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27 July 2010

To: Chairman – Councillor Pippa Corney
Vice-Chairman – Councillor Robert Turner
All Members of the Planning Committee - Councillors Val Barrett, Trisha Bear,
Brian Burling, Lynda Harford, Sally Hatton, Sebastian Kindersley,
Mervyn Loynes, Charles Nightingale, Deborah Roberts, Hazel Smith,
Peter Topping, John F Williams and Nick Wright.

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, 4 AUGUST 2010** at **2.00 p.m.**

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

Yours faithfully
GJ HARLOCK
Chief Executive

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AGENDA

PAGES

PUBLIC SPEAKING

Those non-Committee members wishing to address the Planning Committee should first read the Public Speaking Protocol.

PROCEDURAL ITEMS

1. **Apologies**
To receive apologies for absence from committee members.
2. **General Declarations of Interest** 1 - 2
3. **Minutes of Previous Meeting**
To authorise the Chairman to sign the Minutes of the meeting held on 7 July 2010 as a correct record. These Minutes are attached to the electronic version of the agenda and can be viewed by following

the links from www.scambs.gov.uk/meetings.

PLANNING APPLICATIONS AND OTHER DECISION ITEMS

- | | | |
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| 4. | S/0927/10/F - Gamlingay (Land to the North West of 24 West Road) | 3 - 10 |
| 5. | S/0731/10/F - Girton (Land to the South East of 1 High Street) | 11 - 18 |
| 6. | S/0777/10/F - Great Shelford (Land to the South West of 21 High Green) | 19 - 28 |
| 7. | S/0661/10/F - Landbeach (Land to the West of Enterprise Nurseries, Ely Road) | 29 - 36 |
| 8. | S/0856/10/F and S/0857/10/LB - Caldecote (Manor Farm, Main Street) | 37 - 46 |
| 9. | S/1047/10/F - Whaddon (Land North West of Rose Cottage, Church Street) | 47 - 58 |

INFORMATION ITEMS

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| 10. | Appeals against Planning Decisions and Enforcement Action
Summaries of Decisions of interest attached.
Contact officer:
Gareth Jones, Head of Planning – Tel: 01954 713155 | 59 - 62 |
| 11. | Cambourne - Drainage Update | 63 - 64 |

OUR VISION

- We will make South Cambridgeshire a safe and healthy place where residents are proud to live and where there will be opportunities for employment, enterprise and world-leading innovation.
- We will be a listening Council, providing a voice for rural life and first-class services accessible to all.

OUR VALUES

We will demonstrate our corporate values in all our actions. These are:

- Trust
- Mutual respect
- A commitment to improving services
- Customer service

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

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

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
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South Cambridgeshire District Council

Planning Committee – 4 August 2010 – Declaration of Interests

Councillor

Personal / Personal and Prejudicial [delete as appropriate]

Item no: App. No. Villlage:

Reason:

Personal / Personal and Prejudicial [delete as appropriate]

Item no: App. No. Villlage:

Reason:

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Item no: App. No. Villlage:

Reason:

Personal / Personal and Prejudicial [delete as appropriate]

Item no: App. No. Villlage:

Reason:

Please return the completed form to ian.senior@scambs.gov.uk prior to the meeting, or leave it with the Democratic Services Officer in the Chamber, or leave it with the Democratic Services Section.

Personal / Personal and Prejudicial [delete as appropriate]

Item no: **App. No.** **Village:**

Reason:

Personal / Personal and Prejudicial [delete as appropriate]

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Reason:

Personal / Personal and Prejudicial [delete as appropriate]

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 August 2010

AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/0927/10/F - GAMLINGAY
Dwelling at Land to the Northwest of 24 West Road
For Mr & Mrs A Hutchison**Recommendation: Refusal****Date for Determination: 11 August 2010**

This Application has been reported to the Planning Committee for determination following a request by the Local Member.

Site and Proposal

1. The proposed site is located within the Gamlingay village framework, to the south western corner of the village. The site currently is laid to grass and appears to be in use as a garden, although it has no direct links to the adjoining housing. The site is set on lower ground and the land rises to both the north and the east. Directly to the north of the site is a tennis court, enclosed by a post and mesh fence. The eastern boundary is a 1.8m high panel fence, which grades along the slope of the land and continues to the southern boundary, where the boundary has good planting. This planting continues along the western boundary, where some larger trees are positioned. The remaining north boundary is a low post and mesh fence.
2. To the east of the site is 24 West Road, a large detached two-storey property. It has numerous facing ground and first floor windows including a conservatory. It also has a pergola style structure close to the shared boundary, with plants growing around it. There is good planting further west of the site, which forms the village framework boundary. The land to the north of the tennis court is currently grassland and is set on higher ground. This site has an extant consent for dwellings (see below).
3. The full application, validated on the 16 June 2010, seeks the erection of a dwelling on the site, to be accessed using that already approved for the scheme to the north. The application is accompanied by a Tree Survey, a draft Planning Obligation, and a Planning Design and Access Statement.

Planning History

4. The land to the north of the tennis court has a long recent site history. Of relevance to this scheme is application **S/0034/06/O**, which granted outline consent for the erection of 10 dwellings. This was subsequently followed by **S/0261/09/RM**, which granted the approval of the appearance, landscaping, layout and scale of the dwellings.
5. Outline consent was also granted for a dwelling and garage on the land further south of the application site through application **S/2399/07/O** with all matters to be reserved. A reserved matters application has recently been submitted in relation to this plot.

Planning Policy

6. **Local Development Framework Core Strategy Development Plan Document 2007:**
ST/5 – Minor Rural Centres
7. **Local Development Framework Development Control Policies (LDF DCP) 2007:**
DP/1 Sustainable Development, **DP2** Design of New Development, **DP/3** Development Criteria, **DP/4** Infrastructure and New Development, **DP/5** Cumulative Development, **DP/7** Development Frameworks, **HG/1** Housing Density, **HG/3** Affordable Housing, **HG/4** Affordable Housing Subsidy, **SF/10** Outdoor Playspace, Informal Open Space, and New Developments, **SF/11** Open Space Standards, **NE/6** Biodiversity, **NE/10** Foul Drainage – Alternative Drainage Systems, **NE/11** Flood Risk, **NE/15** Noise Pollution, and **TR/2** Car and Cycle Parking Standards.
8. **Open Space in New Developments SPD, Public Art SPD, Trees and Development Sites SPD, Affordable Housing SPD & District Design Guide SPD.**
9. **Circular 11/95 Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
10. **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Consultation

11. **Gamlingay Parish Council** recommend approval subject to the open space provision being agreed.
12. The Council's **Scientific Officer (Contaminated Land)** notes the site is directly adjacent to a former landfill and therefore recommends a standard condition regarding the investigation and remediation of contaminants.
13. **Cllr Kindersley**, in discussion with **Cllr Smith**, note appreciation of the cumulative impact but note the site has been carefully arranged. If the site were not used for residential development, it would have no effective use.
14. The **Local Highways Authority** request conditions regarding the layout to the public highway, drainage measures in relation to the public highway and the material to be used for the access. Informatives are also requested regarding works to the public highway and public utility apparatus.
15. The Council's **Housing Development and Enabling Manager** has confirmed that if the unit were to be proposed as an affordable unit, then it is unlikely that a Registered Social Landlord would take such a plot. A contribution towards affordable housing would be required.

Representations

16. The occupier of **24 West Road** notes concerns regarding loss of privacy and loss of view from two of the existing bedrooms.

Planning Comments – Key Issues

17. The key issues to consider in this instance are the principle of development, the impact upon the amenity of the occupiers of the neighbouring properties, highway safety and contributions towards development infrastructure.

The Principle of Development

18. The site lies within the Gamlingay village framework. Policy ST/5 of the Local Development Framework Core Strategy 2007 classifies the village as a Minor Rural Centre, where residential development of up to 30 dwellings will be permitted within village frameworks, subject to site-specific issues. Policy DP/7 of the LDFDCP 2007 allows residential development within frameworks, provided a number of criteria are met. I do not consider that the aims of the policy would be harmed if the land were developed. There is therefore a principle in favour of development of the site in line with these policies.
19. Consents have been approved for 10 dwellings on land to the north and northwest of the site under applications S/0034/06/O and S/0261/09/RM. Given the policies of the then Local Plan, no affordable units were required for a scheme of this size at that time. Policy HG/3 of the LDFDCP 2007 now seeks all residential developments of more than 2 dwellings to provide 40% or more of affordable housing.
20. Policy DP/5 of the LDFDCP 2007 states “development will not be permitted where it forms part of a larger site where there would be a requirement for infrastructure provision if developed as a whole”. The supporting text adds that “clearly if development were permitted cumulatively as a number of small developments, the full requirements of a site would not be met”. Infrastructure provisions are noted in Policy DP/4, and include affordable housing. The site is considered to form part of the larger site to the north given their boundaries and shared access. Therefore a scheme for a single dwelling would trigger demand for affordable housing on site, which seeks 40% or more of dwellings to be affordable. The proposed dwelling should therefore be an affordable unit as it would be the eleventh on the site as a whole. I consider Policy DP/5 would be applicable while the extant consent S/0261/09/RM can be implemented.
21. The applicant has made reference to the fact the land is not in the same ownership as the scheme, and they have “no control or influence over the adjoining land”. However, given the need to access the site from the proposed access to the ten dwellings, approved under reference S/0261/09/RM, I am of the view that the 11 dwellings form part of a ‘larger site’ as envisaged by Policy D/5. I do not consider the ownership issue outweighs the points discussed above regarding the boundaries of the site and need to share an access.
22. I note comments from the Housing Development and Enabling manager regarding the proposal. A Registered Social Landlord is unlikely to take on a single unit in such a location, and therefore a contribution towards affordable housing would be required. The applicant has not put forward any scheme to provide such a contribution.

Density of Development

23. The site has an area of approximately 0.1 hectares excluding the access, although I note the applicant states this to be 0.083 hectares. Policy HG/1 of the Local Development Framework Development Control Policies 2007 seeks residential developments to achieve at least 30 dwellings per hectare unless there are exceptional local circumstances that require a different treatment. The proposal would create development at 10 dwellings per hectare. In line with the Policy, the site should cater for three dwellings to achieve 30 dwellings per hectare.
24. I note previous comments from the Local Highways Authority regarding the junction between the access road and West Road. They state it only has the capacity for 14 dwellings, and therefore only two would be supported on the site. The applicant has attempted to demonstrate why the site is not suitable for two dwellings. This includes the irregular shape of the site, the existing vegetation on and surrounding the site, its proximity to neighbouring dwellings, the location of a sewer easement which runs across the centre of the site, and recent changes to PPS3.
25. The site does have an irregular shape, but provided a scheme was designed to allow two vehicles to enter and leave in forward gear, I do not consider this would prevent the provision of two dwellings. The applicant has shown a sewer easement that runs through the middle of the site. This does reduce the floor space available for development. However, this land would still be used as garden and does have a practical function for residential units. The majority of the planting is located on the "opposite" side of the easement than the proposed dwelling. I consider a carefully designed scheme for two dwellings could be located on the site without affecting this planting. Again, with careful design, a scheme could ensure no negative impacts upon the adjacent properties.
26. Planning Policy Statement 3 (Housing) has been recently altered to remove the definition of private gardens from the definition of previously developed land and deletes the paragraph giving a national indicative minimum density of 30 dwellings per hectare. Whilst this alteration is noted, I do not consider that this should prevent a better use of land in this instance. Policy HG/3 remains unaltered.
27. Members should be aware that given the cumulative development policy, both units in a scheme of two dwellings should, in principle, be affordable.

Impact upon the Amenity of the Occupiers of the Neighbouring Properties

28. 24 West Road is located to the east of the proposed dwelling. Its rear garden is located between the dwelling and the shared boundary with the proposal. The proposed dwelling shows two bedroom windows in the facing side elevation, both serving bedrooms. These would be located 5m from the boundary at the closest point. Despite the change in levels on the site, this would allow views over the existing boundary treatment and pergola and allow views into the rear garden of the property. This would be to the detriment of the occupiers of this property.
29. I note comments from the occupier of 24 West Road regarding overlooking towards bedroom windows. These are located over 20m from the shared boundary, and beyond the 25m "rule of thumb" noted in the District Design Guide. I do not consider there to be overlooking to these bedrooms.

30. I do not consider that given the orientation and change in levels, the dwelling could be considered as overbearing when viewed from the rear garden of 24 West Road, nor would it cause any serious loss of light. Also, should the scheme to the north be constructed, the new access would not run alongside any dwelling, and therefore I do not consider any undue noise and disturbance would be caused to future occupiers of the ten dwellings to the north.

Highway Safety

31. I note the comments from the Local Highways Authority regarding the works. Access to the site would be achieved via an extension to that approved through application S/0261/09/RM. Visibility is not ideal at this point, but the Local Highways Authority have confirmed that the access has the capacity for a further two dwellings. The proposed conditions and informatives could be added to any approval on the scheme.

Contributions Towards Development Infrastructure

32. The applicant has submitted a draft planning obligation as part of the consent. It commits to a payment of £4258.90 towards open space provision given the lack of on-site provision. This figure is in excess of that usually expected for a three-bed dwelling, where a contribution of £3104.38 is expected. The draft obligation makes no reference to the need for contributions towards community facilities, and this was raised in previous pre-application discussions. There is a proven need for works to the community hall (and planning permission has been granted for upgrades and extensions). I have spoken to the applicant, who will discuss this with his client. Members will be updated verbally on this matter.

Other Matters

33. I note the comment from the Council's Scientific Officer (Contaminated Land). Any approval would require the relevant condition to ensure investigation and remediation takes place. The applicant is aware of the issues on site and particularly the need to include details of gas infiltration protection measures.

Conclusion

34. While the siting and design of the proposal is considered to have a harmful effect on the adjoining property, I am of the opinion that the site is actually capable of accommodating two dwellings in accordance with up-to-date plan policies. The erection of just one dwelling does not make the best use of land and fails to deliver affordable housing.

Recommendation

35. Refusal for the following reasons:
1. The site has an area of approximately 0.1 hectares excluding the access. The development of a single unit would represent development at a density of 10 dwellings per hectare. As a result, the proposal fails to make the best use of land. The site is considered appropriate for two dwellings as there are highway concerns regarding any further units. The application is therefore contrary to Policy HG/1 of the LDFDCP 2007, which states 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.

