared surface access road from Oakington Road.
34. Although the proposed dwellings will be an acceptable distance from adjoining dwellings (flank wall of Plot 1 to No. 17 Rampton Road some 18 metres and rear wall of Plot 2 to rear of No. 10 Ellis Close some 24 metres), there is a need to protect neighbour amenities by incorporating obscured glass in a first floor bathroom window in the northeast elevation of Plot 1 and requiring details of all site boundary treatment. Existing hedge and trees along site boundaries is to remain. The closest distance will be some 12 metres between the flank wall of Plot 3 and the back of No. 14 Ellis Close. The impact is mitigated by Plot 3 being single storey, orientated to the north west and designed with a hipped roof.
35. Eleven parking spaces are provided and all will be block paved to minimise noise disturbance.
36. Surface water is to be disposed of to soakaways, which is acceptable. The site is not located within either a high (3) or medium (2) risk flood zone. Foul water is to be disposed of to the main sewer. This is the preferred option in drawing up sewerage proposals for any development.
37. The applicant has been advised by letter of the amount of open space contribution generated by the scale of the proposed development in accordance with Policy SF/10 of the adopted Local Development Framework 2007. This Policy applies to all residential developments, although sheltered dwellings and residential homes will not be required to provide outdoor play space. There is no exemption for affordable housing. A condition can be imposed to require a scheme to be submitted and approved.
38. The submitted Design and Access Statement indicates that the dwellings will achieve a 'very good' rating under the Building Research Eco Homes assessment scheme. In order to attain this rating sustainable construction methods will be employed, together with measures to reduce energy and water usage. Each property will have a hard standing for bins in rear gardens and will be fitted with rainwater butts.

39. Finally, I would recommend an 'hours of working' condition for power operated machinery during the period of construction to minimise disturbance to adjoining residents.

Recommendation

40. Approve, as amended by letter dated 14th January 2008 and drawing no. 01B franked 21st January 2008.

Conditions

1. ScA (RcA) - commencement of development.
2. Sc5(a) Materials (Rc5 (a) (i)).
3. Sc51 Landscaping (Rc51).
4. Sc52 Implementation of Landscaping (Rc52).
5. Sc60 Boundary treatment - "...all....dwellings are...."
(Rc60 and to protect the amenities of adjoining residents).
6. Sc66 Archaeological Investigation "...on the application site until" (Rc66).
7. Sc26 "During the period of construction no08.00 hours08.00 hours
....18.00 hours 13.00 hours
8. No electricity sub-station shall be installed other than in accordance with a scheme which shall previously have been submitted to and approved in writing by the Local Planning Authority.
(Reason - To ensure that any electricity sub-station, by virtue of its siting or design, would not be obtrusive.)
9. The first floor window in the north east elevation of Plot 1 of the development, hereby permitted, shall be fitted and permanently maintained with obscured glass.
(Reason - To safeguard the privacy of occupiers of adjoining properties.)
10. Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), no further windows, doors or openings of any kind shall be inserted at first floor level in the north east elevation of Plot 1 of the development, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - To safeguard the privacy of occupiers of adjoining properties.)
11. Sc21 Withdrawal of Permitted Development. Part 1, Classes A and B.
(Rc21(b)).
12. Paragraph D5(a) "Visibility splay shall be on the north west side parking space for Plot 6 and shall (Rc10 safety).

13. The dwellings, hereby approved, shall not be occupied other than in accordance with the principles of affordable housing as indicated in Policy HG/3 (Affordable Housing) of the adopted Local Development Framework Development Control Policies 2007.
(Reason - In order to retain the development as affordable housing to meet the housing needs of the local area in perpetuity.)
14. No development shall begin until details of a scheme for the provision of recreational infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policy SF/10 (Outdoor Play Space, Informal Open Space and New Developments) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.
(Reason - To ensure that the development contributes towards outdoor playing space in the community in accordance with the above-mentioned Policy of the Development Plan.)
15. No development shall begin until a scheme for the provision of bird nest boxes has been submitted to and approved in writing by the Local Planning Authority; the dwellings shall not be occupied until the nest boxes have been provided in accordance with the approved scheme.
(Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policy NE/6 of the Local Development Framework Development Control Policies 2007).

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

- South Cambridgeshire Local Development Framework 2007
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Ref: S/1979/07/F

Contact Officer: Melissa Reynolds – Area Planning Officer
Telephone: (01954) 713237

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee5th March 2008**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/2399/07/O - GAMLINGAY**Dwelling and Garage, Land adj. 24 West Road for Mr P Hutchinson****Recommendation: Delegated Approval****Date for Determination: 14th February 2008****Notes:**

This Application has been reported to the Planning Committee for determination at the request of Cllr Kindersley.

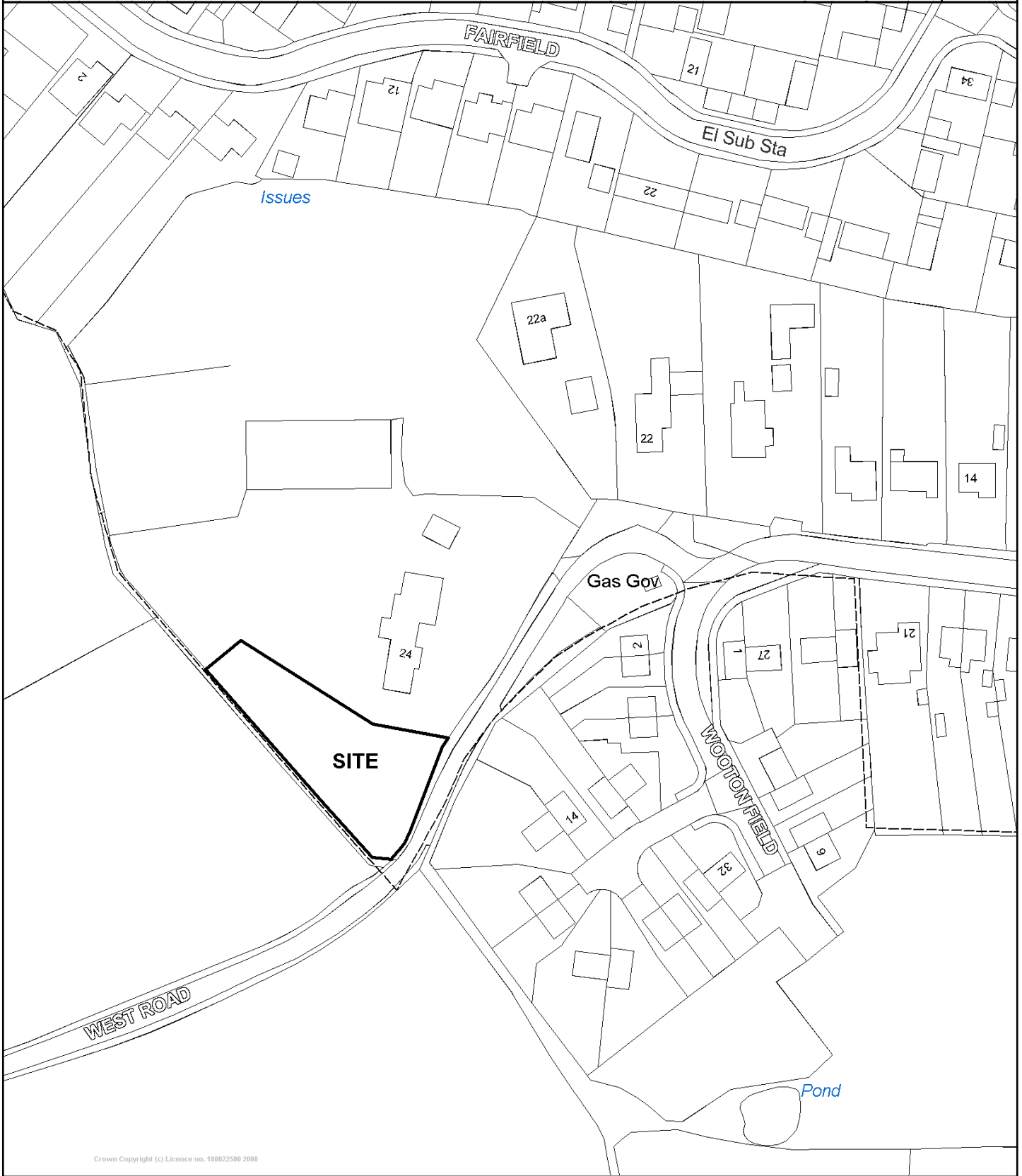
Site and Proposal

1. No 24 West Road, Gamlingay is a substantial detached dwelling located within large grounds.
2. This outline application, submitted on 20th December 2007, proposes the erection of a single dwelling and garage on a 0.158ha area of the garden land to the south of the existing dwelling. All matters are reserved for consideration at the detailed stage. The submitted drawings include existing levels across the application site and adjacent land.
3. The south west and south east boundaries of the site are defined by established hedges and fencing. The site slope away from the existing dwelling towards the edge of the village (south west). There is a mains sewer that traverses the northern part of the site. West Road is a narrow sunken rural lane at this point with no footpaths. Road-side verges on the site frontage and to the north east are defined as a County Wildlife Site. To the south west of the site is agricultural land. On the opposite side of West Road are the rear gardens of properties in Wootton Field.
4. The proposed density is 6.3 dph.
5. The application is accompanied by a Design and Access Statement which indicates a 4/5 bedroom detached house to be sited to the south of the site where there are no large trees, with a detached garage at the front, close to the road. The dwelling would be similar in height to the existing edge of village development. "The building would be T-shaped with a width of 15m and a depth of 6.2m extending to 13m along the rear extension".

Planning History

6. There is no relevant planning history for the application site, although outline planning consent for residential development was granted in 2006 on the part of the garden area to the north of the existing dwelling .

S/2399/07/F



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Scale 1/1250 Date 22/2/2008

Centre = 523514 E 251988 N

March 2008 Planning Committee

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003:

7. **Policy P1/3** encourages a high standard of design and sustainability for new development, which should respond to the local character of the built environment, conserve important environmental assets of the site and pay attention to the detail of form, massing, textures, colours and landscaping.

South Cambridgeshire Local Development Framework 2007:

8. **Policy ST/5** identifies Gamlingay as a Minor Rural Centre where residential development and redevelopment up to a maximum indicative scheme size of 30 dwellings will be permitted within the village framework.
9. **Policy DP/1** states that development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development, as appropriate to its location, scale and form. Amongst other criteria development should make efficient and effective use of land by giving priority to the use of brownfield sites and use of higher densities.
10. **Policy DP/2** states that all new development must be of a high quality of design and, as appropriate to the scale and nature of the development
11. **Policy DP/3** states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on, amongst other criteria, residential amenity, from traffic generated, and on village or countryside/landscape character.
12. **Policy DP/5** states that development will not be permitted where it would form part of a larger site where there would be a requirement for infrastructure provision if developed as a whole; where it would result in a piecemeal, unsatisfactory form of development and; where it would prejudice the development of another site adjacent or nearby.
13. **Policy DP/7** states that development and redevelopment of unallocated land within village frameworks will be permitted provided that, amongst other criteria, the retention of the site in its present state does not form an essential part of the local character and development would be sensitive to the character of the location, local features of landscape, ecological or historic importance, and the amenities of neighbours.
14. **Policy HG/1** states that residential developments will make best use of the site by achieving average net densities of at least 30 dwellings per hectare unless there are exceptional local circumstances that require a different treatment. Higher average net densities of at least 40 dwellings per hectare should be achieved in more sustainable locations close to good range of existing or potential services and facilities and where there is, or there is potential for, good local public transport services.
15. **Policy HG/2** sets out the Council's policy in respect of housing mix and requires developments to contain a mix of units providing accommodation in a range of housing types, sizes and affordability to meet local needs.

16. **Policy HG/3** requires the provision of affordable housing in development of two or more dwellings.
17. **Policy SF10** states that all developments will be required to contribute to the provision of outdoor playing space and informal open space to meet the additional needs generated by the development in accordance with the standards contained in Policy SF/11.
18. **Policy NE/7** states that planning permission will not be given for proposals that may have an unacceptable adverse impact, either directly or indirectly, on a Site of Biodiversity or Geological Importance.

Consultation

19. **Gamlingay Parish Council** recommends that the application be refused. "The Council objects to the proposed development of one dwelling on this site as it is contrary to policies relating to site densities and requirements for affordable housing. Councillors also required a site visit by the Highways officer to investigate vision splays around the corner of this road, as traffic can speed (60mph) along this stretch of lane, which could become a serious safety issue."
20. The **Local Highway Authority** originally requested that the applicant provide additional information in respect of levels due to a difference in height between the proposed development and the adopted public highway to ensure that visibility is not obscured. Following the receipt of these details it has expressed concerns that the proposed visibility plays will not be sufficient to meet the existing highway conditions along West Road and has requested that a speed survey is undertaken. It has however stated that it has serious safety concerns and that at the present time it would recommend refusal. It would prefer that the existing entrance be used, given that the splay to the east is already acceptable and that to the southwest could easily be achieved with remedial works to the existing hedge.
21. The Local Highway Authority confirms that it would resist any further development, beyond an additional single dwelling unit.
22. The **Environment Agency** standing advice applies in respect of flood risk and surface water drainage. It points out that the applicant will be required to demonstrate that a connection to a public foul sewer is not available. It also advises that the site is identified as being within an area adjacent to an old landfill site and therefore landfill gas may be present. It is the responsibility of the applicant to ensure the safe development and secure occupancy of the development.
23. The **Corporate Manager (Health and Environmental Services)** requests conditions restricting the hours of operation of power driven machinery during the construction period and an investigation/remediation of any contamination of the site. Informatives should be attached to any consent concerning the use of driven pile foundations and burning of waste/bonfires during the construction period.
24. The comments for the Council's Ecologist will be reported orally at the meeting.

Representations

25. Councillor Kindersley has requested that the application be reported to Planning Committee as he is concerned at the lack of affordable housing and poor density on the site. Sites such as this within the village envelope are running low yet there is an

ever increasing housing needs list which it is the Council's job to try and address. The adjacent site was consented without an affordable housing element and that is no longer acceptable. In this instance the edge of village policy should be sacrificed.

Planning Comments – Key Issues

26. The key issues to be considered with this application are whether the proposed development complies with the requirements of Policy in terms of housing density, affordable dwellings, vehicular access and biodiversity.
27. Policy HG/1 requires new development to achieve a minimum density of 30 dph unless there are exceptional local circumstances that require a different treatment. One dwelling on this site represents a density of 6.3 dph however it is sometimes difficult to achieve the standard density figure on single building plots where issues such as the existing character of an area and the ability to provide a satisfactory access have to be taken into account.
28. West Road is very rural in character at this point being single vehicle width, without footpaths and designated a County Wildlife Site. There are changes in levels and a bend in the road which restrict the amount of visibility that can be achieved. The Local Highway Authority is of the view that a vehicular access and visibility sufficient to serve a single dwelling can be achieved within the site, subject to the applicant providing traffic speed data to justify the reduced splays of 2.4m x 30m identified on a submitted site plan. However it has made it clear that it would not support an application for more than a single dwelling. This would require an increase in both the width of the access and an increased visibility splay which cannot be achieved.
29. The Design and Access Statement submitted with the application shows a single 4/5 bedroom detached house sited towards the south side of the plot with a garage at the front of the site. The position of any new dwelling is dictated by the need to provide adequate distance from a mains sewer that runs through the site. I have commented on the scale and design of the dwelling further below and whilst it is my view that the character of the site and edge of village location make the plot best suited to a single dwelling, it might in principle be possible to provide a pair of smaller dwellings on a similar footprint to that currently shown. One of those dwellings would then need to be an affordable dwelling.
30. Whilst the impact of any development on the character of the area and edge of village is a subjective matter the constraints of the site in respect of the vehicular access is in my view an exceptional local circumstance that dictates that there can only be a single dwelling on this site.
31. Policy HG/3 requires the provision of affordable housing in developments of two or more dwellings. As this application relates to a single dwelling, and the constraints of the site in terms of its ability to accommodate further development have been highlighted above, this Policy does not automatically apply. However it is also necessary to consider Policy DP/5 in respect of whether this application should be interpreted as cumulative development when considered along with the extant planning consent for residential development of the area of garden land to the north of the existing house. The Policy states that if development forms part of a larger site there would be a requirement for infrastructure provision, in this case affordable housing, if developed as a whole.

32. The previous permission was granted under the Local Plan 2004 and at that time the requirement to provide affordable housing in villages where the population exceeded 3000 (which included Gamlingay) related only to schemes of more than 10 dwellings. As no numbers were specified in the application, a condition was imposed on the consent that required an appropriate affordable housing contribution if, at the reserved matters stage, a scheme of more than 10 dwellings was proposed. The decision notice also drew the applicant's attention to meeting density standards at the reserved matters stage.
33. The question to be considered here is, if planning permission is granted on the current site for a single dwelling, would it be reasonable to require an affordable dwelling to be provided within the currently permitted site on the grounds that the two proposals represented cumulative development. In determining an appeal elsewhere in the district where this argument was raised the Inspector considered that the following factors should be taken into account: whether the sites are within one ownership; whether they comprise a single site for planning purposes; and whether the proposals constitute a single development.
34. In respect of the first of these criteria the sites are within the same ownership. However they will be physically separate developments served by different accesses some way apart and the two sites could be developed independently. In this case I do not consider that they can be considered to comprise a single unit for planning purposes or constitute a single development and it would therefore not be reasonable to request an affordable housing contribution.
35. As stated above this site is at the edge of the village and in order to limit the impact of development on the surrounding countryside it is necessary to ensure that the scale and location of any dwelling is appropriate. In my view the position of any dwelling needs to provide adequate space on the south boundary of the site to allow for additional screening. There were existing trees along this boundary that have been removed. Although the site is lower than that which No. 24 is built on, in my view the height of any new dwelling should be significantly lower than the existing dwelling. The Design and Access Statement fails to give a maximum and minimum height for the dwelling stating only that it will be of similar height to existing two storey properties in the area. I am also of the view that a detached garage at the front of the site will represent an alien feature in the street scene. I have asked the applicant to address these points and further details will be available for the meeting.
36. A further consequence of achieving the 2.4m x 30m visibility splays at the new vehicular access is the necessity to remove approximately 27m length of existing hedgerow, which may have a detrimental impact on the County Wildlife Site. I shall report further on this matter at the meeting.
37. The requirements of the Corporate Manager (Health and Environmental Services) and the Environment Agency can be addressed by conditions and informatives.

Recommendation

38. That, subject to an acceptable access being achieved in relation to traffic speeds and biodiversity, and the receipt of satisfactory amendments to the details in the Design and Access Statement, outline consent be granted with all matters reserved.

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

- South Cambridgeshire Local Development Framework – Development Control Policies (adopted July 2007)
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/2399/07/O and S/0034/06/O

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee5th March 2008**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

**S/1068/07/F & S/1125/07/F - GIRTON
S/1068/07/F - Erection of Dwelling and Garage following
Demolition of Existing Bungalow and
S/1125/07/F - Dwelling and Garage
at 2 and Rear of 2 Pepys Way for Selective Developments**

**Recommendation: Approval
Dates for Determination: 27th July and 6th August 2007 respectively**

Members will visit the sites on Wednesday 5th March 2008.

Site and Proposals

1. Pepys Way is situated to the north side of the A14 and links Cambridge Road (Girton Road) to the cul-de-sac development of St Vincent's Close and Gifford's Close. The site is within the Girton village framework.
2. Currently on the 0.125 ha site is the bungalow of no. 2 Pepys Way, a cream rendered dwelling with a red brick plinth under a red plain tiled roof. Vehicular access is situated to the east side of the plot. The dwelling has a rear garden some 66 metres in length with several trees and hedges growing within it. The eastern front boundary consists of a 1m high fence, which increases to 2.5m high trees and bushes to the side and rear of the dwelling. Beyond this boundary are the houses of Girton Road.
3. The neighbouring property at no. 4 is red brick detached bungalow, under a red tiled roof. A carport stretches from the east elevation of the bungalow across the driveway, and a garage is situated to the rear of this. The dwelling has two kitchen windows and a side door in its east elevation. The boundary with no. 2 is a wooden panel fence to the front, ranging in height from 0.5m to 2m. The side and rear boundary is also a 2m high wooden panel fence.
4. To the southeast of the site and on the south side of Pepys Way is Girton Surgery. This has a small side car-park, but users regularly park to the side of the road when visiting the premises. The site falls within the catchment for Impington Village College, the local secondary school. This school is operating on or close to capacity and is expected to continue doing so for the foreseeable future due to projected population figures from additional housing within the catchment area.
5. The applications, received 1st June and 11th June 2007, respectively, propose to demolish the bungalow to the front and replace this with a four bedroom dwelling and to erect a new four bedroom dwelling to the rear therefore a net gain of one dwelling. Double garages are also proposed with each dwelling. The design of each dwelling is similar, incorporating first floor accommodation within the roof, lit by dormer windows and rooflights. The eaves height, ridge height and length of a rear projecting wing were reduced by amended plans franked 9th January 2008. Garage ridge heights were also reduced.

S/1068/07/F - Girton



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Scale 1/1250 Date 20/2/2008

Centre = 542483 E 261676 N

March 08 Planning Committee

S/1125/07/F - Girton



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Scale 1/1250 Date 20/2/2008

Centre = 542501 E 261682 N

March 08 Planning Committee

Planning History

6. Planning permission was refused in 2005 on four dwellings following the demolition of the existing bungalow Ref **S/1005/05/F** on four grounds, 1) incongruous development by reason of design, layout, out of keeping with character of area. 2) vehicular access close of boundary with No 4 would cause considerable noise and disturbance 3) lack of car parking 4) piecemeal development resulting in undesirable change to pattern of development. An appeal was dismissed in April 2006 on grounds of cramped form of development, harmful to the character and appearance of the village, over dominance of hard surfaces with little scope for soft landscaping and lack of car parking. The Inspector did not consider that noise and disturbance through use of a vehicular access alongside No. 4 Pepys Way was justified as a reason for refusal nor the piecemeal development.
7. Planning permission was refused in February 2006 for erection of four dwellings following the demolition of the existing bungalow (**S/0012/06/F**). Three grounds for refusal 1) incongruous development by reason of design, layout, out of keeping with character of area. 2) Lack of car parking 3) piecemeal development resulting in undesirable change to pattern of development.

Planning Policy

The Development Plan comprises the approved Cambridgeshire & Peterborough Structure Plan 2003 and the adopted South Cambridgeshire Local Development Framework Core Strategy DPD and Development Control Policies 2007.