2. The land to the north of the application site has an extant consent for ten dwellings and works are yet to begin on this scheme. This application requires the use of the access that would serve those ten dwellings in order to allow vehicles to get to the site and as a result forms part of this larger site. The scheme of ten dwellings does not include any affordable housing due to the Local Plan policies of that time. By adding a further dwelling, the need for an affordable unit would be triggered. The dwelling is shown as a market property in the application and no commuted site has been offered. The development is therefore contrary to Policy DP/5 of the Local Development Framework Development Control Policies (LDFDCP) 2007, which states development will not be permitted where it forms part of a larger site where there would be a requirement for infrastructure provision if developed as a whole.
3. The southeast elevation of the dwelling has two first floor windows serving two bedrooms. These are located between 5m and 7m off the shared boundary with 24 West Road, and would allow direct views into the rear garden of this neighbouring property. This would cause serious overlooking and subsequent loss of amenity to the occupiers of this property. The proposal is therefore contrary to Policy DP/3 of the LDFDCP 2007, which states planning permission will not be granted where the proposed development would have an unacceptable adverse impact on residential amenity.

Informative (subject to confirmation from the applicant).

The development results in a number of infrastructure requirements to meet the needs of the development in accordance with Policies DP/4 and SF/10 of the adopted South Cambridgeshire Local Development Framework 2007. This amounts to financial contributions of £3,104.38 towards the off-site provision and maintenance of open space, £523.93 towards the provision of indoor community facilities and £69.50 towards the provision of household waste receptacles. These figures are as calculated on the date of the decision and are index linked so may be subject to change when any payment is made. These contributions would be secured through a scheme (Section 106 Agreement). There would also be additional charges of £50 towards a S106 monitoring fee. The applicant's agent has confirmed, in writing, the client's acceptance to these requirements and this does not therefore form part of the reason for refusing the application.

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

- Local Development Framework Core Strategy Development Plan Document 2007:
- Local Development Framework Development Control Policies (LDF DCP) 2007
- Open Space in New Developments SPD, Public Art SPD, Trees and Development Sites SPD, Affordable Housing SPD & District Design Guide SPD
- Circular 11/95 Use of Conditions in Planning Permissions
- Circular 05/2005 - Planning Obligations
- Planning Files Ref: S/0927/10/F, S/0261/09/RM, S/0034/06/O, and S/2399/07/O

Contact Officer: Paul Derry – Senior Planning Officer
Telephone: (01954) 713159

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**REPORT TO:** Planning Committee

4 August 2010

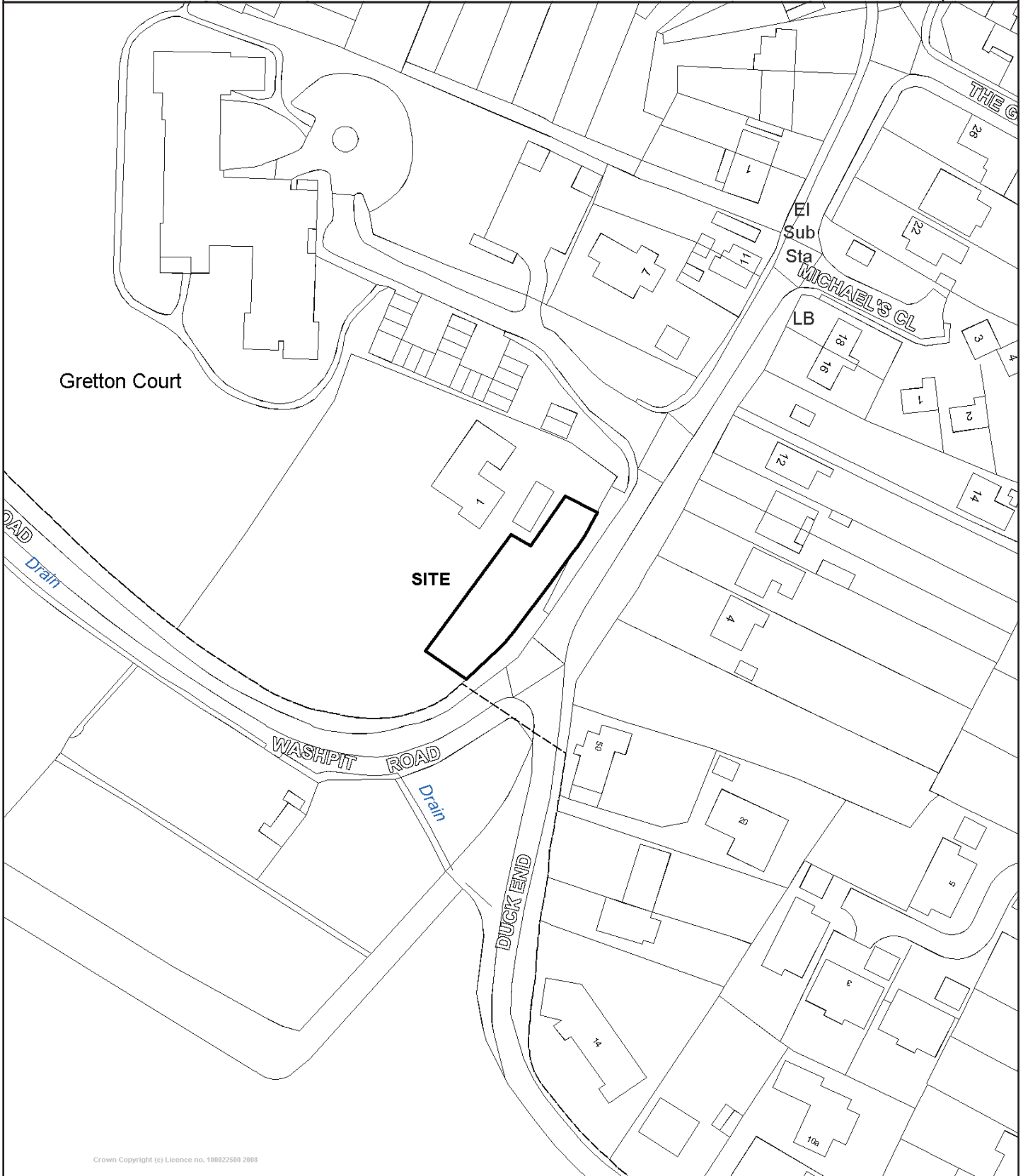
AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)**S/0731/10/F – GIRTON
Dwelling at Land to the South East of 1 High Street
for Mr Nick and Mrs Kate Hawksworth****Recommendation: Refusal****Date for Determination: 2 July 2010**

This Application has been reported to the Planning Committee for determination at the request of Councillor Tom Bygott.

Site and Proposed Development

1. The application site is part of the garden land of No. 1 High Street, Girton. The existing property is a large, two storey detached house set within substantial gardens. The existing house is close to the northern boundary of the site, and this boundary and the western boundary are shared with Gretton Court, a large care home. The Care home is set back significantly from the High Street to the north west of No.1, although there is a garage block adjacent to the common boundary, close to the northern corner of the house. The other boundary which runs along the frontage of the site on the High Street and around onto Washpit Road, is enclosed by a mature hedge and trees. Part of the hedge around the boundary is designated as being Important Countryside Frontage. One of the trees, a mature Ash, on the northern side of the existing drive entrance is protected by a Tree Preservation Order. There are several other mature Cypress trees adjacent to the boundary with the High Street and the area close to the boundary also contains several small fruit trees. A yew hedge separates this area from the main house and there is a large lawned area including grass tennis court to the south west of the house. No. 1 is served by a vehicular access at the north east corner of the site which runs parallel to the northern boundary up to a parking courtyard and garage attached to the house. There is a timber outbuilding to the east of the house adjacent to the northern end of the Yew hedge. The land levels on the property generally slope down to the south. The southern boundary of the site with Washpit Road forms the boundary of the Development Framework and to the south of Washpit Road the countryside is also designated as Green Belt.
2. The application site itself is a fairly linear plot located to the south east of the existing house, alongside the existing hedgerow and trees which form the boundary of the wider site with the High Street. The land levels on the proposed site slope down towards the southern side and there is a relatively flat portion of land in the central section of the plot. A pond area is located further south of that section. The plot is opposite the junction of Duck End with the High Street and the most southerly portion of its boundary with the Washpit Road forms part of the frontage designated as Important Countryside Frontage.
3. The planning application seeks permission for the erection of a single two storey dwelling with detached carport and associated parking and an access off the existing vehicle access to the north east. The house has twin gabled wings, slightly splayed towards each other on the south west facing elevation which are linked with

S-0731-10-F



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August 2010 Planning Committee

a slightly lower central element. There is a single storey element proposed to the eastern side and first floor balconies are proposed to the south west (rear) elevation. A detached car port and store is proposed to the north side of the dwelling and this would be accessed from a new section of drive linking to the existing access to the north. The access point with the High Street would remain unchanged although the existing drive would be widened to 5 metres at the point where the new drive would branch off it.

Relevant Planning History

4. **S/2010/83/O** – Outline Planning permission was granted for a single dwelling in the south eastern corner of the garden of No. 1 but no Reserved Matters application was submitted and the Outline permission lapsed in 1988.

Planning Policy

5. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007:**

DP/1 – Sustainable Development

DP/2 – Design of New Development

DP/3 – Development Criteria

DP/4 – Infrastructure and New Developments

DP/7 – Development Frameworks

GB/3 – Mitigating the Impact of Development Adjoining the Green Belt

HG/1 – Housing Density

CH/7 – Important Countryside Frontages

NE/1 – Energy Efficiency

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

SF/11 – Open Space Standards

Circulars

6. **Circular 11/95** (The Use of Conditions in Planning Permissions) – Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
7. **Circular 05/2005** (Planning Obligations) – Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respects.

Consultation

8. **Girton Parish Council** – has recommended approval commenting that it was the type of infill development it likes to see in that it was radically different to standard infill housing. It noted the potential for parking congestion during construction.
9. **Local Highways Authority** – does not object to the proposed development and requests conditions regarding the widening of the vehicular access, its construction, the implementation of the turning area, the surfacing and drainage of the access and turning area, the internal dimensions of the carport and the provision of 2.4 x 70 metre visibility splays at the access point.

10. **Trees Officer** – is content that the dwelling could be erected without any adverse impact on the mature trees adjacent to the boundary.
11. **County Council Archaeologist** – comments that records indicate that the site lies in an area of high archaeological potential and important archaeological remains likely survive on site. The County Archaeologist therefore requests that a condition be applied to any permission, requiring a program of archaeological work be undertaken prior to development in accordance with a scheme of investigation to be submitted in writing to the Local Planning Authority.

Representations

12. Two written representations have been received in support of the proposed development from the owners of 1 The High Street and 16 The High Street. In addition, Councillor Bygott has also submitted detailed comments on the application.
13. **No. 1 High Street** – The current owners of the application site point out that the subdivision of the garden and consequent boundaries of the site are determined by the need to retain the existing Yew hedge which is an important feature of the garden and will form the boundary dividing the two homes forming a natural screen. In addition, they believe it is a well designed home fit for its location. They note the energy efficiency of the design.
14. **No. 16 High Street** – The owner supports the application stating that it is a thoughtful design and would be an exemplary building in the village.
15. **Councillor Bygott (Girton)** – has requested that the application be considered by the Planning Committee and has commented that the site, whilst prominent, is suitable for a landmark building which takes the approach of enhancing the local area.

Planning Comments

16. The main planning considerations in this case are the principle of the development, the impact on residential amenity of neighbouring properties, parking and highway safety, impact on the Green Belt and impact on the character of the area and archaeological impacts. The development would also need to address its impact on the infrastructure of the village.

Principle

17. The site area measures approximately 600 sq.m., meaning that the scheme equates to a net density of approximately 15 dwellings per hectare, well below the minimum net density of 30 dwellings per hectare required by Policy HG/1 – Housing Density. The proposed dwelling is therefore contrary to the intentions of Policy HG/1. However, given the linear shape of the site, the fact that much of it is undevelopable due to existing mature trees which contribute to the character of the area, its close relationship with the existing property and the benefits of utilising the existing access in terms of minimising the impact on the local area, it is considered that the provision of more than a single dwelling on the site, as currently defined, is likely to be problematic. The additional requirement for hardstanding for parking and turning and wider/further access points associated with multiple dwellings would likely cause unacceptable harm to the character of the area. Notwithstanding the significant concerns regarding the impact of the proposed single dwelling on the character of the area, expressed below, it is considered that multiple dwellings on the plot would only exacerbate that harm.

18. In addition, the Government's recent decision to re-write PPS3 – Housing, removing the minimum density requirement of 30 dwellings per hectare is considered to have material weight in this case. Local Authorities are now encouraged to consider a range of densities across plan areas which takes into account various factors including the character of the area. It is considered that the relatively low density of housing in the immediate area indicates that adopting a lower requirement in this case is a reasonable approach.
19. It is therefore considered that, given the practical constraints of the site and the relaxation of national requirements for density and the advice to give more weight to local character in deriving density targets, that the failure to meet the density targets set out in Policy HG/1 is justified in this case.
20. The site is located within the Development Framework and the proposed development is therefore considered to be acceptable in terms of Policy DP/7 – Development Frameworks. The principle of the proposed dwelling is therefore considered to be acceptable.

Residential amenity

21. The proposed dwelling would be situated approximately 12 metres from No. 1 and it is not considered that it would cause any significant overshadowing, visual intrusion or loss of light to the property. The single window at first floor level in the facing elevation of the proposed dwelling would serve a bathroom and could be conditioned to be obscurely glazed to protect privacy. Further windows in that elevation could be restricted by condition. Windows in the north east facing elevation would overlook the proposed car port and existing outbuilding and are not considered to cause any significant harm to the amenity of No. 1. The south west facing balconies would have views over the tennis court area of garden of No. 1, however this is something which the owners of No. 1 are aware of and have not objected to, and would not be likely to cause any loss of privacy to the areas of the garden more closely associated with the dwelling. There is potential for overlooking of some of those areas closer to the house from the balcony closest to the common boundary, however this could be addressed though the use of an obscure screen on the west side of the balcony.
22. The windows in the south east facing elevation of the dwelling would face properties on the other side of the High Street, however this would be at an overall distance of approximately 30 metres. This is not considered to be likely to cause any harm to the neighbouring properties by way of loss of privacy
23. The proposed dwelling is therefore considered to be acceptable in terms of its impact on residential amenity in the area.