Cambridgeshire and Peterborough Structure Plan 2003:

8. **P1/3 Sustainable Design in Built Development** requires a high standard of design and sustainability for all new development, providing a sense of place appropriate to the location, efficient use of energy and resources and account to be taken of community requirements.

Local Development Framework 2007:

9. **ST/6 Group Village.** Residential development up to 8 dwellings within the village framework will be permitted in Girton.
10. **DP/1 Sustainable Development** only permits development where it is demonstrated that it is consistent with the principles of sustainable development. The policy lists the main considerations in assessing whether development meets this requirement.
11. **DP/2 Design of New Development** requires all new development to be of a high quality design and indicates the specific elements to be achieved where appropriate. It also sets out the requirements for Design and Access Statements.
12. **DP/3 Development Criteria** sets out what all new development should provide, as appropriate to its nature, scale and economic viability and clearly sets out circumstances where development will not be granted on grounds of an unacceptable adverse impact e.g. residential amenity and traffic generation.
13. **DP/4 Infrastructure and New Developments** indicates that permission will only be granted for proposals that have made suitable arrangements for provision of infrastructure necessary to make the scheme acceptable, such as public open space.

14. **DP/7 Development Frameworks** redevelopment of unallocated land within development frameworks will be permitted subject to the site not being an essential part of local character, development would be sensitive to the character of the location and amenities of neighbours.
15. **HG/1 Housing Density** - Net densities of at least 30 dwelling per hectare should be achieved unless exceptional local circumstances require a different treatment.
16. **SF/10 Outdoor Play Space, Informal Open Space and New Developments.** All residential developments will be required to contribute towards Outdoor Playing Space and Informal Open Space in accordance with the standards in Policy SF/11
17. **TR/2 Car and Cycle Standards. Car and Cycle Parking** should be provided with the maximum and minimum standards respectively to reduce over reliance on the car.

Consultation

A. S/1068/07/F

18. **Girton Parish Council** - refuse. Objects as it will have a detrimental affect on the street scene and traffic congestion will be increased, especially with its close proximity to the Doctor's Surgery. Also over-development of the site. The PC endorses the letter submitted by local residents to the District Council.
19. **County Highways Authority:** The proposed access should allow for two cars to pass. 2m by 2m pedestrian visibility splays must be provided by condition and these must be kept clear of obstruction. Site must also retain turning space within curtilage. The proposal is unlikely to intensify the use to such a degree as to have a significant effect upon the public highway network.
20. **Trees and Landscape Officer:** No objection subject to condition of boundary treatments.

Representations

21. Two letters of objections received. One letter is signed by 11 residents from 10 properties in Girton Road. These letters are summarised as follows:
 - a) Congest 2 Pepys Way with two large properties with limited access for emergency vehicles.
 - b) Not in keeping with the appearance of the area which is full of 1930s and 1940 dwellings.
 - c) Conflicts with government policy on affordable housing.
 - d) Impact on traffic at junction of Girton Road/Pepys Way.
 - e) Creates further disruption for patients, many of them pensioners at the Surgery.
 - f) Destroy wildlife.
 - g) Expose back of garden to prowlers with loss of security.
 - h) Loss of privacy, particularly due to limited space between new houses and Girton Road boundaries.
 - i) Restrict views.
 - j) Overdeveloped.

Amended Consultation 9th January 2008

22. **Girton Parish Council** - refuse. Members deprecated the fact that a contiguous neighbour had not been notified of the application. It was noted that this was refused previously, no vote possible now as no quorate but request that the Parish be informed when application is to be considered by SCDC Planning Committee.
23. **Design Officer** - The reduction in the size of dwelling and garage is an improvement. Whilst the design is considered not good architecture it is not bad enough to refuse.

Representations

24. Two letters of objections received. One letter signed by 30 residents from 16 properties in Girton Road and Pepys Way. These letters reiterate the grounds of objection in paragraph 21 above. One, from the occupiers of 12 Pepys Way, object unless both plots have parking for the appropriate number of cars for the size of dwelling.
25. The other letter accepts that the bungalow at No. 2 Pepys Way may have to be demolished and replaced by another, similar property, an additional property to the rear would render the plot grossly overdeveloped.

B. S/1125/07/F

26. **Girton Parish Council** - refuse. Objects as it will have a detrimental affect on street scene and traffic congestion will be increased, especially with its close proximity to the Doctor's Surgery. Also over-development of the site. The PC endorses the letter submitted by local residents to the District Council.
27. **County Highways Authority:** The proposed access should allow for two cars to pass. 2m by 2m pedestrian visibility splays must be provided by condition and these must be kept clear of obstruction. Site must also retain turning space within curtilage. The proposal is unlikely to intensify the use to such a degree as to have a significant effect upon highway network.
28. **Trees and Landscape Officer:** No objection subject to condition of boundary treatments

Representations

29. Three letters of objections received. One letter signed by 11 residents from 10 properties in Girton Road. These letters are summarised as follows:
- a) Congest 2 Pepys Way with two large properties with limited access for emergency vehicles.
 - b) Not in keeping with the appearance of the area which is full of 1930s and 1940 dwellings.
 - c) Conflicts with government policy on affordable housing.
 - d) Impact on traffic at junction of Girton Road/Pepys Way.
 - e) Creates further disruption for patients, many of them pensioners at the Surgery.
 - f) Destroy wildlife.
 - g) Expose back of garden to prowlers with loss of security.
 - h) Loss of privacy, particularly due to limited space between new houses and Girton Road boundaries.
 - i) Restrict views.
 - j) Overdeveloped.

30. Residents at No. 1 Pepys Way are concerned about highway safety in the vicinity of the Doctor's Surgery.

Amended Consultation 9th January 2008

31. **Girton Parish Council** - Refuse. Members deprecated the fact that a contiguous neighbour had not been notified of the application. It was noted that this was refused previously, no vote possible now as no quorate but request that the Parish be informed when application is to be considered by SCDC Planning Committee.
32. **Design Officer** - The reduction in the size of dwelling and garage is an improvement. Whilst design is considered not good architecture it is not bad enough to refuse.

Representations

33. Three letters of objections received. One letter signed by 30 residents from 16 properties in Girton Road and Pepys Way. These letters reiterate the grounds of objection in paragraph 29 above. One, from the occupiers of 12 Pepys Way, object unless both plots have parking for the appropriate number of cars for the size of dwelling.
34. The other letter accepts that the bungalow at No. 2 Pepys Way may have to be demolished and replaced by another, similar property, an additional property to the rear would render the plot grossly overdeveloped.
35. In addition to earlier comments, the occupiers of No. 1 Pepys Way consider safety problems would be exacerbated by construction traffic accessing the St Vincents Close development. It would also be wrong to demolish the existing building which is in character with the area. A new building would not fit in.

Planning Comments

36. Since the appeal decision in 2006 the Local Development Framework Core Strategy and Development Control Policies have been adopted by the Council. There is a slight change in emphasis in that backland development does not have a specific policy. The development is therefore judged on impact on character of area and whether it preserves or enhances the character of the local area. The resulting development will introduce a development at the rear of 2 Pepys Way which is markedly different to the pattern of development. However being different does not necessarily mean that it does not preserve its character. In this case the development in depth is different to the pattern of development but it is executed in such a way that there is no significant visual harm to the character of the area to warrant a refusal. The Inspector, whilst considering a higher density development of 4 dwellings, was more concerned with the impact on the street scene than the acknowledged different pattern of development. The applicant has addressed the Inspector's concerns regarding the impact on street scene in that the replacement dwelling will be on the same building line as the existing bungalow thus preserving the streetscene with the retention of the front garden. The new dwelling will be larger than the existing bungalow but will not look out of place in the streetscene. The development is not overdeveloped as there is ample space for each site. Indeed at a density of 16 dwellings per hectare, the scheme could be criticised for not making best use of brownfield land. However, a higher density would not preserve the character of the area, which is developed at approximately 13 dph, and would therefore be contrary to Policy DP/2.

Highways

37. Concerns have been raised about the impact on congestion in Pepys Way and the junction with Girton Road and the proximity of the Doctor's Surgery. The Highways Authority has clearly stated that the proposal is unlikely to intensify the use to such a degree as to have a significant effect upon highway network. It is clear that there are no highways objections, particularly as each dwelling would have a minimum of two parking spaces and the Inspector had no objection to the creation of an access at this position.

Residential Amenity

38. The dwellings have been designed to minimise the loss of privacy with the use of roof lights to the rear wing together with floor levels being shown to be 1.68m below these roof lights. The dwelling to the rear has the dormer window facing north so that these main windows are not facing the habitable windows of the properties in Girton Road or Pepys Way. The dwelling itself will be located 37m and 46m from the nearest neighbouring dwellings. The replacement dwelling has also been designed with similar rooflights and floor levels.
39. The Inspector did not consider that the introduction of the drive would result in significant harm to the amenities of the occupier of Number 4 and this was for a development of four dwellings. The impact for two would be significantly less.

Design

40. The design is unusual for this location as the prevailing style of development is 1930/40s detached houses / bungalows. However, the asymmetric roof to the principal wing and the low eaves brings the height down to 7.6 metres ridge (6.5 metres to the rear projecting wing) and eaves ranging in height from 2.4m to 4m. Given that the replacement dwelling will be set back and there is opportunity to enhance the front garden landscaping it will not impact on the street scene in an adverse way.

Affordable Housing

41. The affordable housing policy applies on net gain of two or more dwellings. This site is a net gain of one and therefore the policy does not apply.

Public Open Space

42. The development requires a financial contribution towards public open space. The applicant has agreed to this which will be in the region of around £6000.

Recommendation

43. That the proposals **S/1068/07/F** and **S/1125/07/F**, as amended by letter dated 22nd December 2007, and plans franked 9th January 2008, be approved subject to conditions to include a scheme of public open space in accordance with Policy SF/10 of the LDF.

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

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Development Framework Core Strategy 2007 and Development Control Policies 2007
- Planning Files S/1005/05/F, S/0012/06/F, S/1068/07/F & S/1125/07/F

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee5th March 2008**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

C/6/9/1A - HISTON AND IMPINGTON
Discharge of Conditions - Cambridgeshire Guided Busway,
Station Road, Histon Junction - Signal Controlled Junction on Station Road,
Toucan Crossing of Station Road, Four Pedestrian Crossings including One to New Road,
Signage, 8 Lighting Columns and CCTV

Recommendation: Approval

Notes:

This submission has been reported to the Planning Committee for determination following deferral at 5th December 2007 meeting.

Background

1. At the meeting on 5th December 2007, Committee deferred consideration of the proposal at Station Road, Histon, to discharge Condition 3(a)(iii) of the Planning Permission for the Cambridgeshire Guided Busway.
2. It was deferred "in order to relocate some of the road markings and introduce double yellow lines as appropriate".
3. Members should refer to the report (Item 11 of the 5th December 2007 agenda for details of the condition, scheme, representations and issues.

Additional Consultations

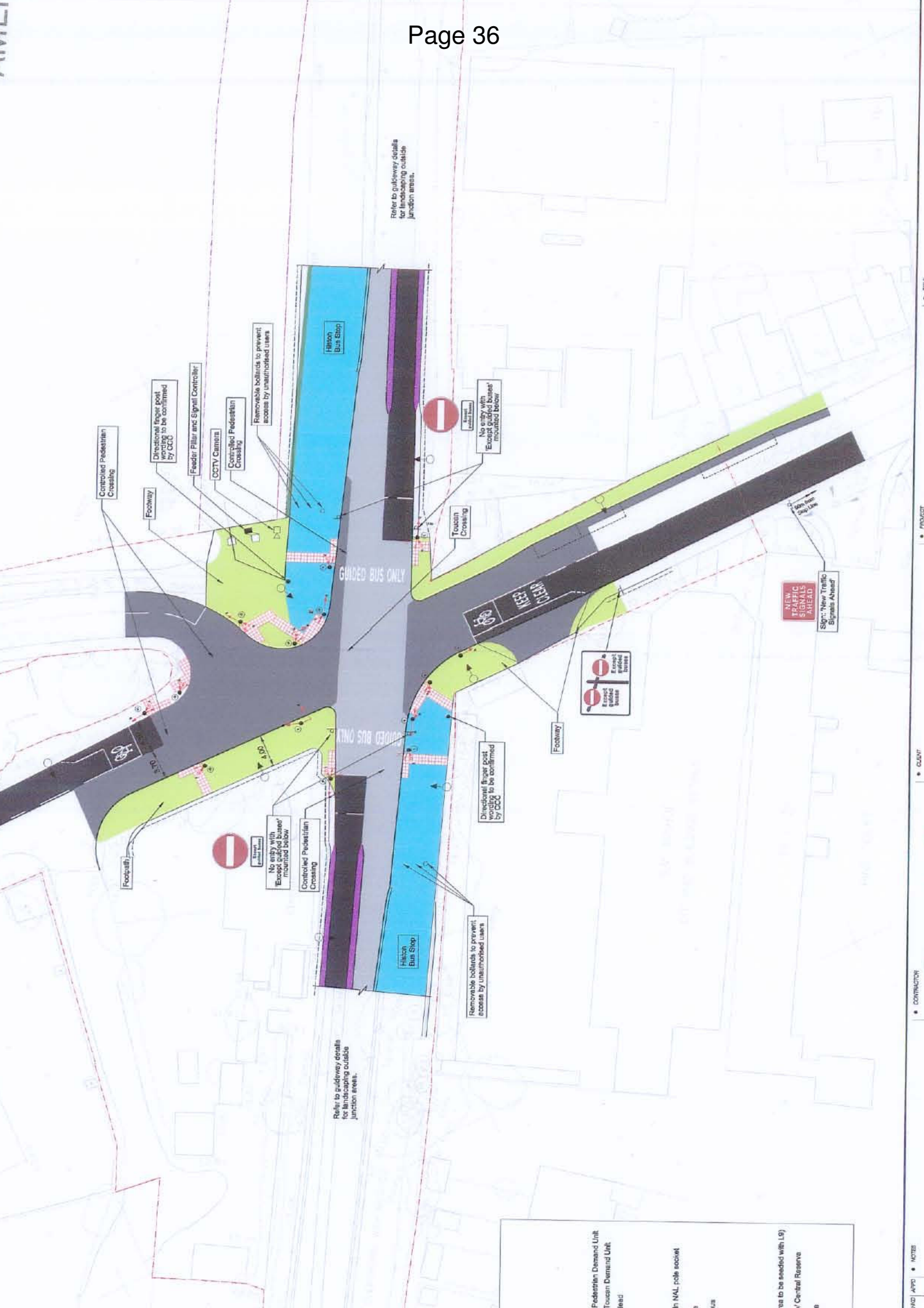
4. **Histon Parish Council** - awaited to be reported verbally.
5. **Impington Parish Council** - awaited to be reported verbally
6. **Local Highway Authority** - awaited to be reported verbally

Representation from Guided Bus Team (GBT)

7. Further to the decision of Committee on 5th December 2007, the GBT has responded to the Committee's concern about vehicles turning into Histon Hardware being in conflict with cyclists waiting at the advanced stop line. A revised plan has been submitted which moves the stop line closer to the junction. This is only possible by deleting the pedestrian crossing on this arm of the junction, which in any case duplicates the diagonal Toucan crossing.

Planning Comments

8. The amended plan addresses the concern of the vehicles turning into Histon Hardware being in conflict with cyclists waiting at the advanced stop line, albeit that



Controlled Pedestrian Crossing

Footway

Directional finger post wording to be confirmed by CCC

Feeder Pillar and Signal Controller

CCTV Camera

Controlled Pedestrian Crossing

Removable bollards to prevent access by unauthorised users

Histon Bus Stop

Refer to guideway details for landscaping outside junction areas.

No entry with Except guided buses' mounted below

Toucan Crossing

GUIDED BUS ONLY

Directional finger post wording to be confirmed by CCC

Footway

Expect guided buses' mounted below

NEW TRAFFIC SIGNALS AHEAD

Sign: New Traffic Signals Ahead

Footway

No entry with Except guided buses' mounted below

Controlled Pedestrian Crossing

Refer to guideway details for landscaping outside junction areas.

Removable bollards to prevent access by unauthorised users

Histon Bus Stop

Pedestrian Demand Unit
 Toucan Demand Unit
 In NAL pole socket
 to be seeded with L9
 / Central Reserve

the stop line has been moved north rather than south. The access into and out of Histon Hardware is to be protected by "KEEP CLEAR" road marking.

9. The GBT proposes to extend the double yellow lines back a further two car lengths on the west side of New Road. This is possible within the CGB order. Given that New Road is a cul-de-sac serving The Railway Vue Public House car park and sixteen residential properties and has double yellow lines along the full extent of its eastern side, the proposal by the CGB Team should be acceptable.

Recommendation

10. In view of the fact that the amended plan addresses the principal concern previously raised it is recommended that, subject to the nature of outstanding consultations, Condition 3(a)(iii) be discharged in regard to the amended design (drawing no. CGB-HJY-JNHIS-D-1-001D) of the Station Road, Histon junction subject to agreement of the detailed signals design by the County Council Signals Team.

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

- Planning File Ref: C/6/9/1A
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Contact Officer: Melissa Reynolds – Area Planning Officer
Telephone: (01954) 713237

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5th March 2008

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/1881/07/RM - LINTON

Erection of 11 Dwellings

**Approval of Reserved Matters - Layout, Scale, Appearance, Access and Landscaping,
Land Rear of Newdigate House, Horseheath Road, for Beechdale Homes Ltd**

Recommendation: Approval

Date for Determination: 26 February 2008 (Major Application)

This Application has been reported to the Planning Committee for determination because the recommendation of the officers does not accord with the recommendation of the Parish Council.

Site and Proposal

1. The application relates to 0.3ha rear garden area associated with a detached dwelling, Newdigate House, which takes vehicular access from Horseheath Road. The land slopes upwards to the north (rear). The northern boundary is marked by a small spinney of conifer trees. To the north and west, the site is adjoined by the playing fields and the swimming pool of Linton Heights Junior School. To the east, the site is overlooked from the rear elevations of two-storey dwellings Nos 23 to 31 (odd) Dolphin Close, and Nos 7 and 9 Horseheath Road. To the south west, the site adjoins the rear garden boundaries of Nos 25 and 27 Parsonage Way.
2. This reserved matters application, dated 21 September 2007, was amended by drawings date-stamped 27 November and 30 November 2007, and 18 February 2008. Details of layout, scale, appearance, access and landscaping have been submitted for the erection of eleven dwellings, sharing vehicular access with Newdigate House onto Horseheath Road. The amended proposal includes provision of three affordable terraced houses on Plots 3-5, each with two bedrooms. The remaining market housing is to have a mix of 38% of 2-bed, 12% of 3-bed and 50% of 4+-bed, as follows:

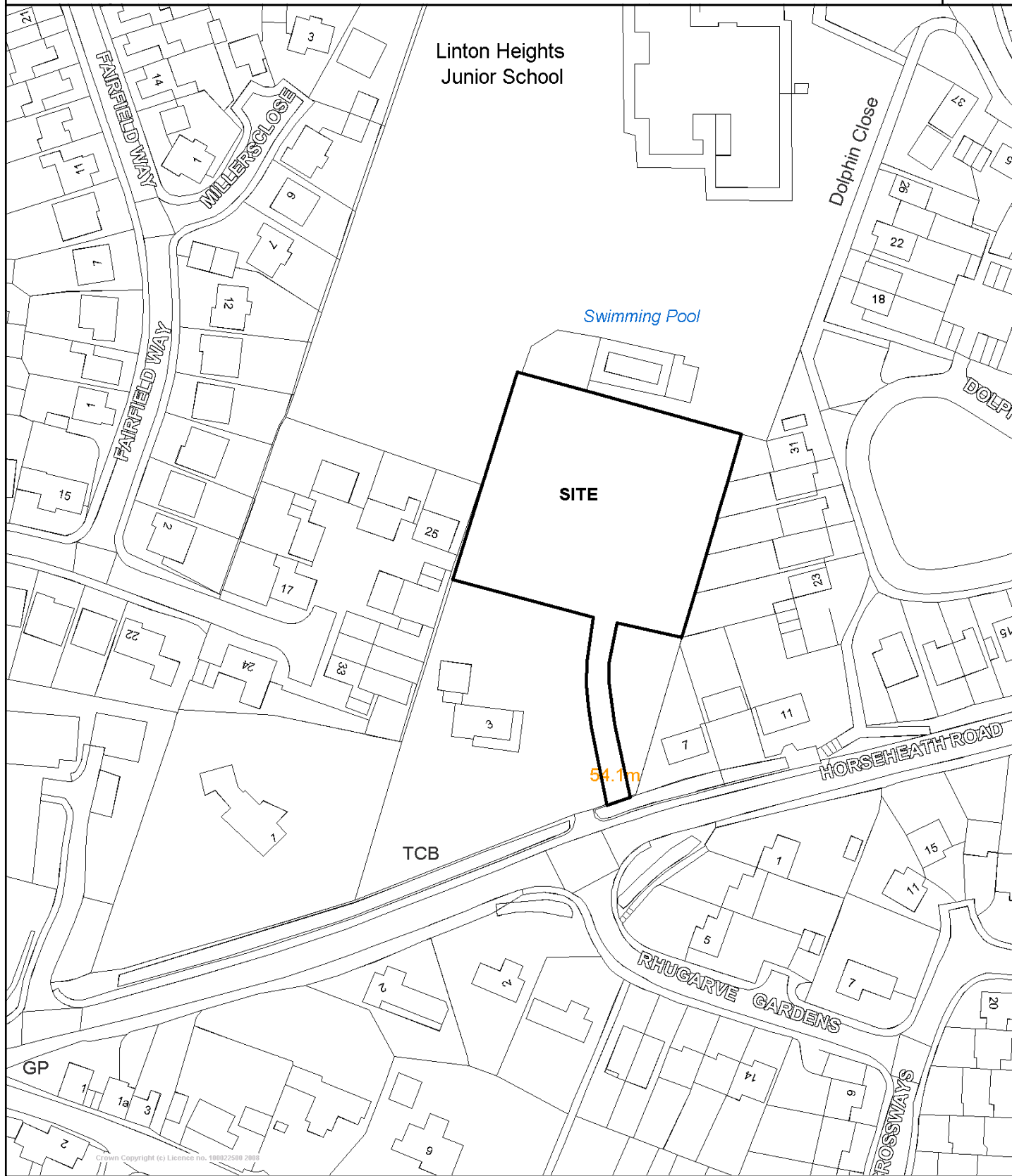
Plot	Type		Bedrooms
1	A	Semi detached	2
2	A	Semi detached	2
6	D	Detached	4
7	D	Detached	4
8	C	Detached 2.5 storey	4/5
9	C	Detached 2.5 storey	4/5
10	E	Linked	3
11	A	Semi detached	2

3. The layout shows the dwellings grouped in a courtyard, in similar fashion to the layout of the adjoining group in Parsonage Way. The external materials are to be facing brick and tile roofing, details to be agreed.