Parking and Highway Safety

24. The proposed dwelling would share the existing access with No. 1 and turning facilities in its curtilage would provide the ability to exit the site in a forward gear. This would result in the same level of visibility for the vehicles associated with the new dwelling as for those associated with No. 1. Given the traffic survey which indicates that traffic along the lower part of the High Street and Washpit Road is light and relatively slow, it is considered that the existing level of visibility is adequate in terms of highway safety. The potential conflict between cars leaving and entering the site is increased somewhat, however the widening of the access to 5 metres at a point 7 metres into the site is considered to mitigate this. The proposed development is therefore considered to be acceptable in terms of its impact on highway safety.

25. The proposed parking layout would allow two cars to be parked and turned on site. This is in accordance with the Council's parking standards and is considered sufficient to provide for the needs of a three bedroom dwelling.

Impact on the Green Belt

26. The proposed dwelling would be approximately 90 metres from the boundary of the Green Belt to the south west and would be separated from it by mature planting adjacent to the boundary of the garden of No.1 High Street with Washpit Lane. It is not considered that the proposed dwelling would cause any adverse impact on the Green Belt and no additional mitigation of its impact is considered necessary in that regard.

Impact on the Character of the Area

27. The proposed dwelling would be situated within approximately 2 metres of the existing boundary hedge along the frontage with the two storey element set back approximately 1.5 metres further. The eaves height of the two storey element is approximately 4.5 metres and the ridge approximately 7 metres in height. When viewed from the street this means that approximately 1.5 metres of the upper storey wall as well as the roof would be visible above the existing boundary hedge.
28. The site and its immediate setting, particularly to the west of the High Street, has a village edge character with an unkerbed highway, unmown verges in front of high dense hedging and mature trees. Whilst the street to the north of the access point is much more residential in character, the proposed site is considered to contribute to the transition of the village character into that of the countryside (the Development Framework boundary of the village is immediately to the south of the site). The site is also prominent, given its location opposite the junction of the High Street and Duck End and is obvious on the approach north west along Duck End. Given the proximity of the dwelling to the front boundary and its proposed height above the existing boundary screening, it is considered that the dwelling would have a significant visual impact on the streetscene. The impact of the dwelling would be to erode the current open and undeveloped character of the land south of No. 1, which would be to the detriment of the semi-rural character of the immediate streetscene, particularly when viewed from the south east.
29. The submitted Design and Access Statement (available in full on the Council website) notes that whilst designations of Important Countryside Frontage have been applied to the southern boundary of the wider site, they have not been designated in the area immediately adjacent to the dwelling. As one of the aims of Policy CH/7 – Important Countryside Frontages is to protect land where it provides a significant connection between the street scene and the surrounding rural area, the conclusion is drawn that the dwelling would not impact on the land which forms that important transition of village to countryside. However, the fact that the boundary immediately adjacent to the dwelling is not designated as ICF is not considered to be a definitive indication that the character of the immediate area is not semi-rural nor that it could not be harmed by the introduction of a two storey dwelling in close proximity to it.
30. The Statement also seeks to establish a precedent for the erection of a two storey dwelling in a village edge location, by citing a previous Planning Inspectorate decision to overturn a refusal for a dwelling of a similar scale at 15 Duck End, Girton. The Inspector in that case took the view that the dwelling on the village edge could be successfully incorporated into the village by additional planting, noting that even a single storey dwelling would be visible above the existing hedge. However, it is not considered that this decision sets a direct precedent for this application site. The site at 15 Duck End was not situated opposite a junction and was therefore significantly less

prominent, being seen more obliquely by those travelling along the street. The dwelling proposed in this application would be viewed both obliquely and directly and given its height and bulk positioned close to the boundary of the site, is considered to harm the character of the local area.

31. The Design and Access Statement also seeks to justify the need for a two storey house, rather than a less prominent single storey dwelling, due to the desire to provide a sustainable form of development with a limited impact on climate change which would be energy efficient due to its location, layout, orientation and design. This level of energy efficiency requires a limited footprint and consequently a two-storey dwelling. The Design and Access Statement cites compliance with policies DP/1 – Sustainable Development, NE/1 – Energy Efficiency as being of particular relevance. Although the provision of sustainable, energy efficient dwellings is considered to be a laudable aim, in balancing the objectives of the applicable planning policies, it is not considered that this can or should outweigh the need for development which preserves or enhances the character of the local area. Any dwelling built on the site would have to meet increasingly stringent Building Regulations which seek to conserve energy and it is not considered that the additional 'Green' credentials of the proposed dwelling, over and above this requirement, balance out the harm to the character of the area.
32. The proposed dwelling is therefore considered to be unacceptable in terms of its impact on the visual amenity of the area.

Archaeological Impacts

33. The County Archaeologist is of the view that there are likely to be important archaeological remains surviving on site, as it is within an area of high archaeological potential with several medieval ridge and furrow areas surrounding the site. The development has the potential to harm such remains and the County Archaeologist therefore requests a condition requiring the applicant to undertake a program of archaeological work prior to development in accordance with a scheme of investigation to be submitted in writing to the Local Planning Authority. Given that the site appears not to have been developed previously, this is considered to be a reasonable request and the imposition of such a condition would appear to be sufficient to mitigate any harm to the historic archaeological record.

Impact on Village Infrastructure

34. The applicant does not object to entering into a S106 Legal Agreement to provide a scheme for the provision of informal open space and play space, community facilities and household waste receptacles in accordance with Policy SF/10 – Outdoor Play Space, Informal Open Space and New Developments and DP/4 – Infrastructure and New Developments. This infrastructure is necessary to mitigate the additional burden the development would place on local facilities. In the event of the granting of planning permission, a pre-commencement condition could be applied requiring the applicant to enter into such an agreement.

Recommendation

35. Taking all relevant matters in to consideration it is recommended that the application be refused Planning Permission for the following reason(s):
36. The proposed dwelling would occupy a visually prominent location opposite the junction of Duck End. By virtue of its height and visual bulk in close proximity to the existing boundary hedge the dwelling would be out of character with the immediate streetscene which is currently a semi-rural green lane close to the edge of the village framework. The dwelling would therefore cause harm to the character and

appearance of the streetscene by failing to respond to its local context and the distinctive character of the area contrary to Policies DP/2 and DP/3 of the South Cambridgeshire Local Development Framework 2007.

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

- East of England Plan 2008
- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- PPS3 – Housing (Amended June 2010)
- Circular 11/95 Circular (The Use of Conditions in Planning Permissions) and Circular 05/2005 (Planning Obligations)

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 August 2010

AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

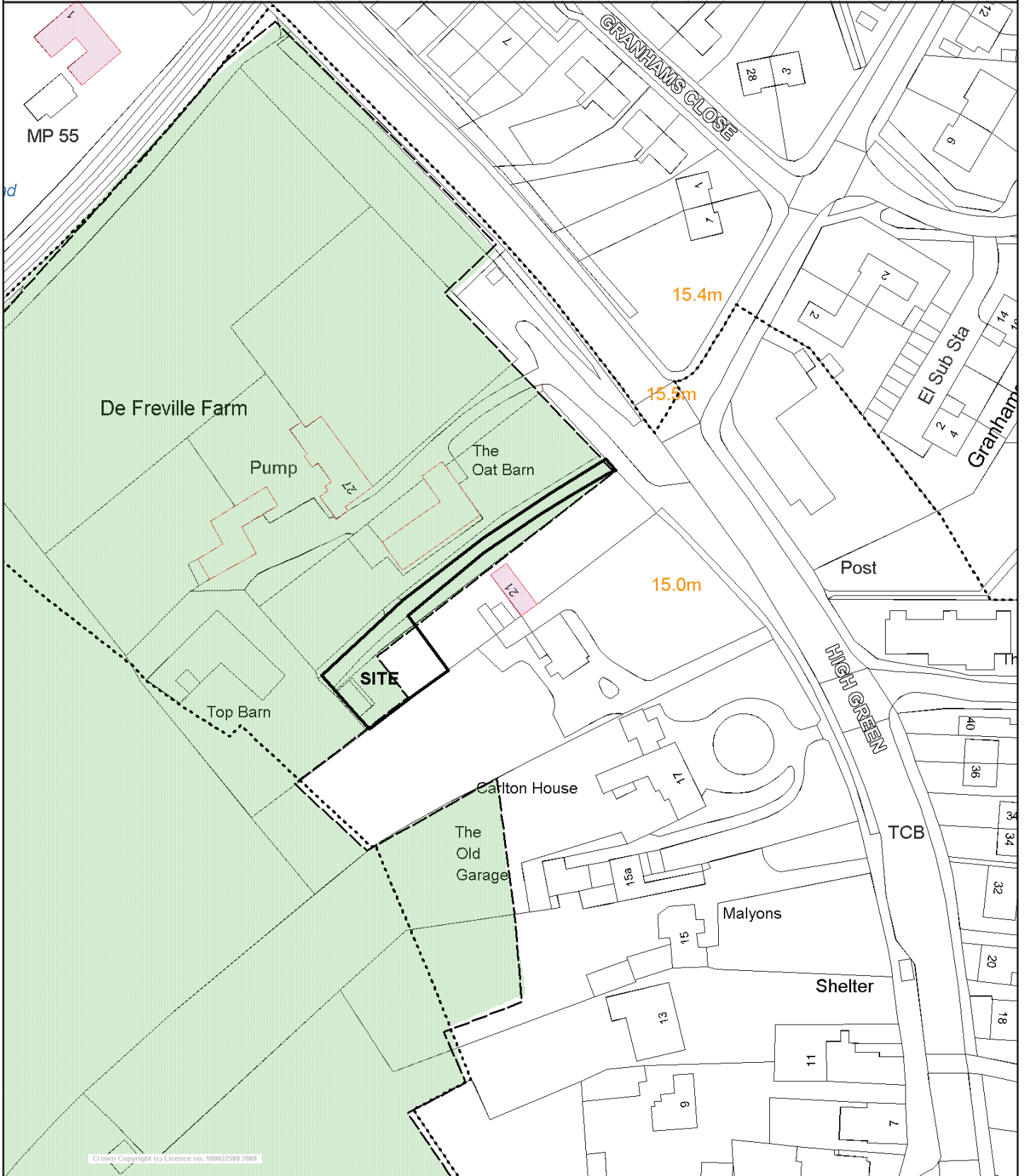
S/0777/10/F – GREAT SHELFORD
Dwelling at Land to the South-West of 21 High Green for Mrs Redmond**Recommendation: Refusal****Date for Determination: 8 September 2010****Notes:****This application has been reported to the Planning Committee for determination at the request of District Councillor Nightingale****Conservation Area and Listed Building****Site and Proposal**

1. No.21 High Green is a render and thatched Grade II Listed dwelling located on the west side of High Green within the village Conservation Area. The rear garden of the property extends to the south-west, at the end of which there is a one and a half storey (5.2 metre high) outbuilding comprising dark stained timber walls under a plain tiled roof. The house and majority of the garden are sited inside the village framework. The bottom section of the garden, approximately 14 metres in depth, is located outside the village framework and within the countryside and Green Belt. The site is bounded on its north-western side by a vehicular access that serves The Oat Barn to the north and Top Barn to the west. Both are Grade II listed former agricultural barns that formed part of the De Freville farm complex and have been converted to dwellings in recent years. To the south-east is a two-storey dwelling, No.19 High Green, whilst immediately to the south, is a two-storey contemporary house recently constructed within its garden, No.19a High Green.
2. The full application, registered on 17 May 2010, seeks to extend the outbuilding in the rear garden in order to create a detached three-bedroom dwelling. The existing outbuilding would be extended to the north-east with a two-storey 6.6 metre high addition, with a single-storey cart lodge and store added to the north-eastern end. The dwelling would comprise dark-stained timber walls under a plain tiled roof, to match the existing outbuilding, and would be accessed via the track serving The Oat Barn and Top Barn. No.21 High Green would maintain its existing access directly off High Green.
3. The application has been accompanied by a Design, Access and Heritage Statement.

Planning History

4. **S/1699/04/F** – Planning permission granted for a single-storey outbuilding consisting of a garden room and store.

S/0777/10/F - Great Shelford



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August Planning Committee

5. **S/0512/07/F** – An application to erect a single-storey workshop/store to the southern end of the building was approved. This permission has not been implemented and expired in May 2010.
6. **S/1030/08/F** – An application to erect a close boarded fence along the northern side boundary of No.21 High Green's garden was refused due to the impact upon the setting of the Listed Building and upon the character and appearance of the Conservation Area.
7. **S/1043/08/F** – Planning permission granted for a double cart lodge and cycle store within the rear garden. This permission expires on 5th August 2011 and has not been implemented to date.

Planning Policy

8. South Cambridgeshire Local Development Framework Core Strategy Development Plan Document, adopted January 2007:

ST/1 – Green Belt
ST/4 – Rural Centres
9. South Cambridgeshire Local Development Framework Development Control Policies DPD, adopted July 2007:

DP/1 - Sustainable Development
DP/2 - Design of New Development
DP/3 - Development Criteria
DP/4 - Infrastructure and New Developments
DP/7 – Development Frameworks
GB/1 – Development in the Green Belt
GB/2 – Mitigating the Impact of Development in the Green Belt
HG/8 – Conversion of Buildings in the Countryside for Residential Use
NE/6 - Biodiversity
CH/4 - Development within the Curtilage or Setting of a Listed Building
CH/5 - Conservation Areas
SF/10 - Outdoor Play Space, Informal Open Space and New Developments
SF/11 – Open Space Standards
10. Supplementary Planning Documents:

Great Shelford Village Design Statement – Adopted February 2004.
Development Affecting Conservation Areas – Adopted January 2009.
Open Space in New Developments – Adopted January 2009.
Trees and Development Sites – Adopted January 2009.
Listed Buildings – Adopted July 2009.
District Design Guide – Adopted March 2010.
11. **Circular 11/95 (The Use of Conditions in Planning Permissions)** - Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
12. **Circular 05/2005 (Planning Obligations)** - Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Consultations

13. **Great Shelford Parish Council** recommends refusal, stating:

“The P.C has in the past expressed concerns about the garden room becoming a separate dwelling especially as it lies within the greenbelt and therefore has never been in favour of an additional dwelling on this site. The layout of buildings on the western side of High Green is a reflection of its historical development and agricultural connections consisting of a line of dwellings along the boundary of the original High Green with agricultural buildings behind. Where there are now dwellings behind the original line is a result of conversion. Permission has been given for 19a High Green (which the P.C. did not support) but as the Inspector stated in his report on the appeal ‘public views of this house are largely blocked by landscaping to the front’. We do not believe permission for this house should set a precedent for backland developments in High Green. 21 High Green is a listed building and forms part of an attractive group made up of De Freville farmhouse, Oat Barn and Top Barn also listed buildings within a very open rural setting. The views across this group to the countryside beyond have been identified as being important in the V.D.S and the C.A. appraisal. The proposed building which would occupy a large part of a narrow site would introduce an inauthentic element into this rural vista to the detriment of the character and appearance of the conservation area.”
14. **The Conservation Officer** recommends refusal on the grounds that the development would be detrimental to the setting of the listed buildings and the character and appearance of the Conservation Area. 21 High Green is a Grade II listed cottage in the Conservation Area and adjacent to De Freville Farm with its excellent group of historic buildings, including a Grade II listed farmhouse, granary and barns, and an unlisted barn. Although the barns are now converted and subdivided, the character of the farm group is retained. By introducing a new domestic building in close proximity to the farm buildings, the proposal would detract from the integrity and rustic character of the group. It would also undermine the verdant, rural setting of the listed cottage. The listed buildings are at present separated by open land, and clearly recognizable as a farm and cottage, whereas the new development would alter this setting and confuse the identity of the buildings. Secondly, the new development is large in relation to its plot, whereas the characteristic pattern of the Conservation Area is of small buildings in large plots. The proposal would also create a backland form of development and disrupt the characteristic layout of the Conservation Area. The appearance of the area would also be adversely affected, since the plot is readily visible from High Green, particularly where the road rises for the railway bridge. The importance of this view is indicated on the Conservation Area Appraisal map. Although it is true that new backland development has already occurred to the south of the site, the setting of listed buildings is not at stake there as in the present case.
15. **The Local Highways Authority** raises no objections subject to the provision of 2m x 2m pedestrian visibility splays, and adequate parking and turning space, within the curtilage of the property. Additionally, it is noted that the car parking spaces should measure 2.5m x 5m, and that single covered parking areas should have a minimum internal measurement of 6m x 3m, with a minimum opening of 2.2m.
16. **The Trees Officer** raises no objections to the loss of the walnut tree.

Representations

17. Letters of objection have been received from the occupiers of Nos.19, 19a, 23 (Top Barn) and 25 (The Oat Barn) High Green. The following concerns have been raised:
- i. The submitted Design, Access and Heritage Statement is contradictory in that, in one section, it refers to the dwelling at No.19a being twice the size and height of the proposed dwelling, then, elsewhere, states the proposed dwelling would be the same height as that at No.19a. The properties would actually be similar in height.
 - ii. Due to the height and scale of the dwelling, it would result in a loss of privacy, light and outlook to No.19 High Green, whose outlook is already affected by the recently constructed dwelling at No.19a.
 - iii. The first floor window on the south-east elevation would overlook No.19a.
 - iv. Due to the height of the building, it would result in a loss of light, and evening sunlight, to the garden of No.19a, and dominate the outlook from No.19a.
 - v. Contrary to the information in the supporting statement, the height of the main ridge of No.19a was not raised by 2 metres. The roof of the garage wing was raised by around 2 feet.
 - vi. The proposed dwelling is too large for the plot and has very little remaining land for garden/amenity purposes. The adjacent development at No.19 took advantage of a much larger garden area and is not sited within the immediate context of the historic group of buildings at De Freville Farm.
 - vii. The dwelling would result in a loss of light to No.25 High Green's kitchen/breakfast room.
 - viii. The De Freville Farm area is described in the Village Design Statement as being one of the most attractive and distinctive parts of Great Shelford. It comprises a number of Listed Buildings. Due to the size and height of the new dwelling, it would change the overall setting of the area and harm the setting of listed buildings, notably No.21 itself.
 - ix. The development fails to preserve or improve the character of the area.
 - x. The development would be intrusive in views across High Green of the open countryside beyond.
 - xi. The proposed dwelling falls wholly or partially in the Green Belt and would therefore result in inappropriate development in the Green Belt.
 - xii. The Parish Council has previously raised concerns with the District Council that the garden room might become a separate dwelling. No.21 has recently been marketed as a dwelling with separate studio/annexe.
 - xiii. The application fails to show the location of the parking areas. The plans are also inaccurate (doors and two roof lights omitted), no reference is made to foul sewage details.

- xiv. The application would result in the loss of a tree, but no tree survey has been provided.
- xv. The rooflights appear to be higher than fire regulations would allow.
- xvi. The access to the site, included within the site edged red, is owned by No.25 High Green.
- xvii. The submitted Design, Access and Heritage Statement lacks detail and fails to address the impact of the proposal upon the setting of adjacent listed buildings.

Planning Comments – Key Issues

Principle of the Development

- 18. The rear part of No.21 High Green's garden is located within the countryside and Green Belt. It has only recently come to light, in the information provided with the application and the photographic evidence supplied by No.25 High Green, that the applicant purchased the parcel of land sited outside the framework from De Freville Farm in 2004 and incorporated it into the garden. No planning permission to change the use of the land has ever been received, although it could be argued that the garden use has been regularised by default through the permissions for the garden room and its subsequent extension. This background is offered as an explanation for the reason behind the framework boundary cutting through the middle of No.21 High Green's garden area.
- 19. The village framework boundary cuts through the proposed dwelling, but the vast majority of the structure would be sited within the countryside and Green Belt. Only the single-storey cart lodge/store and approximately 2 metres of the adjacent two-storey element would be situated within the framework. Whilst Policy HG/8 gives some in-principle support to the creation of new dwellings in the Green Belt through the conversion of existing buildings (albeit very much as a last resort), it does state that extensions to such buildings will not generally be permitted unless it is necessary for the benefit of the design. The extension of the existing outbuilding in order to create a new dwelling would be contrary to Policy DP/7 and represents inappropriate development in the Green Belt by definition, contrary to Policy GB/1. Whilst Top Barn and The Oat Barn are dwellings sited within the Green Belt, these have been created through the conversion of redundant agricultural buildings, for which there is in-principle policy support.

Impact on the Character of the Conservation Area and upon the Setting of Adjacent Listed Buildings

- 20. Notwithstanding the in-principle objections to erecting a new dwelling in this location, sited predominantly within the Green Belt, it is evident, from the concerns raised by the Conservation Manager, that the development would also seriously harm the setting of adjacent Listed Buildings and the character and appearance of the Conservation Area. The buildings on this side of High Green are referred to within the Village Design Statement and within the Conservation Area Appraisal for Great Shelford as being of particular importance to the character of the area, whilst the accompanying map, notes key views across the De Freville farm complex of the countryside beyond. From the railway bridge and road, the site can clearly be seen in the context of adjacent Listed Buildings at Nos. 21, 23 (Top Barn) and 25 (The Oat Barn) High Green. The erection of a dwelling in this location, particularly of the

height and scale proposed, would harm the rural setting of No.21 and the adjacent converted agricultural buildings, and would also harm (rather than preserve or enhance) the character and appearance of the Conservation Area. Whilst a dwelling has recently been approved and constructed to the rear of No.19 High Green, this is sited within the village framework and is not seen in the immediate context of the listed buildings at Nos. 21, 23 and 25 High Green. Certainly, the approval for this dwelling is not considered to set a precedent for development of the application site.

Residential Amenity

21. Concerns have been raised by the occupiers of Nos. 19, 19a and 25 High Green in respect of the impact of the development upon their residential amenities.
22. With regards to No.19 High Green, this dwelling has a first floor bedroom window and ground floor office window within the south-western end of a wing sited adjacent to the boundary with No.21 High Green. These rooms also have windows in the south-eastern elevation, and the main patio/sitting-out area is on the southern side of this wing. The two-storey element of the proposed dwelling would be sited approximately 20 metres away from No.19's rear wing and approximately 25 metres from the patio area. Whilst it is acknowledged that the proposed dwelling would be visible from No.19's rear windows and garden, it is considered that it would be sited sufficiently far away to avoid any serious loss of light or outlook to the occupiers of this property.
23. Turning next to the impact of the development upon the amenities of occupiers of the new dwelling at No.19a High Green, the proposal seeks to erect a 6.6 metre high property immediately adjacent to the boundary with this new dwelling. Due to the height of the dwelling, and its proximity to the common boundary, the dwelling would be unduly oppressive and overbearing when viewed from No.19a's rear garden area, and would also result in a loss of evening sunlight to the garden. The application has been amended to show that the rooflight facing this direction would be obscure glazed. In order to prevent overlooking into No.19a's garden, the opening would also need to be fixed shut, and this could be controlled by way of a planning condition.
24. The occupiers of No.25 High Green (The Oat Barn) have expressed concern on the grounds that the dwelling would result in a loss of light to their kitchen windows. These windows are at ground floor level and face south-westwards towards this property's parking and garden area. The two-storey element of the proposed dwelling would be sited approximately 25 metres to the south-west of the nearest window and, whilst it would be visible from this window, would not result in a demonstrably harmful loss of light to, or outlook from, the kitchen. This property's main private garden is located to the south of the property directly opposite the proposed dwelling. The proposed house includes three rooflights in the front elevation that would overlook No.25's garden at a distance of 11 metres away. Whilst any overlooking harm could be prevented by requiring the openings to be obscure glazed and fixed shut, two of the windows serve bedrooms and would probably need to be positioned sufficiently low in the roofspace to provide a means of fire escape and comply with Building Regulations. In the absence of any cross sections to indicate whether the openings would be at a high level, and any information to suggest they would be fixed and obscured, the impact upon the amenities of occupiers of No.25, by reason of overlooking of the garden area, is considered to be unacceptable.

Trees

25. The proposed dwelling would result in the loss of a walnut tree. Whilst the application has not been accompanied by an arboricultural assessment, the removal of this tree is clearly annotated on the drawing. The Council's Trees Officer has consequently been consulted, and has raised no objections to the loss of this tree.

Infrastructure Requirements

26. In accordance with the requirements of Policies DP/4 and SF/10, as well as the Supplementary Planning Document on Open Space, all residential developments are expected to contribute towards: the off-site provision and maintenance of open space, the provision of indoor community facilities, and the provision of household waste receptacles. For the three-bedroom dwelling proposed, this results in a requirement for contributions of £3,104.38 towards open space, £523.93 towards community facilities, and £69.50 towards household waste receptacles. The applicant has been asked to confirm, in writing, agreement to the payment of these contributions. In the absence of any such agreement, this would form an additional reason for refusing the application.

Other Matters

27. Further to the response received from the owners of The Oat Barn regarding ownership of the access shown within the site edged red, the applicant has subsequently served notice on the owners and signed and completed Certificate B. The application has been redated accordingly.
28. The originally submitted drawings were inaccurate in that rooflights on the existing building were not shown on the elevations, first floor plan and roof plan, the proposed rooflights were not shown on the first floor plan and roof plan, and the door to the dining room was not denoted on the side elevation drawing. The plans have been amended to address these inconsistencies.

Recommendation

29. Refusal, as amended by rear elevation drawing, block plan and floor plans:
1. The proposed dwelling would be sited on land located predominantly outside the Great Shelford village framework and within the countryside and Green Belt. The erection of a new dwelling in such a location represents inappropriate development in the Green Belt by definition, contrary to Policy GB/1 of the South Cambridgeshire Local Development Framework 2007, and also contravenes LDF Policy DP/7, which states that, outside village frameworks, only development for agriculture, horticulture, forestry, outdoor recreation and other uses that need to be located in rural locations will be permitted.
 2. Notwithstanding the in-principle objection to the erection of a dwelling in this location, the site forms part of the verdant, rural setting of a number of Grade II Listed Buildings in the immediate vicinity, Nos. 21, 23 and 25 High Green. The importance of this group of buildings at De Freville Farm to the historic character of the area, and their prominence within the streetscape, particularly when viewed from the railway bridge, are identified within the Great Shelford Village Design Statement 2004 and within the 2007 Conservation Area Appraisal. By virtue of the proximity of the site to these buildings, together with the height, scale and mass

of the proposed dwelling, the development would seriously harm the open and rural character of the area, the setting of the adjacent Grade II Listed Buildings at Nos. 21, 23 and 25 High Green, and the character and appearance of the Conservation Area. Consequently, the development would be contrary to Policies DP/3, CH/4 and CH/5 of the adopted South Cambridgeshire Local Development Framework 2007, which state that development will not be permitted if it would have an unacceptable adverse impact upon village, countryside and landscape character, upon the setting of Listed Buildings, and if it fails to preserve or enhance the character and appearance of Conservation Areas.

3. By virtue of the height and scale of the proposed dwelling, together with its proximity to the south-eastern boundary of the site, it would be unduly dominant and overbearing when viewed from No.19a High Green's rear private garden area, and would also result in a loss of evening sunlight to the garden. Additionally, the proposed rooflights in the front elevation of the dwelling would overlook the private rear garden of No.25 High Green, thereby resulting in a loss of privacy for the occupiers of this property. Consequently, the development would be contrary to Policy DP/3 of the South Cambridgeshire Local Development Framework 2007, which states that planning permission will not be granted for development that would have an unacceptable adverse impact upon residential amenity.

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

- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007
- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- Supplementary Planning Documents: Great Shelford Village Design Statement; Development Affecting Conservation Areas; Open Space in New Developments; Listed Buildings; Trees and Development Sites; District Design Guide.
- Circular 11/95 and 05/2005
- Planning File References: S/0777/10/F, S/1043/08/F, S/1030/08/F, S/0512/07/F and S/1699/04/F.

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 4 August 2010
AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/0661/10/F - LANDBEACH
Change of Use and Excavation of Land (Agricultural) to Form Fish Stock Pond
(Sui Generis) Land to the West of, Enterprise Nurseries, Ely Road
for Mr Mark Dwyer

Recommendation: APPROVAL

Date for Determination: 10 August 2010

Notes:

This Application has been reported to the Planning Committee for determination because the recommendation of approval is contrary to that of the Parish Council.