S/1881/07/RM Linton



Linton Heights Junior School



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Scale 1/1250 Date 22/2/2008

Centre = 556827 E 246912 N

March 08 Planning Committee

4. The application is supported by an arboricultural assessment, and a landscape and biodiversity statement. This indicates that the conifer spinney is in a generally poor condition, and some specimens are dying and should be removed. The proposal shown in drawings date-stamped 18 February is to remove these trees and to erect on the rear garden boundary of Plots 6 and 7 a 2.4m high close boarded fence, surmounted with 0.8m trellis, which would be planted with climbing plants. This would provide a visual barrier facing the swimming pool of 3.2m height. Eleven new trees would also be planted. These would be a mix of ornamental species, ultimate height 4 to 5m. Correspondence has been provided by the agent to indicate that discussions with the school representatives is taking place with a view to providing additional planting on the school's land between the developer's fencing and the swimming pool fence, to provide additional screening.
5. Remaining boundaries would be provided with 1.8m close board fencing or 1.2m post and rail fencing, as appropriate. Ornamental planting areas are shown within the courtyard area.
6. The vehicular access onto Horseheath Road is to be widened to 5.0m, which will entail some removal of earth banking on the eastern side. 2.4m x 90m visibility splays have been demonstrated in each direction along Horseheath Road. A single rumble strip is to be provided at the entrance. Evidence has been provided that the road has been designed to cater for the access and turning of emergency and refuse vehicles.

Planning History

7. Outline planning permission for the erection of eleven dwelling units was allowed on appeal reference **APP/W0530/A/06/2020762** dated 6 February 2007. A copy of this decision is attached at [Appendix 1](#). The appeal was lodged following the refusal of planning application **S/0348/06/O** under delegated powers on the grounds of harm to the amenity of neighbouring properties and the adjacent junior school swimming pool, and the insufficient provision of affordable dwellings to meet the 30% level required under former Policy HG7 of the Local Plan 2004.
8. The Inspector attached five conditions to the approval, including a requirement to provide three affordable dwellings (Condition 5). Details of the siting, design, external appearance of the buildings and the landscaping of the site were to be submitted for approval by the Local Planning Authority (Condition 1).

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003:

9. **P1/3** (Sustainable Design in Built Development) requires compact forms of development through the promotion of higher densities that responds to the local character of the built environment. A high standard of design and sustainability for all new development will be required.

South Cambridgeshire Development Control Policies Development Plan Document (2007):

10. **DP/2** (Design of New Development) requires all new development to be of a high quality design and indicates the specific elements to be achieved where appropriate. It also sets out the requirements for Design and Access Statements.

11. **DP/3** (Development Criteria) sets out what all new development should provide, as appropriate to its nature, scale and economic viability and clearly sets out circumstances where development will not be granted on grounds of an unacceptable adverse impact e.g. residential amenity and traffic generation.
12. **HG/2** (Housing Mix) states that in developments of more than 10 dwellings, a mix of units will be sought providing a range of accommodation.

Consultations

13. **Linton Parish Council:** Recommendation of refusal on the grounds of:
 - a) “The access road should not be higher up Horseheath Road than had been previously approved and there should only be one access road, including the access to Newdigate House.
 - b) The proposed development was contrary to Policies SE2 and HG10 as referred to by the Planning Inspectorate in the previous decision notice and would have a serious impact on the amenities of 29 and 31 Dolphin Close.
 - c) The trees on the northern boundary should be retained because of the impact of the proposed development on the school and the existing trees should be strengthened by additional tree planting.
 - d) The shrub land on the eastern boundary should be retained to maintain biodiversity.
 - e) All dwellings should be restricted to 2 storeys in height.
 - f) A full biodiversity survey should be undertaken prior to any development commencing.
 - g) No properties on the northern and eastern boundaries of the development should be allowed any permitted development rights.
 - h) The proposed rumble strip was unnecessary and liable to cause a noise nuisance.
 - i) There should be a requirement that any landscaping undertaken by the developers should be maintained thereafter by the householders”.
14. **Local Highway Authority:** Additional speed reduction features are needed on the shared driveway. The drawing should include highway dimensions, including radius curve. The comments of the LHA on the amended plans are awaited.
15. **Cambridgeshire Fire and Rescue:** Recommends a condition to require provision of fire hydrants.
16. **Council’s Landscape Officer:** To the amended plans, concern that insufficient land is provided for tree planting to the front of Plots 6 and 7, and a request for final details of plant species to be submitted for agreement.

Representations

17. Letters of objection have been received from the occupiers of Nos. 25, 27, 31 Dolphin Close, 12 Fairfield Way, 7 Horseheath Road, 21 Balsham Road, 33 Rivey Way, Greenditch Hill Barn and 21 Balsham Road, and from the Head teacher and Governor of Linton Heights Junior School. Issues raised are:

18. Landscaping
 - a) Loss of buffer zone on eastern boundary;
 - b) Loss of trees on northern boundary;
 - c) Lack of landscaped areas.
19. Scale and layout
 - a) Height of dwellings;
 - b) Density of development too high;
 - c) Not in keeping with the character of the area;
 - d) Lack of 2-bed market housing;
 - e) House Type A is 2-bed with a first floor study, so is 3-bed in effect.
20. Amenity
 - a) loss of privacy to the school pool;
 - b) noise disturbance to future occupiers when the school pool is in use;
 - c) loss of privacy to Nos.27 and 31 Dolphin Way
 - d) overshadowing of Nos.27 and 31 Dolphin Way
 - e) loss of outlook to No.31 Dolphin Way
21. Other
 - a) Unacceptable re-siting of access position on Horseheath Road.
22. The comments of objectors in response to the amended plans date-stamped 18 February will be reported verbally to Members.

Planning Comments

Amenity

23. The concerns of the occupiers of dwellings in Dolphin Way are noted. The amended plans have reduced the impact due to overshadowing and overbearing impact on Nos 29 and 31, by virtue of the addition of a hipped gable end to Plot 3, and the resiting of the dwelling to provide a 3.0m distance to the side garden fence. The distance of the proposed gable to the windows in the rear of Nos 29 and 31 is 14.0m, and set due west of them, which I consider to be acceptable. The dwelling on Plot 3 nearest to the rear garden of No.31 is shown to have a bathroom window closest to the boundary. The first floor bedroom window in its rear elevation is located 6m from this boundary, but at a minimum angle of 30 degrees to it, so any views over the rear garden of No.31 will be oblique. I do not consider that the development will result in serious overlooking of this dwelling.
24. The distance between rear bedroom windows in Plots 1 and 2 to the rear garden boundary with Nos 8 Horseheath Road, and 23/25 Dolphin Close, has been increased in the amended layout plan to 8.1m. The window-to-window distances are between 25 and 31m, which is acceptable. The development will result in a degree of overlooking of these gardens and rear elevations, but as the gardens are already overlooked from existing dwellings, I do not consider that the additional overlooking is so serious as to warrant a refusal of planning permission.

25. The boundary to the school pool is to be provided with a fence of 3.2m in height. Such a fence would be sufficient in my opinion to prevent overlooking of the pool area, but screening could be further improved with intermediate planting within the adjacent school land. This intermediate land does not lie within the applicant company's ownership/control, but I consider that sufficient screening will be achieved by the fence, and it is encouraging that the school is participating in discussions with the applicant company to this end. I recommend that an additional condition is attached to any consent issued to ensure that fencing of this height is retained in perpetuity on the rear boundaries of Plots 6 and 7.

Scale and Layout

26. The dwellings are of conventional two-storey height, being 8.3m to ridge, and the larger two-and-a-half storey dwellings on the western end of the site adjacent to the playing field being 8.7m to ridge. This scale is similar to dwellings in adjacent Parsonage Way, for example. The courtyard layout is typical of newer development in the vicinity, and subject to final details of soft landscaping and tree planting, as required by the Landscape Design Officer. I consider this to be acceptable.

Housing Mix

27. LDF Policy HG/2 (Housing Mix) sets out firm guidelines for the required house size in development of up to ten dwellings, but in larger schemes such as this more flexibility is provided for. The amended scheme includes 38% 2-bed market housing, which I consider to be acceptable in this context. I do not consider that the shortfall in 3-bed housing, and more than expected provision of 4-bed dwellings to be a sustainable reason for refusal of planning permission in a scheme of this size.

Access

28. The comments of the Local Highway Authority are noted, and any further comments received will be reported verbally to Members. The LHA accepted an identical access configuration in the outline application, although this was not finally a matter determined by the Inspector. I consider that the amended plan, with the corrected access position and necessary design details provided, is acceptable in highway safety terms.

Inspector's comments

29. The Inspector, in allowing the appeal and granting outline planning permission on 6 February 2007, made comments about the suitability of the site for development, and in particular the need to safeguard the amenity of the school swimming pool from overlooking (Paragraph 15). She did not discount the possibility of the spinney being replaced (Paragraph 7).
30. The Inspector noted the potential for serious overlooking between Nos 29 and 31 Dolphin Close and the new development (Paragraph 10). She referred to the desirability of a buffer zone between the developments in this vicinity, with a different mix and layout of dwellings from the illustrative plan, so as to reduce the harm to residents' outlook and minimise any dominating effect of loss of daylight. The layout plan that the Inspector was commenting upon showed a pair of semi-detached dwellings with rear elevations facing directly towards Nos 29 and 31 Dolphin Close. The layout currently proposed is much different, and for the reasons explained above in paragraph 23, I consider that the amenity issues identified by the Inspector have been satisfactorily addressed without provision of a buffer strip.

Recommendation

31. In accordance with the application dated 21st September 2007, as amended by drawings date-stamped 27th November and 30th November 2007, and 18th February 2008: Approval of reserved matters – layout, scale, appearance, access and landscaping in accordance with outline planning permission reference and APP/W0530/A/06/2020762 (LPA reference S/0348/06/O) dated 6th February 2007.

Additional Conditions

1. SC22 (no additional windows) 'inserted at first floor level in the eastern elevation of Plot 3' - (RC22).
2. SC23 (obscured window) 'first floor bathroom window in the rear elevation of Plot 3' (RC23 'adjoining property at 31 Dolphin Close').
3. SC21 Plots 1, 2 and 3 (Withdrawal of permitted development rights) Part 1 Classes A and B (extensions and roof alterations). (RC23 'properties').
4. SC51 (landscaping). (RC51).
5. SC52 (Implementation and maintenance of landscaping). (RC52).
6. SC5 (external materials). (RC5).
7. SC59 (Provision and retention of fencing) '3.4m', 'northern boundary Plots 6 and 7', add at end 'and thereafter retained'.
(Reason: To protect the privacy of users of the adjoining school swimming pool.)
8. Development shall not begin until a scheme for the provision and location of Fire Hydrants to serve the Development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved by the Local Planning Authority; no Development shall take place otherwise than in accordance with the approved scheme.
(Reason - To ensure adequate provision is made for fire hydrants.)