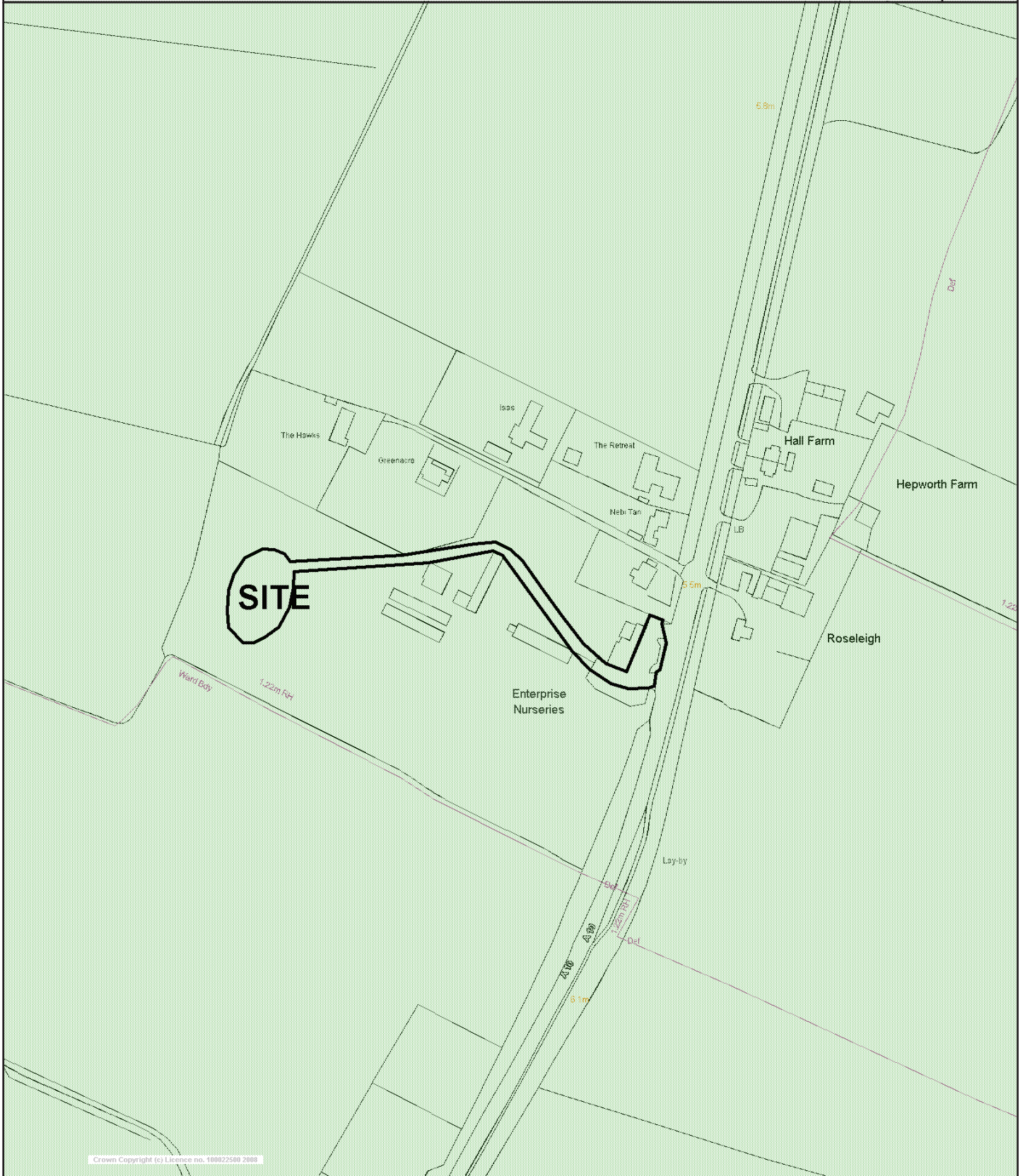
Site and Proposal

1. The application site comprises 0.22ha of agricultural land located within the Cambridgeshire Green Belt and open countryside. The site is part of a former farm and nursery site and contains a dwelling, agricultural buildings and a farm shop. The property is accessed via the Ely Road A10, which is a busy highway. The land is reasonably flat.
2. Proposals comprise the excavation and change of use of agricultural pastureland to form a fish stock pond (Sui Generis). The pond would be located within the western end of the site and would be oval in shape. The pond would measure approximately 3m deep and 48m by 25m wide. It is proposed that the pond would be accessed via an informal track with pedestrian footpath around the basin and additional tree planting around its perimeter. The pond would be used to stock fish species and would not be used for any leisure or recreational uses such as fishing. The fish would be sold to breed in other stock lakes and fishing lakes with no retail sale of fish to the general public taking place on-site.

Planning History

3. Planning Application **S/0985/10/F** for the change of use of barn to agricultural machinery store and replacement building for B1 c Use and formation of one bedroom tourist accommodation unit is currently pending a decision.
4. Planning Application **S/0984/10/F** for the replacement of greenhouse with 3 poly tunnels and excavation and change of use of agricultural land to fish stock pond is currently pending a decision.
5. Planning Application **S/2397/04/F** was refused for the removal of condition 4 of planning application **S/1286/73/F**, which restricted the use of the premises for the sales of green grocery and market produce only.

S/0661/10/F - Landbeach



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August Planning Committee

6. Planning Application **S/1743/04/LDC** was approved for the continuous use as a retail shop.
7. Planning Application **S/1602/95/F** was approved for the removal of an agricultural occupancy condition.
8. Planning Application **S/0065/75/F** was approved for the erection of a dwelling.

Planning Policy

9. *South Cambridgeshire Local Development Framework, Core Strategy, 2007:*
ST/1 Green Belt
10. *South Cambridgeshire Local Development Framework, Development Control Policies*
DPD, 2007:
DP/1 Sustainable Development
DP/2 Design of New development
DP/3 Development Criteria
DP/7 Development Frameworks
GB/1 Development in the Green Belt
GB/2 Mitigating the Impact of Development in the Green Belt
NE/6 Biodiversity
NE/11 Flood Risk
11. *South Cambridgeshire LDF Supplementary Planning Documents (SPD):*
Trees and Development Sites – Adopted January 2009
Biodiversity – Adopted July 2009
Landscape in New Developments – Adopted March 2010-05-21

Consultation

12. **Landbeach Parish Council** – Recommends refusal commenting that there is a concern about the removal of spoil and the requirement for archaeological exploration. The planning history shows no evidence of business uses and the site would not be suitable for such uses, especially as the access onto the busy A10 is inappropriate.
13. **Milton Parish Council** (adjacent Parish) – Recommends refusal as the application lacks sufficient detail and there are concerns to what is planned for the whole site. The planning history shows no evidence of business uses and the site would not be suitable for such uses, especially as the access onto the busy A10 is inappropriate.
14. **Local Highway Authority** – Originally Recommended refusal with regards to this application in its present format for the following reason:

The application is not supported by sufficient transport information to demonstrate that the proposed development would not be prejudicial to the satisfactory functioning of the highway. The Highway Authority would request that the applicant appropriately assess the proposal, as the applicant appears to have failed to quantify the vehicle movements associated with the proposal both operational and construction.

The Local Highway Authority has since removed its objection to the proposal based on the additional information provided by the agent (dated the 15th June 2010). This is on the grounds that a condition is attached to any planning permission prohibiting the

retail sale of fish on the site. Such a condition would satisfy the Local Highway Authority that no significant highway implications would result as a consequence of the proposal.

15. **Environmental Agency** - Comment that the site is within the area covered by the Internal Drainage Board in respect of flood risk. However, an ecological survey is required prior to development of detailed plans, to enable an assessment of the level of risk posed by the development.

16. **Old Western Internal Drainage Board** – Raise no objections to the proposal in principle subject to the submission of additional information detailing the source of water, the water level and means of control, the effect upon neighbouring land through seepage and the means of lining to the pond.

Following the submission of additional information by the applicant the IDB state that there should be no site surface water directed to the pond or filling by artificial means.

17. **Cambridge County Council Archaeology** – Request that a condition be attached to any planning permission requiring that the site be subject to an archaeological assessment due to its high archaeological potential.

18. **Ecology** – Raise no objections commenting that the sites existing biodiversity value is limited and an ecological assessment would not be required in order to support this application. The design and treatment of the proposal pond are questioned, as its form is not common of a stock pond. Furthermore, the site will require vehicle access and should the proposal be revised to provide common stock ponds then other ponds could be provided for biodiversity purposes. The use of excavated soil is important and could be used for a wildflower meadow.

19. **Landscape Design** – Raise no objections in principle subject to the submission of additional information detailing:

The pond will need vehicular access as fish will need to be transported from the pond when they are grown (heavy aerated truck mounted tanks) and there will also be a requirement for maintenance (dredging etc). The area lies on chalk where the water table can vary significantly, therefore, details will be needed to show how water will be retained in the pond (e.g. a liner). Details will be needed as to the source of water for maintaining water depths in dry weather (e.g. a borehole). The chalk is fairly shallow here so this could be possible. Details of how the pond will be aerated during hot weather will also be required. If there are to be fish of varying size (say hatched fry up to juveniles ready for sale) or different species the applicant will need additional facilities (perhaps smaller ponds) to house them, or the fish will eat each other. Orchard trees should be positioned away from the pool (particularly south and west sides) due to leaf drop and possible root damage to any liner. Details will be needed to show how the spoil will be utilised on site (likely to contain chalk rock). This could possibly form the basis of a meadow area.

Representations

20. None were received.

Planning Comments – Key Issues

21. The key issues to consider in the determination of this application are the impact that the proposed development would have upon character and openness of the Green

Belt and surrounding countryside, flood risk, biodiversity, archaeology and highway safety.

Principle

22. The proposal would result in the excavation of land to provide a fish stock pond. This pond would be used to breed fish in which to supply ornamental fish and fish for sports and recreation (fishing). As a consequence, the proposed use is not deemed to be agricultural, as it would not be kept for purposes of food. Notwithstanding this, the proposed use is considered to be appropriate for this rural location and adhere with the criteria of Policy DP/7 subject to the adequate measures securing landscape mitigation and biodiversity enhancement.

Highway Safety

23. The revised site plan now indicates a vehicle access to the proposed stock pond. In addition the information submitted in support of the application confirms that it is the applicant's intent to bring the site back into use in line with its agricultural use. Therefore, the proposed pond will not be used for recreational fishing purposes, nor would it be used for the sale of fish to the general public. Instead the pond will be used to supply fish to businesses for recreational or ornamental purposes by contract. This is a similar arrangement to that of the keeping and sale of livestock within an agricultural farm. In light of this it is accepted that the proposal would not result in a significant increase in intensity of the site above that of its existing nursery/agriculture use. Notwithstanding this, the Local Highway Authority has requested that a condition be imposed to ensure that no retail sales of fish take place from the site. The agent has confirmed in writing that the applicant will accept such a condition.

Landscape Character

24. The application provides little detail of hard and soft landscaping and whilst there is no objection to the principle of the pond within this location, it is deemed that further detail will be required in order to preserve the rural open character of the area. As such, a hard and soft landscaping scheme will be sought by condition to ensure that the provision for means of access and landscape mitigation by way of tree planting and biodiversity enhancement are fully detailed, for approval prior to works commencing on-site.

Biodiversity

25. It is acknowledged that in its present form the site provides little biodiversity value, therefore a biodiversity assessment is not required in order to determine this application. However, due to the nature of the proposals, in particular the excavation of soil, it is deemed that a scheme for biodiversity enhancement would be required by condition. In addition to a hard and soft landscaping scheme, it is considered that biodiversity enhancement should be sought, such as the re-use of the spoil following the excavation in order to provide a wild flower meadow area.

Flood Risk

26. The site is located within the Old Western Internal Drainage Board district and the board has no objection in principle to the proposal. Following the submission of additional information the Board accept that the pond levels will be controlled by ground water levels and require that the pond should not be filled by artificial means and that any surface water drainage should not be directed into the pond. The site is

not within a recognised flood risk zone and therefore the Environment Agency has not commented in respect of flood risk.

Other Matters

27. Despite the views of both Landbeach and Milton Parish Council's the proposal is considered to be appropriate development within this rural location. Furthermore the use of a condition to limit retail sales would result in a minimum impact upon the highway network. The Cambridge County Council has requested that prior to development commencing a negative condition requiring archaeological survey will be required in order to ascertain the level of any remains. This is deemed to be a sufficient level of detail in which to secure the preservation of any historical finds.

Conclusion

28. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

Recommendation

29. Approve as amended by additional information and revised site edged red dated stamped 2 July 2010.

Conditions

1. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. **The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan as amended 2nd July 2010 and SC01-01/P1.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. **No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.**
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
4. **All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or**

replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

5. **No development shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.**

(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

5. **No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority.**

(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)

6. **No retail sales other than those permitted under Lawful Development Certificate S/1743/04/LDC shall take place within the site.**

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Informatives

1. With respect to **Conditions 3 and 4** above it is advised that you contact the Council's Landscape Design Officer 'David Hamilton' on 01954 713415 when preparing a landscape scheme.
2. With respect to **Condition 5** above it is advised that you contact the Council's Ecology Officer 'Rob Mongovan' on 01954 713402 when preparing a biodiversity scheme.
3. With regard to **Condition 6** above it is advised that you contact the Cambridge County Council Archaeology Department on 01223 728567.
4. The Old Western Internal Drainage Board (OWIDB) state that no surface water should be directed into the pond, hereby permitted and that the ponds levels should not be controlled or filled using artificial means. For further information it is advised that you contact the OWIDB on 01353 688296.

Contact Officer: Mike Jones – Senior Planning Officer
Telephone: (01954) 713253

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 August 2010

AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/0856/10/F and S/0857/10/LB – CALDECOTE
Alterations, Reconstruction and Conversion of Former Barn and Cart Shed to Offices
and Demolition of 3 Outbuildings at Manor Farm, Main Street, for Strutt and Parker**Recommendation: Refusal****Date for determination: 11 August 2010****Notes:**

These Applications have been reported to the Planning Committee for determination because the Local Member has requested they be presented before Planning Committee, due to concerns on material planning considerations.