Informatives

The applicant's attention is drawn to Condition No 5 of the outline planning permission APP/W0530/A/06/2020762 (LPA reference S/0348/06/O) dated 6th February 2007 relating to the provision of affordable housing.

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

- South Cambridgeshire Development Control Policies Development Plan Document (2007)
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File ref APP/W0530/A/06/2020762 (LPA reference S/0348/06/O)

Contact Officer: Ray McMurray – Acting Area Officer
Telephone: (01954) 713259

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Appeal Decision

Site visit made on 30 January 2007

by Sue Glover BA (HONS) MCD MRTPI

an Inspector appointed by the Secretary of State for
Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
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Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date: 6 February 2007

Appeal Ref: APP/W0530/A/06/2020762

Land rear of Newdigate House, Horseheath Road, Linton, Cambridge, CB1 6LU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr D Fairey against the decision of South Cambridgeshire District Council.
- The application (Ref S/0348/06/O), dated 1 February 2006, was refused by notice dated 24 May 2006.
- The development proposed is eleven dwelling units.

Summary of Decision: The appeal is allowed, and planning permission granted subject to conditions set out below in the Formal Decision.

Procedural Matter

1. From the information provided, it is clear that all matters are reserved for subsequent approval. However, the application is for 11 dwellings, the type and size of which are unspecified. An illustrative layout has been provided.

Main Issues

2. I consider that the main issues are the effect of the proposal on the:
 - character and appearance of the street scene and the area in general;
 - living conditions of nearby residents in respect of privacy, daylight and outlook;
 - and whether there would be sufficient affordable housing.

Planning Policy

3. The development plan includes the *Cambridgeshire & Peterborough Structure Plan 2003, Planning for success* (SP) and the *South Cambridgeshire Local Plan* (LP), adopted in 2004. SP Policy P1/3 indicates that a high standard of design for all new development will be required. Amongst other things, it should provide a sense of place which responds to the local character of the built environment.
4. LP Policy SE2 indicates that residential development will be permitted on unallocated land within the village framework provided that, amongst other matters, that it would be sensitive to the character of the village and the amenities of neighbours. It also says 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 (dph).

5. LP Policy HG7 sets out the Council's policy on providing affordable housing within village frameworks for residential development of more than 10 dwellings. In settlements such as Linton, the policy indicates that approximately 30% of the total number of dwellings should be affordable unless local circumstances, such as the proximity to local services, dictate otherwise. LP Policy HG10 also requires a mix of units in a range of types and sizes and affordability. The design and layout of schemes should be informed by the wider character and context of the local townscape and landscape.

Reasons

Character and appearance

6. The appeal site is positioned to the rear of Newdigate House and dwellings that front Dolphin Close. It also adjoins a new housing development to the rear of no. 1 Horseheath Road, so it is surrounded on 3 sides by housing. At the northern end of the site there is a spinney about 6m deep. This adjoins the school playing fields and the school's outdoor swimming pool. There are distant views of the appeal site and its spinney from public viewpoints across the playing fields and closer views from nearby dwellings and the school grounds.
7. I noticed that the dense spinney comprises for the most part thin specimens spaced close together and heavily overgrown with ivy. Whilst the spinney is in a poor condition, nevertheless it does have visual amenity value as a group of trees providing a soft feature in an otherwise built or open grassland landscape. Its retention, in part at least, would provide an effective break or buffer between the proposed housing and the playing fields beyond. Given its poor condition, I consider that it should be managed and/or replaced with appropriate landscaping.
8. I have considered whether 11 dwelling units could be constructed on the appeal site without impinging significantly on the spinney site. Whilst there is some mix of units indicated on the illustrative plan, there are a significant proportion of units with a more generous footprint and with a garage. I consider that there is ample scope for providing a higher proportion of smaller units, thus allowing the retention of a landscaped buffer to the north. LP Policy HG10 in particular encourages a range of types and sizes including 1 and 2 bedroom dwellings.
9. I am satisfied that the management and/or replacement of the spinney could be controlled by the reserved matters, and there would therefore be no harm to the character and appearance of the street scene or the area in general. The proposal complies in this respect with SP Policy P1/3 and LP Policies SE2 and HG10.

Living conditions

10. The illustrative layout indicates proposed dwellings in close proximity to the rear of nos. 29 and 31 Dolphin Close where there would be potential for serious overlooking into rear windows and private garden areas both into and from Dolphin Close. Other adjoining dwellings are positioned further from the appeal site boundary or, as the case of plot 6 of the new development, sideways to it. I consider that the retention of a buffer zone adjoining the boundary of nos. 29 and 31 Dolphin Close, with a different mix of dwellings and layout from the illustrative plan, would protect residents' living conditions in respect of their privacy. Such a buffer would also ensure that the proposed dwellings would not appear

overly dominating and therefore harm residents' outlook, or restrict significant levels of daylight.

11. Given my conclusions about the scope for increasing the proportion of smaller units, I am satisfied that 11 dwelling units could be built within the appeal site without causing harm to the living conditions of nearby residents or to the future occupiers of the proposed units. In this respect the proposal therefore complies with SP Policy P1/3 and LP Policies SE2 and HG10.

Affordable housing

12. The appellant has offered 2 affordable dwelling units out of the total 11. However, LP Policy HG7 makes it clear that the number should be approximately 30%, which would therefore require 3 units to be affordable. The Council has indicated that there is a clear proven need for affordable housing in Linton. I have been provided with evidence from the Linton Parish Housing Needs Survey undertaken in 2003 and Housing Register information from November 2006. The appellant has not disputed this need. I therefore conclude that 3 affordable dwelling units should be provided out of the total of 11 in accordance with LP Policy HG7.
13. Whilst there is no unilateral undertaking, there would be a significant benefit by the provision of affordable housing in Linton and the appellant has stated a willingness to provide 3 affordable dwellings if indicated to do so. Since the alternative would be to dismiss the appeal on these grounds, I shall therefore impose an appropriate condition in order to meet the requirements for affordability as set out in LP Policy HG7.

Conditions

14. I have had regard to those conditions put forward by the Council. In addition to conditions requiring the provision of 3 affordable housing units, the submission of the reserved matters, and the standard time conditions, I shall also impose a condition requiring details of trees and hedgerows to be retained and of proposed landscaping and boundary treatment to be submitted as part of the matters reserved in order to protect the character and appearance of the area. However, I am satisfied that unacceptable noise and disturbance from construction activities may be dealt with under other legislation. The wording of the conditions I will impose is consistent with the advice in *Circular 11/95, The Use of Conditions in Planning Permissions*, and the thrust of the wording requested by the local planning authority.

Other Matters

15. Concern has been raised about overlooking of the school swimming pool, which is used by pupils and families. I note that the playing fields are bounded by houses and are already substantially overlooked. However, the retention or replacement of the spinney, as indicated in the first issue, would prevent overlooking of the pool and any unwanted attention at close quarters. With regard to matters of highway safety, I have taken into account the views of the highway authority about detailed requirements and I consider that there would be no harm in this respect.
16. The Council indicates that a contribution is required for education provision. Whilst LP Policy CS10 sets out where financial contributions are required for local schools, the Council did not reject the proposal for this reason and I note that the appellant disputes the

information supplied by the education authority. I have not been provided with a copy of the supplementary planning guidance referred to in the text of the policy, if it exists, which sets out the way the policy would be applied. For these reasons, I consider that there is significant doubt about whether such a contribution is necessary to make the development acceptable in planning terms, and it would therefore be contrary to the advice in *Circular 5/05, Planning Obligations*.

Conclusions

17. Given that all matters are reserved for subsequent approval, I consider that there is adequate space within the appeal site, taking account the position of the spinney and the proximity to some nearby houses, to design an acceptable scheme with 11 units without harm to the character and appearance of the street scene or the area in general, or to the living conditions of nearby residents. For the reasons given above and having regard to all other matters raised including those by the Parish Council and local residents, I conclude that the proposal is acceptable.

Formal Decision

18. I allow the appeal, and grant planning permission for eleven dwelling units at land at the rear of Newdigate House, Horseheath Road, Linton, Cambridge, CB1 6LU in accordance with the terms of the application, Ref S/0348/06/O dated 1 February 2006, and the plans submitted therewith, subject to the following conditions:
- 1) Details of the siting, design, external appearance of the buildings, the means of access thereto, and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
 - 2) The details of landscaping required by condition 1) shall include indications of all existing trees and hedgerows on the site and details of any to be retained, together with measures for their protection during the course of development, and the specification of proposed trees, hedgerows and shrubs including details of species, density and size of stock, and details of all proposed boundary treatment.
 - 3) Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.
 - 4) The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.
 - 5) The development shall not begin until a scheme for the provision of 3 affordable dwelling units as part of the development has been submitted to and approved in writing by the local planning authority. The affordable dwellings shall be provided in accordance with the approved scheme. The scheme shall include:
 - the type, and location on the site, of the 3 affordable dwelling units;
 - the timing of the construction of the 3 affordable dwelling units;
 - the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the 3 affordable dwelling units; andthe occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Sue Glover
INSPECTOR

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 5th March 2008
AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/2416/07/F - BARRINGTON
New Dwelling at Land Adjacent 17 Orwell Road for Landmark Real Estate

Recommendation: Approval

Date for Determination: 18th February 2008

Notes:

This Application has been reported to the Planning Committee for determination because the comments of the Parish Council conflict with that of the Officers. It has also been requested by the Local Member Councillor Bird that this application is presented at Committee for the same reasons as that of the Parish Council.

Members will visit the sites on Wednesday 5th March 2008.

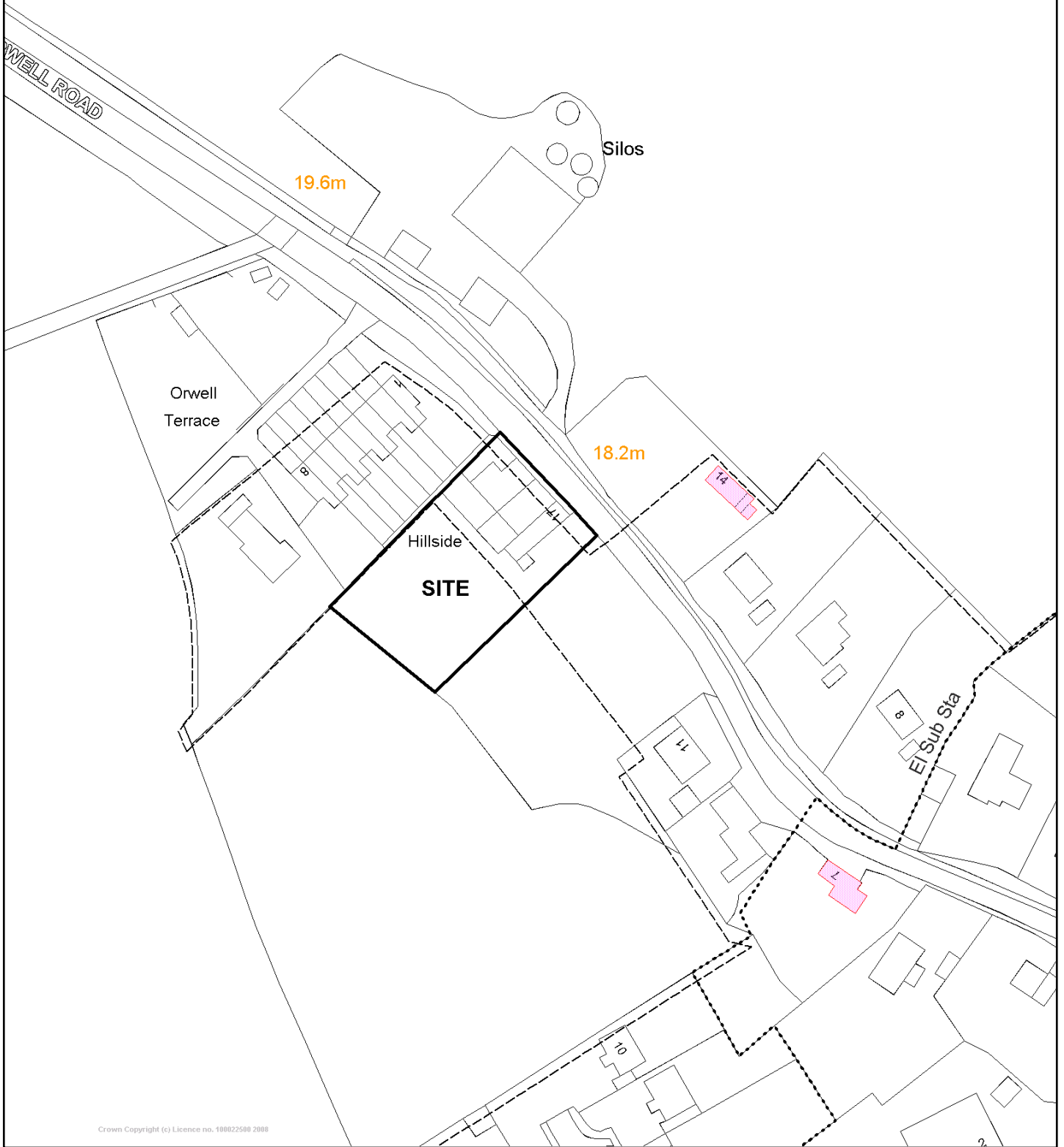
Site and Proposal

1. The site comprises 1650m² and the front 0.056 ha of the site occupied by buildings is located within the village framework for Barrington; it is outside the Conservation Area but west and opposite the nearest Listed Building (14 Orwell Road). To the north west of the site is Orwell Terrace, a row of 8 terraced properties whose rear gardens almost abut the application site, separated only by a small private footpath that is used to access the rear of those properties. This boundary currently comprises single storey outbuildings and mature hedging. To the North and East of the site across Orwell Road are farm buildings and predominately open countryside comprising an Iron Age settlement and Anglo Saxon burial ground. To the south and southeast is open countryside and the garden of No. 17 Hillside.
2. The full planning application, received 24th December 2007 proposes demolition of the existing single storey outbuildings and replacement with a new two storey detached four bedroom dwelling house. The height to the eaves varies from front to back comprising approximately 5.3m at the front and 2.4m and 5.1m at the back. Height to the ridge also varies from front to back measuring between 7 and 8 metres high. The dwelling has been sited approximately 14 metres from the neighbouring properties to the north west. The density of the scheme, incorporating No. 17 Hillside, equates to 12 dwellings per hectare.

Planning History

3. **S/1437/07/F** was submitted in July 2007 for the erection of a detached dwelling, similar to that of the current proposed scheme and an extension to the existing dwelling at No. 17 Hillside. The proposed extension to No. 17 was seen as acceptable, the proposed dwelling raised concern with officers due to its overbearing impact on the occupiers of Orwell Terrace and the scheme was recommended for

Ref No. S/2416/07/F



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Scale 1/1250 Date 22/2/2008

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March 2008 Planning Committee

refusal. The new dwelling was omitted from the application, which was approved as amended.

4. Meetings with the applicant and agent have been ongoing since this time to negotiate alterations to the new dwelling to address the overbearing impact it would have on the neighbouring occupiers. The scheme now submitted is a result of these negotiations

Planning Policy

5. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 (the County Structure Plan') requires a high standard of design and sustainability for all new development and which provides a sense of place, which responds to the local character of the built environment.
6. **Policy ST/6** of the adopted South Cambridgeshire Local Development Framework Core Strategy lists Barrington as a Group Village.
7. **Policy DP/2** of the South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document 2007 (LDFDCP) addresses the design of new development. It states, in part, that all new development must be of high quality design and should preserve or enhance the character of the local area and be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area.
8. **Policy DP/3** of the LDFDCP addresses development criteria. It states, in part, that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on residential amenity or village character.
9. **Policy DP/7** of the LDFDCP permits development and redevelopment of unallocated land and buildings within development frameworks provided, inter alia, that the site does not form an essential part of the local character, and development would be sensitive to the character of the location, local features of landscape, ecological or historic importance, and the amenities of neighbours.
10. **Policy HG/1** of the LDFDCP aims to achieve net residential densities of at least 30 dwellings per hectare unless there are exceptional local circumstances that require a different treatment.

Consultation

11. **Barrington Parish Council** recommends refusal. The comments are as follows:

The Parish Council objected strongly to the erection of a large 4-bed house in place of the present outbuildings. It was noted that the roofline to the current proposed house has been modified to a minor extent compared with the previous Application, but the building would present as a large mass to the existing houses at Orwell Terrace. The proposed house together with 17 Orwell Road and Orwell Terrace would present as a dense development on Orwell Road, currently comprising mixed architecture dwellings with open space between. The proposed dwelling is too close to the road. There is insufficient on site car parking for residents and visitors and there is no turning space to allow safe egress on to this busy highway which is required due to poor visibility of oncoming traffic. The speed limit on this road is 40 mph and not as stated in the Application. Upstairs windows would overlook Numbers 4-6 Orwell Terrace. The plot is not generous and there is no possibility of screening from Orwell Terrace or the road. Concerns were expressed about the ability of the sewers to cope with the development.

The Parish Council is concerned about the cumulative development by the owners of the whole site of this former working farm. The Parish Council noted that this is not a brownfield site.

12. **Local Highway Authority** has made the following comments:

The applicant state in their written submission that there is sufficient inter-vehicle visibility from the proposed development. Please request that the applicant show the required splays (2.4m x 70m) on their drawings. In the event that the Planning Authority is so minded to grant permission to the proposal please add an informative to the effect that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works. Please forward the amended drawing showing the above visibility splays to the Highway Authority for approval.

13. Following this request the applicants have discussed the site directly with the Local Highway Authority and the LHA has further commented:

I have been told by the applicant that the maximum visibility splay that they can achieve at the above is 2.4m x approx. 50m. Clearly this falls outside the minimum that we would expect for a 30mph road (2.4m x 70m). However, given the residential nature of the street and the reductions permitted in Manual for Streets, I would be prepared to reduce the splay on condition that empirical evidence, in the shape of a speed survey, has been produced to demonstrate what the actual speeds are and that the reduction is justified.

14. **The Environment Agency** commented on the earlier application for a dwelling. It did not object to the scheme but included informatives and comments regarding drainage on the site. It also recommended that the Council's Engineer should be consulted in respect of local 'Award Drains'.

15. **Local Authority Drainage Manager:** No comments have been received to date but will be passed on verbally at Committee. (There do not appear to be any nearby awarded watercourses.)

Representations

Two emails have been received from local residents.

16. One email was received from the occupier of No. 4 Orwell Terrace who has raised a number of objections. These are as follows:

Overbearing: I understand that the new proposal has been drawn up following consultation with the planning department and that you are satisfied that the changes have addressed the issue of overbearing, however, I consider that to lower the rear third of the house (approximately) by 0.6m and to move the first floor of this part of the house back from the boundary by 1.5m will not make the house less overbearing. It will improve part of the house from the point of view of residents of Orwell Terrace, however, the bulk of the house will still present as a very high wall which will be overbearing to the whole terrace, in particular the first 3 houses. Miss Garner has informed me that you are not concerned about number 1 because it has a garden at the side, but in my opinion this is not relevant to the issue of overbearing.

Inappropriate density of development for the neighbourhood : The design and Access statement makes much of the large plots elsewhere in Orwell Road. This plot is not wide enough for the 2 houses, one of which already has permission. The plot is very narrow and if the application is successful, there will be 2 large houses on a plot which elsewhere in Orwell Road would have only one house. In addition, this plot will have a very dense terrace of houses - Eight small 2 and 3 bedroom cottages - right next to it. The gardens between the proposed development and the houses of Orwell Terrace will be all that separate them, and they are approximately 12m long. This will look and feel very crowded both to the residents and from the road.

Inadequate reason given for the development of Farm Buildings, which are not classed as brownfield. You will be aware that there is no shortage of houses of this size and type in Cambridgeshire - the Estate Agents have many hundreds of them. The houses which are needed are more modest social housing. The farm buildings are described as an eyesore, however I would argue that they form an important part of the village scene and could only be improved by changing the corrugated roofs.

Safety: Orwell Road is very busy during the rush hours, and at any time the traffic is very fast both entering and leaving the village. The restriction is 40mph not 30mph as stated in the Design and Access Statement and the traffic speeds up towards the de-restriction sign and in the other direction only starts to slow as it reaches the de-restriction sign, thus it is generally going faster than 40mph as it passes no.17. Cars parked off the road at no. 17 would not be able to see the approaching traffic from the direction of Orwell even though the proposed house would be built further back than the existing buildings, because the road bends and cars are hidden.

Inappropriate and Poor Design: The design of the new house is poor; it is part of the U shaped design which includes the farmhouse, the extension of which already has permission. If this new house gets permission it will alter the whole focus of the development, by making the part of the houses facing the road, which incorporates the garages, the main aspect of it. The design is unlike anything else on the road and will look out of place. It is tall and dense and characterless and will give an urban aspect to the rural edge of the village. In addition it will detract from the attractive terrace of Edwardian brickmakers' cottages which it will visually oppress. Furthermore, in the total design, the old farmhouse will be no more than a wing of the whole and will lose its character completely.

Finally, I would like to say that I do not believe there would opposition to a development of the farm outbuildings which maintained their existing height; and if the actual buildings could be incorporated that would be more in keeping with the village and therefore more desirable. May I draw your attention to the developed barns facing the end of Orwell Rd on the green - that development kept the appearance of the barns as seen from the road. I would argue that the farm and outbuildings at No.17 have more character and charm than those barns and their aspect is equally deserving of preservation at least in terms of shape and mass.

I would ask that the committee consider the plot and the application under consideration in its environment, and reject the application, which in my view would detract from the immediate surroundings and from the other dwellings in Orwell Road and I would ask that the important aspect of safety is also considered.

17. An email received from the occupier of another property in Orwell Road has also been received, comments are as follows:

This application has already been refused, and all the grounds it was refused on previously still apply. In spite of any claims that have been made, it is a dangerous access, as there is a blind spot on that corner, and people are speeding up when leaving the village. Increased traffic would make it worse. Also, the building would be totally inappropriate for the space, and would overshadow the adjoining houses in Orwell Terrace. It seems unnecessary to try to squeeze a large house, in to a very small, inappropriate space.