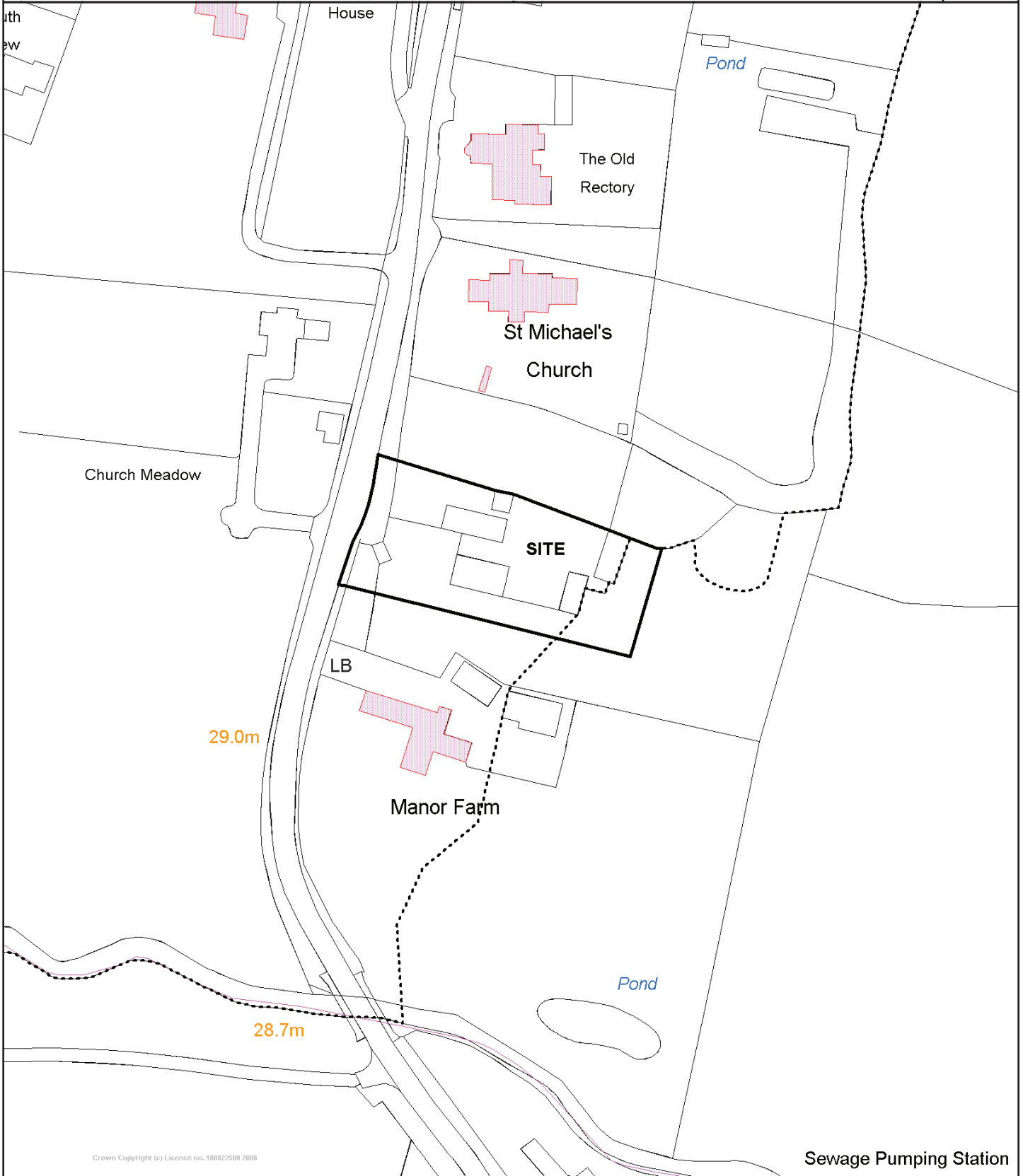
Site and Proposal

1. The 0.2 hectare (ha) site is located in the most southern part of Caldecote, outside of the village framework, within the Conservation Area and sited between two listed buildings. The Parish of Kingston is a short distance from the application site (approximately 100m south).
2. The existing buildings comprise dilapidated wooden structures that were originally used for agricultural purposes and are set within the large grounds of Manor Farm; a grade II listed building located approximately 30 metres south of the application site. To the north is St Michaels Church, a grade II* listed building, this is screened from the site by trees and hedging. To the east is open countryside and to the west is Main Street and access to the site.
3. The full application, received 26 May 2010, proposes the alteration and conversion of existing buildings to offices. The listed building application is required for the demolition of 3 existing curtilage listed outbuildings. The application was submitted with the following documents:
 - (a) Planning statement
 - (b) Design and Access Statement
 - (c) Heritage Statement
 - (d) Bat and Owl Survey
 - (e) Structural Statement

Planning History

4. **S/0937/06/LB** - Extension and Conversion of Barn and Cart shed to Dwelling and erection of garage/outbuilding – Refused.
5. **S/0938/06/F** - Extension and Conversion of Barn and Cart shed to Dwelling and erection of garage/outbuilding - Withdrawn.

S-0856-01-F



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Sewage Pumping Station



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Scale 1/1250 Date 20/7/2010

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6. **S/0111/07/LB** - Alterations, Reconstruction, Conversion and Extension to Cart shed to form 5-bed dwelling and attached double garage, workshop and store. Demolition of 3 outbuildings – Refused.
7. **S/0112/07/F** - Alterations, Reconstruction, Conversion and Extension to Cart shed to form 5-bed dwelling and attached double garage, workshop and store. Demolition of 3 outbuildings – Refused. Dismissed at Appeal.
8. **S/0096/09/LB** - Alterations, Reconstruction, Conversion and Extension of former Barn and Cart Shed. Demolition of 3 outbuildings - Refused.
9. **S/0094/09/F** – Alterations, Reconstruction, Conversion and Extension of former Barn and Cart Shed. Demolition of 3 outbuildings – Withdrawn.
10. **S/1830/09/F** - Alterations, Reconstruction, Conversion and Extension of former Barn and Cart Shed. Demolition of 3 outbuildings – Refused.
11. **S/1920/09/LB** - Alterations, Reconstruction, Conversion and Extension of former Barn and Cart Shed. Demolition of 3 outbuildings – Refused.

Planning Policy

12. **PPS1** (Delivering Sustainable Development).
13. **PPS 7** (Sustainable Development in Rural Areas).
14. **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

South Cambridgeshire Local Development Framework Development Control Policies 2007 (LDFDCP)

15. **DP/1** – Sustainable Development, **DP/2** – Design of Development, **DP/3** – Development Criteria, **DP/7** – Development Frameworks, **ET/7** – Conversion of Rural Buildings for Employment, **ET/8** – Replacement Buildings in the Countryside, **CH/4** – Development within the Curtilage of a Setting of a Listed Building, **CH/5** – Conservation Area, **TR/1** – Planning for more Sustainable Travel, **TR/2** – Car and Cycle Parking Standards.

Consultations

16. **Conservation Officer** - In summary the team are of the opinion that the best use of the buildings is that for which they were originally designed. The proposals follow the refusal of alterations, reconstruction and conversion of the barn and cart shed to offices and demolition of 3 outbuildings. This application is for the same scheme but omitting the extension to the cart shed. Although this proposal no longer includes an extension to the cart shed there are still concerns about the impact on the character and appearance of these curtilage listed buildings and on the setting of the grade II listed farmhouse and grade II* listed Parish Church and the Conservation Area. There is still a small extension proposed to the chaff barn.

17. In this case no compelling evidence has been presented to show that some form of agricultural or storage use could not be maintained. It is clear that an alternative non-agricultural use would be difficult to accommodate due to the close proximity of the listed farmhouse and church. However conversion to an employment use is not considered to be an acceptable alternative for the above reasons. Consequently a less intrusive use should be sought which does not require so much alteration and extension to the buildings and which avoids destroying their special character. For the above reasons the proposed extension and alterations to the barn and cart shed would neither preserve nor enhance the character of the wider Conservation Area. The barn is prominent within the street scene and the Conservation Area and the proposal, which is considered to be visually intrusive, would be detrimental to the character of the Conservation Area. The proposal is therefore contrary to CH/5 of the LDFDCP 2007. In addition the setting of the listed farmhouse would be compromised and the visual relationship between the farmhouse and its former agricultural buildings would be further eroded. The setting of the adjacent grade II* parish church would also be compromised by an office development in this location. The proposals would therefore be contrary to Policy CH/4 of the LDFDCP 2007.

18. **Local Highway Authority** – objects to the proposal.

'The Highway Authority would recommend refusal of the above application in its present format:

The proposed development, if permitted, would involve the use of a vehicular access onto Main Street where visibility is severely restricted by a bank to the south of the access and would therefore be detrimental to highway safety. '

If the application is granted permission by the Local Planning Authority, it will be the Local Planning Authority's decision with regards to which conditions will be incorporated.

It is requested that the applicant provide a contour survey of Main Street (a hollow way) in relationship to the access way. As visibility splays need to be unobstructed, the Highway Authority is concerned that the cutting that has been created to join the road obscures the visibility. The gradient of the bank to the road appears from on site observations be too great to permit the access merely to follow the banks profile.

19. **English Heritage** – Have not responded at the time of writing this report.

20. **Biodiversity Officer** - I have no objection to this development taking place subject to the development commencing in accordance with the information and recommendations contained within the Bat and Owl Survey, such that two internal cavity bat boxes will be provided on the west and east elevations of the building, that bird boxes will be erected around the site, that the grass will be kept short around the development area to deter the possible presence of great crested newts in the development area.

The restoration of the pond through selective desilting would provide a simple biodiversity gain for the site. The SCDC Ecology Officer would be willing to provide further guidance on the matter.

21. **Building Control Manager** – No objections

22. **Environment Agency** – Application falls within Cell F10 (floodzone 1/<1ha) of Flood Zone Matrix, version 1.0. No other Agency related issues, and Council will be required to respond in respect of flood risk and surface water drainage.
23. **Environmental Health Officer** – Has requested conditions to control hours of demolition/construction and details regarding pile foundations. Informatives include no bonfires and burning of waste on site, and the need for a Demolition Notice establishing ways in which buildings will be dismantled.
24. **Councillor Hawkins** - Due to the nature of the site and its history, it would be helpful for the application to be viewed and considered by a wider audience. I hereby request that both applications be referred to the democratically elected members of the Planning Committee for consideration, for the following reasons:
- (a) The site is located in a Conservation Area and the buildings in question are listed, therefore, having a historic relevance to the village.
 - (b) The planning history of the site shows that the proposals have gone through several iterations, and an appeal, and that the new application has taken into account previous comments made by the planning department and inspectorate, in order to come up with a proposal that attempts to bring the dilapidated buildings back into economic use, whilst preserving their historic fabric.
 - (c) The design of proposed development, which is a change of use of existing buildings, without extensions/conversions, seems more in keeping with the rural character of the site, and in that respect, aims to preserve the overall character of the Conservation Area.
 - (d) The proposal is for small office space provision, aimed at small businesses which current national policy aims to encourage as part of the plans for economic recovery. Indications are that such small units are much needed in the area.
 - (e) The Local policy is to encourage small businesses to grow, and the redevelopment of this site is widely welcome and supported by the local community of Caldecote, and its Parish Council.
 - (f) Furthermore, there is a local concern that the buildings, if not brought back into use, will fall into a more severe state of disrepair, to the detriment of the area. There is also the local hope that the national policy of encouraging working from home/local area, can be further strengthened by considering these buildings to be brought back to use. Also that by doing so, the ultimate users of the site may contribute to the reduction in the carbon footprint generated by residents of the area.

Planning Comments – Key Issues

25. The key issues regarding the scheme refer to the:
- (a) Principle of development
 - (b) Sustainability
 - (c) Highway Safety
 - (d) The impact on the character and appearance of the Conservation Area and the two Listed Buildings and their settings
 - (e) The impact on neighbour amenity

Principle of Development

26. There is policy support for the conversion of agricultural buildings to employment use under policy ET/7 of the LDFDCDP 2007. Planning permission will only be granted, however, if certain criteria are met.
- a) *The buildings are structurally sound*
27. It is accepted that the structure of the buildings could be successfully re-used. However, the proposal seeks to retain only some elements of the existing structures (predominately the frames of the building with some work), as a large element of the scheme is new build. In addition, the works to the cart shed amount to major reconstruction and the works to the Chaff Barn are significant also. The comments from the Building Control Officer inform that though the frames can be predominately retained the materials for the external appearance are all likely to be new and not those of the existing buildings, including completely re-roofing both structures. The buildings cannot be re-used for the proposed use without significant structural improvements.
- b) *The buildings are not makeshift in their nature and are of permanent, substantial construction*
28. Building Control agree that the buildings are of permanent construction and that the works proposed can be carried out in accordance with the structural statement submitted. The report states that although much of the original structure remains at low level the sole plate and the plinth would still need to be replaced. Additionally, there is no information on how the new roof would be supported but this would potentially require strengthening of the existing walls in order to take the increased load of a tiled finish. With this in mind it raises the question as to how substantial the existing structures are and whether it fully meets this criterion.
- c) *The buildings are capable of re-use without materially changing their existing character or impact on the surrounding countryside*
29. The structures of the existing buildings can be re-used though the external materials for the buildings and the design would have to be as such so as not to have an adverse impact on their historic fabric, the neighbouring listed building and the character of the Conservation Area. It is crucial that design takes account of the character and appearance of the existing building and the surrounding area. It is not sufficient to simply retain the frame of the building and substantially reconstruct around it. This proposal intends to change the character of the buildings to an unacceptable level by inserting new openings, adding extensions and internal alterations and strengthening works that will have a significant adverse impact on the simple character and appearance of the buildings and would result in the loss of historic fabric. The impact the change of use would have on the wider countryside would have a much lower impact than that of the earlier schemes though the immediate setting would still be harmed and therefore contrary to the policy criterion.
- d) *The form, bulk and general design of the buildings are in keeping with their surroundings.*
30. The Conservation Manager has concluded that the form, bulk and general design of the buildings would have an adverse impact on the character of these curtilage listed buildings, the setting of the grade 2 listed farmhouse, the neighbouring grade 2 listed

Parish Church and the setting of the Conservation Area. The once proposed wall has been changed to a newly proposed indigenous hedge to screen the parking area. It is not detailed though this can be secured through an appropriately worded landscaping condition. It is seen as a visual improvement to earlier efforts.

31. The roof of the chaff barn at the east elevation is altered from the existing structure adding a pitched roof where there currently isn't one. Additionally the lean-to is being infilled and new openings inserted in the new elevation. These changes are considered to have a detrimental impact on the building's existing character.

Sustainability

32. As the site is located to the very south of the village and outside of the village framework this limits easy access to public transport. The closest bus stop is located in the neighbouring village of Kingston, approximately an 18-minute walk from the application site. Visiting the site would be predominately by private vehicle and therefore the development does not promote minimising the use of the car in line with current sustainability policies. There are also no local facilities close by; the local shop is approximately 1.5miles north of the application site and currently closed. The site is quite remote for an office use; and considered to be unsustainable.

Highway Safety

33. The Local Highway Authority raise objection to the above application as submitted as the access presents problems with highway safety due to obscure visibility. This has been an issue in previous planning applications and is still not adequately addressed. Further assessment regarding the level of traffic proposed and comparison with the potential agricultural use on this site is required with the Local Highway Authority. Members will be updated accordingly.

Conservation Area/Listed Building

34. **Chaff Barn**
The Chaff Barn comprises a two bay mid-late 19th century timber framed barn with a timber framed open lean-to on the north elevation. Both elements are roofed with corrugated sheeting. The proposal seeks to convert the barn and replace the existing lean-to with an extension of a similar form that extends along the whole of the north elevation. There is no automatic right to replacement and the fact that there is an existing lean-to structure of no interest or quality is not sufficient justification for a more permanent structure. The addition of this extension would be to the detriment of the historic plan form and harm the special character and appearance of the barn. In terms of planning policy there is a presumption against extension of rural buildings for employment use and the proposal would be contrary to Policy ET/7.
35. In addition the alterations include additional openings, internal alterations and some strengthening works all of which would have a significant impact on the simple character and appearance of this former agricultural building and would result in the loss of historic fabric.
36. **Cart Shed**
This building comprises a four bay timber framed structure that was originally open fronted on the east elevation; the roof is monopitched and covered in corrugated metal sheeting. The proposal is to convert the existing building and reinstate the pitched roof. While there would be no additional openings in the cart shed and therefore no loss of historic fabric, the alterations required for the new use including

the addition of insulation, services and a new floor internally and new weatherboarding externally would have a significant impact on the simple character and appearance of this curtilage listed building.

37. For the above reasons the proposed alterations to the barn and cart shed would neither preserve nor enhance the character of the wider Conservation Area. The barn is prominent within the streetscene and the Conservation Area and the proposal, which is considered to be visually intrusive, would be detrimental to the character of the Conservation Area. The proposal is therefore contrary to Policy CH/5.
38. In addition the setting of the listed farmhouse would be compromised and the visual relationship between the farmhouse and its former agricultural buildings would be further eroded. The setting of the adjacent grade II* parish church would also be compromised by an office development in this location. The proposals would therefore be contrary to Policy CH/4.

Neighbour amenity

39. The closest neighbouring property is that of Manor Farm, located some 30 metres to the south of the application site. There are no major concerns with regard to the proposed scheme having an adverse impact on the occupiers of this property.

Conclusion

40. The proposed scheme has been scaled down considerably from the first applications received in 2006. The proposal for the use of the buildings to offices demonstrates a re-use that is supported, in principle by the LDF policies, subject to other criteria. This scheme meets only parts of these criteria. In addition the site is set between two listed buildings in the conservation area where it is the view of officers the development would materially detract from the setting of the listed buildings and would neither preserve or enhance the character of the conservation area. The scheme also fails to successfully address sustainability.
41. It is one of the Council's aims to support local businesses and promote economic recovery. The proposed changes to the buildings would also increase their longevity. However, on balance it is considered that the material considerations with regard to the impact on the historic environment and highway safety and sustainability outweigh those with regard to economic development in this instance.

For the above reasons the application is recommended for **REFUSAL**.

1. The site lies in an unsustainable location away from village services and facilities and is not in an accessible location with a choice of means of travel, including non-motorised modes. As such the proposal is contrary to Policy DP/1 (b) and TR/1 of the South Cambridgeshire Local Development Framework Development Control Policies that aims to minimise the need to travel and reduce car dependency.
2. No compelling evidence has been presented to show that some form of agricultural or storage use could not be maintained. It is clear that an alternative non-agricultural use would be difficult to accommodate due to the close proximity of the listed farmhouse and church. However conversion to an employment use is not considered to be an acceptable alternative use. Consequently a less intrusive use should be sought which does not require so much alteration and extension to the buildings and which avoids destroying

their special character. The barn is prominent within the street scene and the proposal, which is considered to be visually intrusive, would be detrimental to local character. The alterations to the barns and the introduction of a formal business use and associated parking areas will materially detract from the simple, rural and agricultural character of the site to the detriment of the setting of the adjacent Grade II Listed Manor Farmhouse, the character and appearance of the Conservation Area, and the visual quality of the street scene and surrounding countryside. As such the proposal is contrary to Policies DP/2 (a) that aims to preserve or enhance the character of the local area, CH/4 that aims to avoid development that would adversely affect the curtilage or wider setting of a Listed Building and CH/5 of the South Cambridgeshire Local Development Framework Development Control Policies adopted July 2007 that aims to determine applications in wider open areas in accordance with legislative provisions and national policy currently in PPS5.

3. The scheme is contrary to the requirements of Policy ET/7 of the South Cambridgeshire Local Development Framework Development Control Policies adopted July 2007 as it fails to convert buildings without materially changing their existing character or impact upon the surrounding countryside.
4. The proposed development is contrary to the requirements of Policy DP/3 of the South Cambridgeshire Local Development Framework Development Control Policies 2007 as it would involve the use of a vehicular access onto Main Street where visibility is severely restricted by a bank to the south of the access and would therefore be detrimental to highway safety.

The Listed Building Application **S/0857/10/LB** is recommended for refusal for the following reason:

1. The proposed alterations and extension to these curtilage-listed buildings will damage historic fabric and harm the special character and appearance of these simple rural buildings. Internally the installation of services, insulation, strengthening works and solid floors would detract from the character of the interior. Externally the addition of new openings, new weatherboarding, a large glazed area and the erection of the new-build elements would have a significant impact on the character of the exterior. The proposals are therefore contrary to Policy CH/3 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 (DPD) and policies HE7 and HE9 of Planning Policy Statement 5: Planning for the Historic Environment (including HE7.2 and HE9.1) and PPS 5 Historic Environment Planning Policy Practice Guide (including 86, 111, 182 and 185).
2. The alterations to the barns, the erection of the new-build elements, the provision of parking and areas of hard landscaping will materially detract from the simple rural agricultural character of this site to the detriment of the setting of the adjacent Grade II Listed Manor Farmhouse and the setting of the Grade II* listed parish church. As such the proposal is contrary to Policies CH/4 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 (DPD) and policy HE10 of Planning Policy Statement 5: Planning for the Historic Environment and PPS 5 Historic Environment Planning Policy Practice Guide (including 113 –115 and 117).

3. The curtilage listed buildings make a positive visual contribution within the conservation area. Due to the inappropriateness of the alterations and extensions the proposals will neither preserve nor enhance the character and appearance of the Conservation Area. The proposals are therefore contrary to Policy CH/5 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 (DPD).

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

- Core Strategy 2007
- Development Control Policies 2007
- Site Specific Policies
- Planning files Ref: S/0937/06/LB, S/0938/06/F, S/0111/07/LB, S/0112/07/F, S/0096/09/LB S/0094/09/F, S/1830/09/F and S/1920/09/LB

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 August 2010

AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/1047/10/F - WHADDON**8 Affordable Dwellings with Associated Landscaping and Access,
Land to the North-West of Rose Cottage, Church Street, for BPHA****Recommendation: Refusal****Date for Determination: 20 August 2010****Notes:**

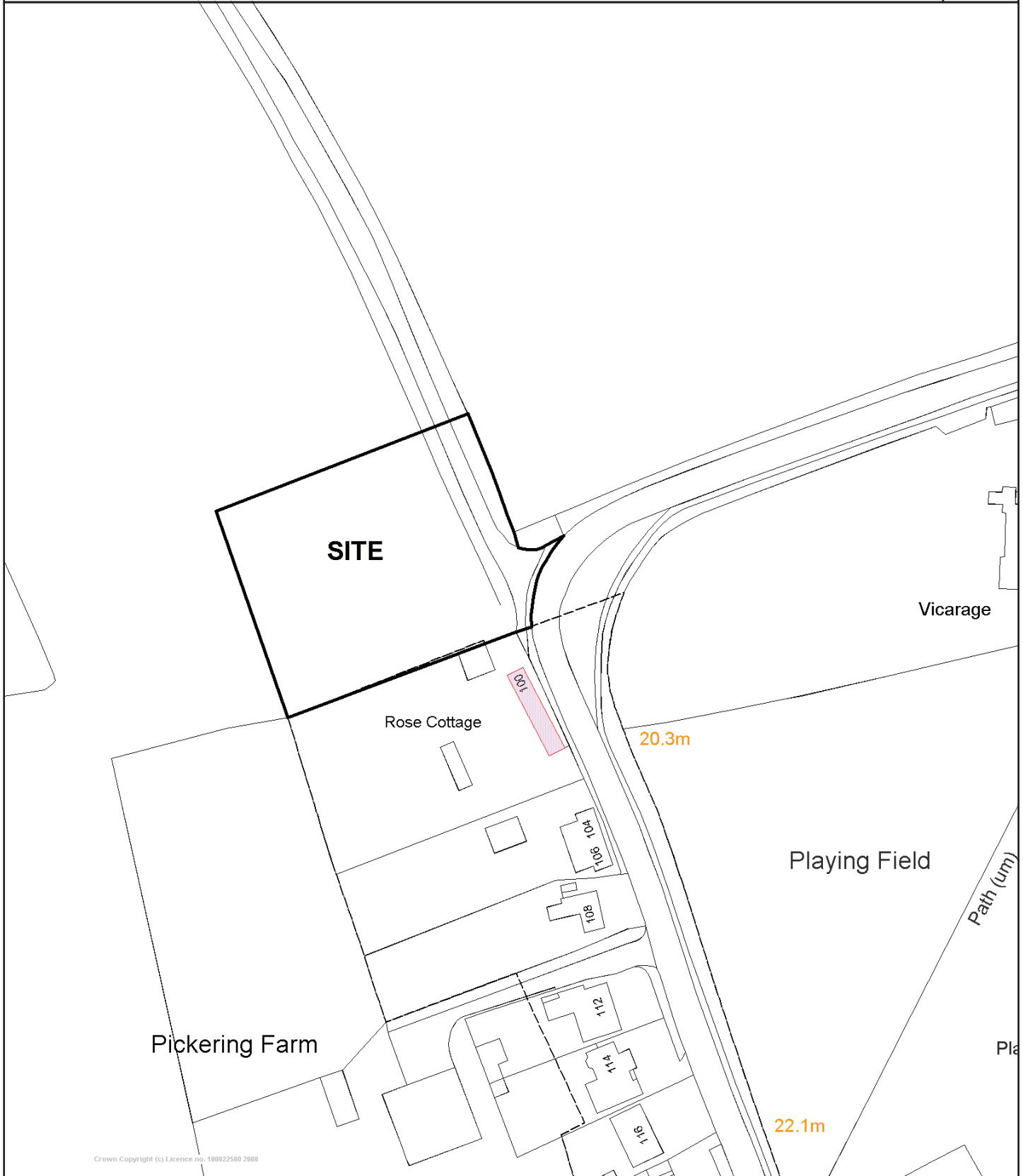
This Application has been reported to the Planning Committee for determination because the officers recommendation of refusal conflicts with the recommendation of approval received from Whaddon Parish Council.

Members will visit this site on Wednesday 4 August 2010

Site and Proposal

1. This full application, received as valid on 25 June 2010, proposes the erection of 8 affordable dwellings with associated landscaping and access, on a 0.28ha area of land located on the outside of a right-angle bend on the west side of Church Street. The site was formerly part of a larger area of agricultural land which is now separated from the larger field by a recently planted hedge.
2. The application site includes a section of the Harcamlow Way, a public bridleway which continues to the north of the site.
3. To the south of the site is Rose Cottage, a Grade II Listed Building fronting Church Street. There is some existing planting on part of the north boundary of Rose Cottage with the application site.
4. To the west, north and north west of the site is agricultural land. To the east of the site, on the opposite side of Church Street are the grounds of the Vicarage beyond which is St Mary's Church, a Grade I Listed Building.
5. The application proposes 5 two-bedroom and 3 three-bedroom houses, which take the form of two semi-detached pairs and four detached units. All 8 dwellings are to be for rent. Parking spaces are provided on plot with five having 2 spaces and three having 1 space.
6. The proposal involves a widening of the existing metalled carriageway on the outside of the bend in the road to provide a new access into the development incorporating part of the existing Harcamlow Way. There is a 15m long section of roadway leading into the site, which is to be constructed to adoptable standards with a tarmac surface. There is a private driveway leading off the new section of adoptable road which

S-1047-10-F



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Scale 1/1250 Date 20/7/2010

Centre = 534812 E 246556 N

August 2010 Planning Committee

serves development in depth. The surface of the existing right of way is to be made good with an area to be surfaced 'horse friendly surfacing'.

7. Two of the plots are sited at the front of the site facing onto the Harcamlow Way, with the other five plots behind facing north and south. The 5 two-bedroom dwellings are designed with a narrower span form, with a low eaves and dormer windows/rooflights. The ridge height of these dwellings is 6.5m. The 3 three-bedroom dwellings are a simple two-storey design with a ridge height of 7.5m. Materials will be either brick with slate roof or render with clay plain tile roof. Windows will be painted timber.
8. The development will comply with Code for Sustainable Homes 3.
9. The density of the scheme is 35 dph.
10. The site is outside the village framework however the south boundary abuts the edge of the framework.
11. The application is accompanied by a Design and Access Statement, Planning Statement, Heritage Statement, and Ecological Appraisal and Badger Survey.