Planning Comments – Key Issues

18. Having regard to the presumption in favour of development within the village framework, the key issues to consider in the determination of this application are:
- Impact upon residential amenity,
 - Impact upon highway safety.
 - Impact on the character of the surrounding area

Changes since the earlier application

19. The originally submitted scheme comprised a dwelling of approximately 155.72m². The floor area remains unchanged. The changes are to the north elevation that face the properties in Orwell Terrace. The proposal submitted sees the reduction in the ridge height of part of the dwelling by 0.6m and a 1.5m step away from the boundary at first floor level of this same 7.5m length of building. The total length of the building near the north boundary is some 16m.

Impact on the neighbouring properties.

20. The proposed dwelling is to be located very close to the boundary of the neighbouring access way, particularly towards the rear of the closest properties No. 1, 2 and 3 Orwell Terrace.
21. The height of the proposed dwelling varies as the floor levels differ slightly from the front to the rear of the site. The height of the building at the front of the site measures at 8.0 metres to the ridge; to the rear of the property the ridge height has been reduced by 0.6 metres and measures 7.0 metres. The approximate 0.4 metre difference is due to the difference in ground level from northeast to southwest.
22. The north elevation has been amended to break up the bulk of the building facing the occupiers of Orwell terrace, firstly by reducing the height and secondly by moving the proximity of part of the first floor away from the boundary. The changes will help to reduce overbearing impact that the building may have on the neighbouring occupiers.
23. The garden of No. 1 Orwell Terrace wraps around its property and therefore the openness of the garden helps reduce any impact the new dwelling would have on neighbour amenity, particularly with reference to being overbearing. There is no significant loss of light to this garden and therefore the impact of the new development minimal.
24. The gardens of No. 2 and 3 would have been more hemmed in by the development if not reduced and the impact more adverse on its occupiers. A large tree in the rear garden of No.2 screens the development, though there is no protection of this tree if the occupiers/owners wish to remove it in the future.

25. The height of the property even at its tallest point is sufficiently distant (approx 14m) not to cause an adverse loss of sunlight or daylight to the rear of the properties in Orwell Terrace.
26. The windows proposed in the north elevation (ground floor utility and cloaks; first floor ensuite) can be fitted and permanently maintained with obscure glazing to overcome any potential overlooking of the rear gardens and can be conditioned accordingly.
27. I am of the view that a single storey dwelling here designed to replicate the existing outbuildings to the original farmhouse would have been a better overall approach to the scheme, but the changes to the original design have helped address the overbearing impact of the property on its neighbours to an acceptable degree.

Impact on highway safety

28. This is currently being assessed. In view of concerns regarding speed of traffic and available visibility, the agent has confirmed that a traffic survey will be carried out and the outcome of this survey and the Local Highway Authority comments will be presented verbally at the meeting.

Impact on the character of the area

29. The design of the house is very similar to that of the property at No. 17 Hillside and the extension as approved in September 2007. The two properties will stand together in isolation of other properties along this frontage in Orwell Road. The properties at Orwell Terrace are of a completely different style and design altogether and they would predominately hide the new dwelling when approaching from the northwest on the Orwell Road.
30. The design approach of the dwelling is not particularly innovative though it would not be a completely alien feature in the street scene and a replica of the existing house is not unacceptable. The views across the open countryside are partly restricted by mature hedging and farm buildings and I am of the view that the building proposed is in character with the existing street scene and not harmful to its immediate surroundings. The plot frontage, inclusive of No. 17 Orwell Road, measures approximately 31 metres and the new development replaces an existing footprint of development, albeit taller and in a different form.

Conclusion

31. I am of the view that the changes made to the design have addressed the issues raised earlier about the development being overbearing to the neighbouring occupiers and that, subject to the comments of the Local Highway Authority and the Drainage Manager, the scheme is acceptable subject to the conditions listed below.

Recommendation

32. Approval subject to Conditions.

Conditions

1. Standard condition A (RcA) - Commencement of Development.
2. Sc5a – Details of materials for external walls and roofs (Rc5a(ii)).

3. Sc60 – Details of boundary treatment (Rc60).
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft 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 building 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. The first floor window in the northwest elevation of the dwelling, hereby permitted, shall be fitted and permanently maintained with obscure glass.
(Reason - To safeguard the privacy of occupiers of the adjoining properties.)
7. No windows, doors or openings of any kind, other than those hereby permitted by this planning permission, shall be inserted in the first floor northwest elevation of the dwelling, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - To safeguard the privacy of occupiers of the adjoining properties.)
8. During the period of demolition and construction, no power operated machinery (or other specified 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 by the Local Planning Authority in accordance with any agreed noise restrictions.
(Reason - To minimise noise disturbance to adjoining residents during the period of construction.)

Informatives

1. 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.
2. The granting of planning approval must not be taken to imply that consent has been given in respect of the above.
3. All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

4. Soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. If after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted. **Soakaways will not be permitted in contaminated ground.**
5. Only clean, uncontaminated surface waste. Should be discharged to any soakaway, watercourse or surface water sewer.

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

- South Cambridgeshire Local Development Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Control Policies (adopted July 2007)
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/2416/07/F and S1437/07/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

Ref No.	Details	Decision and Date
PLAENF.2321	Mr A Rrahmani 2 Cambridge Road Foxton Hand Carwash (Retrospective Application)	Allowed 02/01/08
S/0265/07/F	Mr A Rrahmani 2 Cambridge Road Foxton Change of Use of the Land to use as a Hand Car Wash.	Allowed 02/01/08
S/2115/06/F	The Findlay Duthie Partnership Former Horse and Groom Public House Baldock Road Steeple Mordan/Litlington Erection of Hotel following demolition of existing Public House	Withdrawn 07/01/07
PLAENF.2673	Mr & Mrs McCunn The Firs 117 Duxford Road Whittlesford Wall/fence, gates and brick pillars	Dismissed 03/01/08
S/1048/07/F	Whitfield Group Unit J Broad Lane Industrial Estate Cottenham Use of Machinery between 6pm and 8am	Dismissed 07/01/08
S/2056/06/F	Mr A Toone Lock Farm Long Drove Waterbeach Replacement dwelling, demolition of redundant outbuildings and restoration of listed building.	Dismissed 10/01/08
S/0709/07/F	Mr & Mrs N Algar 149 Caxton End Bourn Erection of garden room, storm porch and stable conversion.	Dismissed 22/01/08

Ref No.	Details	Decision and Date
PLAENF.2134	Mr J Upton The Old Coal Yard Fen Road Chesterton, Milton Removal of mobile home, caravan, shed and all materials associated with them including any hardstanding.	Allowed 23/01/08
S/0205/07/F	Mr & Mrs C Armstrong 1 London Road Sawston Two storey rear & side garage extension rear conservatory.	Allowed 28/01/08
S/1469/06/O	Mr Fleet Cooke Land Adj Hill Trees Babraham Road Stapleford Nissen Hut and Mobile Home	Dismissed 29/01/08
S/1039/07/F	Mr R Buntin Corner Cottage Hildersham Installation of solar panels	Dismissed 30/01/08
S/1040/07/LB	Mr R Buntin Corner Cottage Hildersham Installation of solar panels	Dismissed 30/01/08
S/1337/07/A	Harrow Estates Plc Former Bayer Crop Science Premises Hauxton Two signboards	Allowed 30/01/08
S/0922/07/F	Mr & Mrs A Daly 2 Slid Lane Barrington Dwellinghouse	Dismissed
S/1264/07/F	Mr & Mrs P Nisbet Land off Church Street Little Gransden Change of use of an existing barn to holiday accommodation	Dismissed

2. Appeals received

Ref No	Details	Date
S/0970/07/F	Mr C Whitehouse 105 Meldreth Road Whaddon Extension	02/01/08
S/1765/07/F	Mr J Kerley Thorps Farm Tiplers Road Swavesey Extensions	03/01/08
S/0800/07/F	Mr P Pickering Land at Alwyn Park Willingham Road Over Change of use from holiday caravan accommodation and the storage of caravans to use of land for sitng of 16 low cost mobile homes	07/01/08
S/1846/07/LB	Mr & Mrs R Merrill 18 Church Street Little Gransden Alterations-Reconstruction of Open Porch and Gabled Extension for Enlargement of kitchen. Replacement of concrete tiles with Cambridgeshire Pantiles	09/01/08
S/1919/07/F	Mr & Mrs R Merrill 18 Church Street Little Gransden Extensions & Alterations	09/01/08
S/0163/07/F	The Strategic Land Partnership LLP 49 Station Road and land rear of 51-55 Station Road Histon Erection of 4 residential units following demolition of existing buildings.	10/01/08
PLAENF.2777	Mr S M Akhtar North Hall Farm Barley Road Heydon Without planning permission, change of use of land from use as farm offices and facilities to use as residential accommodation.	11/01/08
S/2118/07/F	Mr T Willers Shepreth Wildlife Park Station Road Shepreth Childrens Play Barn	16/01/08

Ref No	Details	Date
S/2051/07/O	Mrs D McCollum 9 Church Street Great Eversden Bungalow following demolition of existing Bungalow.	24/01/08
S/1895/07/F	Mr H Price Land at Moor Drove Cottenham Road Histon Siting of 12 Caravans	25/01/08
S/1888/07/F	Mr G Barr 2 Church Street Histon Extension (Appealing condition 4)	01/02/08
S/1734/07/F	Barratt Homes East Anglia Ltd Land parcel L2 & Land r/o POS5 & Land Parcel at Arbury Camp King hedges Road Impington Erection of 182 dwellings (56 Affordable) and Associated Infrastructure	12/02/08
S/2138/07/F	Mr R Sadler Crome Lea Farmhouse Madingley Road Coton Extension	15/02/08

3. Local Inquiry and Informal Hearing dates scheduled before the next meeting on 5 March 2008

Appeal by:	Mr & Mrs A Roney Hall Farm Barn Town Street Newton	Hearing Date Confirmed 12/02/08
Appeal by:	Rowe Build & Development Ltd Land at the rear of 9-17 Grange Road Ickleton	Hearing Date Confirmed 13/02/08
Appeal by:	Circle Anglia Cambridge Road Great Shelford Cambridge	Inquiry Final Submissions 29/02/08
Appeal by:	Mr I R Quince Land Off Station Road Gamlingay	Inquiry Date Confirmed 04/03/08

4. Appeals withdrawn or postponed

None

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

Appeal by:	M & N & M O'Brien, N Slattery, M Heggerty 5,5a, 6,10 & 11 Orchard Drive Smithy Fen Cottenham	Inquiry Date Confirmed 11/03/08
Appeal by:	Mr L Rayner The Drift Cambridge Road Barton	Inquiry Date Confirmed 18/03/08
Appeal by:	Banner Homes Ltd 26/28 Highfields Road Caldecote	Hearing Date Confirmed 19/03/08
Appeal by:	Mr & Mrs R Smart Driftwood Hale Road Swavesey	Hearing Date Offered 26/03/08
Appeal by:	Circle Anglia Housing Group 4-11, 46-47 & 50-53 Silverdale Avenue Coton	Hearing Date Offered 03/04/08
Appeal by:	Mr de Farrers Green 61 High Street West Wrating	Hearing Date Offered 22/04/08
Appeal by:	Mr S Duncan Wildfowl Cottage Baits Bite Lock Horningsea	Hearing Date Offered 23/04/08
Appeal by:	Mr J Brown Land adjacent to Church Farm Church Lane Steeple Morden	Inquiry Date Confirmed 30/04/08
Appeal by:	Mr P Jordan Former White Horse P H 3 High Street West Wickham	Inquiry Date Confirmed 07/05/08

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