Planning History

12. **S/0851/09/F** – 8 Affordable Dwellings with Associated Landscaping and Access - Withdrawn

Planning Policy

13. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007**

ST/7 – Infill Villages

14. **South Cambridgeshire Local Development Framework Development Control Policies adopted July 2007**

DP/1 – Sustainable Development

DP/2 – Design of New Development

DP/3 – Development Criteria

DP/4 – Infrastructure and New Development

DP/7 – Development Frameworks

HG/1 – Housing Density

HG/3 – Affordable Housing

HG/5 – Exceptions Sites for Affordable Housing

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

SF/11 – Open Space Standards

NE/1 – Energy Efficiency

NE/2 – Renewable Energy

NE/4 – Landscape Character Areas

NE/6 – Biodiversity

NE/9 – Water and Drainage Infrastructure

CH/3 – Listed Buildings

CH/4 – Development Within the Curtilage or Setting of a Listed Building

Open Space in New Developments SPD – adopted January 2009

Biodiversity SPD – adopted July 2009

District Design Guide SPD – adopted March 2010
Affordable Housing SPD – adopted March 2010

Consultation

15. **Whaddon Parish Council** recommends approval. “However, we would like it to be noted that our support for this scheme is conditional upon advance sight, by the Parish Council, of the wording of the S106 agreement and our acceptance of the terms of that agreement. It is extremely important to the Parish Council that the Affordable Housing scheme meets the needs of our village and gives absolute priority to housing local people with a strong connection to Whaddon. Our Chairman has already had some discussions with Schuyler Newstead (SCDC Housing Development and Enabling Manager) about this issue. We also request that a clause be included, with the aim of preventing the S106 Agreement being changed at a later date without the consent of the Parish Council. If the Parish Council is not satisfied that the needs of our village are being met we could withdraw our support for the scheme.”

It is requested that this matter is finalised before the scheme goes to Planning Committee.

16. The **Conservation Manager** comments as follows:
1. ‘The site is very prominent and significant as the link between the edge of the village and the countryside. It comprises agricultural land which has been hedged within the last 2 years. It is bordered to the north by an historic right of way (the Harcamlow Way) which leads out of the village to the north. Long views are afforded to and from this piece of land on the approach to the village centre along Church Street from the east, from the village core to the south, from the entrance to St Mary's Church (grade I Listed) and across the countryside towards the A1198 (Ermine Street).
 2. The site adjoins Rose Cottage, a grade II Listed building. Rose Cottage is a modest vernacular timber framed yeoman's house dating from the late seventeenth century and is set within generous grounds in a wooded countryside setting, close by the original village core around the parish church. This northern part of Whaddon is historically and currently dispersed, with wide spaces between buildings, and overlooking fields, giving the buildings and village a significant rural context. The group around the church is widely spread within trees and fields, emphasising the agricultural context of the historic settlement and the edge of village location, compared to the significantly more closely set buildings along the village street. The evidence of previous buildings in a single group along Harcamlow Way is that these too were dispersed and set well away from Rose Cottage, giving both groups an open rural edge of village setting.
 3. The proposed development is intensive and tightly packed, contrary to the modest and widely spaced buildings around it. It is very prominent in public views and on axis with Church Street when approaching past the church. Photograph 6 (page 6 of the D & A statement) shows this view which is currently very rural. Because the hedge to the rear of the site is visible in this view the whole development would be seen in front of it and would not be hidden by the slope of the land, contrary to the statement that accompanies the photograph. Although the views down the new roadway terminate in a hedge and railings, this is only visible when entering the site and in a limited position at the entrance on Harcamlow Way, and therefore in the major views of the site the appearance is urban and of closely packed houses behind each other.

4. Whilst the design of the proposed houses is consistently traditional, it is contrary to traditional hierarchy in that houses at the rear of the site are taller than houses at the front of the site. The roofs are also overly complex in that there is a mix of dormers and rooflights, contrary to traditional character where there are either rooflights or dormers, and attracting attention from the simpler designed listed building.
5. The Design and Access Statement says that the houses are of narrow span (Page 8), but this is only true of some houses. The majority are deep span and considerably wider than the span of Rose Cottage. The eaves of all the houses are higher than that of the listed building, giving higher walls and greater bulk. The houses at the rear of the site are also considerably higher than Rose Cottage, being two full storeys high. From the street, the depth of development, the compact siting and urban character, and the height depth and bulk of individual buildings would dominate the modest listed building. The submitted street elevation is misleading in that it is taken from Harcamlow Way rather than Church Street, so appears more open around the central road and fails to show buildings that would be visible beyond the frontage building. It also shows trees that are more extensive than the space available would provide. The group of proposed houses along the southern side of the site are also very close to the boundary with Rose Cottage and extend along the whole of its northern boundary to the rear garden. In contrast to the open rural character of the existing garden to this listed building, the development would result in overlooking along the whole of the garden (especially during winter), and a change to an urban character due to the intrusion of houses and a high close boarded fence, to the detriment of the setting and use of the listed building. Ground level on the site is also slightly higher than the listed building, leading to an increase of the impact. The proposed houses are also closer to the boundary than the guidance in the District Design Guide advises for amenity. Whilst the listed building would remain listed (because the proposed development does not involve any physical damage to it) its setting would therefore be significantly harmed.
6. There is no detail about the piping of the existing field ditch close to Rose Cottage. It would change the character of the entrance to the listed building to one that is significantly less rural and, because it would constrict the flow of water and because the site is slightly higher than Rose Cottage, would potentially lead to flooding of the listed building.
7. In summary, the principle of development on this site is inappropriate and I recommend refusal due to the following:
 8. The development would have a substantial and detrimental impact on the character of the village as a whole, as well as individual listed buildings. Its prominence, density, location and bulk is inappropriate for the edge of village and rural context of the site. It is also contrary to development characteristic of the locality. It is therefore contrary to Policy DP/7.
9. The proposed site is inappropriate as an exception site due to its impact on the wider character of the village. It is therefore contrary to Policy HG/5.
10. The setting of the village and particularly the rural group of listed and historic buildings on the northern edge of the settlement around the grade I listed church would be harmed by the location, position, density, form, character and design of the proposed development.

11. The setting and amenity of the grade II listed Rose Cottage would be harmed by the location, position, proximity, density, bulk, height, form, character and design of the proposed development.
12. The harm is not justified due to the lack of consideration of the village as a whole, of longer views of the village, and of adequate consideration of less damaging alternatives.
13. It is therefore contrary to Policy CH/4 and Policies HE7, HE9 and HE10 of PPS5, including HE7.2, HE7.4, HE7.5, HE9.1, HE9.4 and HE10.1.
17. The **Local Highway Authority** objects to the application in its current form. The visibility splays required are not shown in full as previously requested. A drawing should be provided showing the visibility splays for a vehicle waiting to turn right into the site from Church Street. It is requested that the access is designed so that agricultural vehicles that also use the access are able to overrun the new horse friendly surfaced area as the proposed access would be too constrained for any large vehicles to negotiate. It is requested that the tracking of a tractor and trailer be provided and that a suitable design for an overrun area is provided.

The Highway Authority confirms that it would not wish to adopt the development and requests that the developer deposits a letter and drawing showing the site confirming that it will not be offered for adoption.

Conditions should be attached to any consent requiring the access to be provided with adequate drainage measures to prevent surface water run-off onto the adjacent public highway; the provision of temporary parking, turning, loading and unloading facilities clear of the highway during the period of construction; the retention of the public right of way on its existing alignment and maintained free from obstruction unless/until an alternative way has been provided under the appropriate procedure; and that the vehicular access, where it crosses the public highway, is laid out and constructed in accordance with the County Councils; construction specification.

Amended plans have been requested from the applicants' agent.

18. The **Countryside Access Team, Cambridgeshire County Council** comments that it is pleased to see that its previous recommendations have been included in the revised site layout.

It specifically approves of the proposed surfacing of the bridleway entrance and the proposed 5 metre width which has been left to the north of the new vehicular access, which bridleway users will be invited to use. Provided that the development proceeds in accordance with these points it has no objection to the application.

It points out that it should be borne in mind that because there is to be no formal diversion of the public right of way, members of the public using the bridleway will still have the legal right to proceed directly northwards from Church Street on the bridleway (i.e. cutting across the new vehicular access). However, in practice, most will choose to use the alternative route which is to be set out specifically for them.

19. The comments of the **Housing Development and Enabling Manager** will be reported at the meeting. The previous application received full support.

20. **Cambridgeshire Archaeology, Cambridgeshire County Council** has previously commented that its records indicate that the site lies in an area of high archaeological potential. It therefore recommends that the site should be subject to a programme of archaeological investigation, undertaken at the expense of the developer, which can be secured through the inclusion of a negative condition.
21. The comments of the **Affordable Housing Panel, the Architectural Liaison Officer, Cambridgeshire Constabulary, the Environment Operations Manager, Urban Design Team, Ecology Officer** and **Trees Officer** will be reported at the meeting.

Representations

22. The occupiers of **Rose Cottage, 100 Church Street** whilst not objecting to providing affordable housing to those who are in genuinely in need within the village, but feel it should be provided appropriately and sympathetically. There is serious concern about the potential impact the development will have on the character and fabric of the village
23. There is concern that the layout of the scheme would allow for a further extension of development on land outside the village framework in the future.
24. The site is inappropriately located due to road safety issues as it is on a severe ninety degree bend in a 40mph speed limit. This could present a significant risk to the families residing in the new development and for road users in general. There has been a history of accidents at this corner with Rose Cottage itself being struck at least once. The Local Highway Authority should consult the accident records for this locality in considering its comments. There are serious concerns about the current position of the access to Rose Cottage.
25. There are inadequate security and privacy arrangements on the common boundary with the site. A close-boarded fence should be erected at the developers' expense, to screen and provide physical security for Rose Cottage.
26. The proposed density of the development results in the 'shoe-horning' of eight houses and associated facilities within such a small footprint is not in keeping with the general look and feel of the village. Planning Committee is concerned at densities in the District – this is a classic example of overdevelopment which is not in character and which will create noise and disruption in a key focal point of the village, at the location of a Grade I and Grade II listed building.
27. It should be ensured that the resultant housing is allocated to the residents of Whaddon. It is noted that this development does not meet the projected need for 11 affordable dwellings for the village and this again questions the rationale of the location of this site, which is not considered fit for purpose as there would still be a need to develop a further site, or as feared above, the existing site may be extended, which is not acceptable.
28. The development is not compliant with Planning Policy Guidance Note 13, as it does not have suitable public transport facilities. There is an extremely limited bus service and it is unlikely that an additional 8 dwellings would be sufficient to boost the demand and business case for a more expansive bus timetable.
29. The development is not compliant with paragraphs 12 and 13 of Planning Policy Guidance Note 7, as it does not compliment the settlement pattern, character of the existing buildings or fabric of the Whaddon community. The development will be

'bolted' on due to the availability of 'convenient' land. If this were not available the development would not be considered. There is no synergy between the Rose Cottage or the Church with the proposed dwellings and the current vista will be permanently impacted, particularly when viewed from the Church and approaching the corner close to Rose Cottage.

30. The development is not considered to comply with policy CH/4, and whilst any judgement may be subjective, it does not sit well against the backdrop of this 17th Century cottage and will cut it off from its relationship with the open countryside to the north. It is considered that this policy is not just about keeping developments below the eaves height of a cottage which will be loved and cherished for generations to come and the scheme will always be discordant with the cottage. The cottage, which is currently a focal point on the edge of this part of the village will be subsumed into a development that will have a very urban nature.
31. The developers proposals for new trees is not clear, which appear to screen the gable of Rose Cottage from view from the entrance of Harcamlow Way, given that the revised designs were constructed to preserve the views of the cottage. Are the trees to be mature stock or will they take many years to grow to the desired height?
32. The representation requests a re-think on the numbers of units, design, layout and most importantly the location of the dwellings on the site. There are far more appropriate sites elsewhere in the village where less harm on the setting of listed buildings and views into the open countryside from the public realm would be caused, and which are more appropriate in terms of highway safety.
33. The occupier of **Town Farm, 146 Church Street** comments that he has lived in the village for over 40 years and is interested in housing for the mostly younger, local people who would like to continue living in the village, but is amazed that this site has been chosen which appears to clash with so many better positions.
34. There are a number of objections to this site. It is next to an extremely old listed house; the site is below the existing sewage system thereby requiring sewage to be pumped up hill; the area has had sewage overflow in the past; it is on a 90 degree bend on the road through the village; there are several sites in the village which are more central and are owned by the Council or other landowners amenable to setting; these other sites are on top of the sewerage system, therefore saving costs.
35. A plan has been submitted with the representation illustrating the alternative sites suggested.

Planning Comments – Key Issues

36. The key issue for Members to consider in this case is whether the proposal accords with Policy HG/5, having taken into consideration the matters that have been raised during the consultation process, including the impact on the setting of Rose Cottage and highway safety.

Policy HG/5

37. Policy HG/5 accepts that, as an exception to the normal operation of the policies of the Development Plan, schemes of 100% affordable housing which are designed to meet identified local housing needs on small sites within or adjoining villages can be granted so long as five criteria are met.

38. The Housing Development and Enabling Manager confirmed that the 2009 application was in accord with the local housing needs survey for Whaddon. I expect that position to be unchanged in respect of the current application. Although this survey was conducted in 2004, and is therefore not as up to date as I would normally expect for this purpose, the need for 11 dwellings was previously supported by the Council's Housing Waiting List and it was confirmed that the applicants on that list met the local connection criteria. The applicant has indicated a willingness to enter into a Section 106 Agreement which would ensure that all dwellings secured as affordable housing in perpetuity for those in housing need, and would give priority of allocation to qualifying persons from Whaddon.
39. I am therefore of the view that the proposal satisfies the first two criteria of Policy HG/5.
40. The third of the criteria requires the site to be well located to the built-up area of the village, and the scale of the scheme to be appropriate to the size and character of the village. Whaddon is classified as an infill village however schemes for 100% affordable housing of this scale have been consented in such villages and I am therefore of the view that the scale of the scheme is appropriate in this respect.
41. I am of the view however that, although the site abuts the village framework on its south boundary, it is not well related to the built-up area of the village. There is a very distinct edge to the village at this point and the entrance to Harcamlow Way represents an immediate transition from the built-up area of the village into the countryside beyond. When approaching the site from the east along Church Street, there is no awareness of built development until a point close to the bend in the road, when views of the listed building, Rose Cottage and its garage are obtained. The views across countryside which are currently gained will be lost as a result of this development.
42. The fourth of the criteria requires the site to be well related to facilities and services within the village. The site is diagonally opposite the recreation ground and church and is a short walk from the village hall. I note the comment made by a local resident about the site being below the existing sewerage system which may result in a need to pump however I am of the view that the site fulfils this criterion.
43. The fifth of the criteria requires that the development does not damage the character of the village or the rural landscape. I have already commented on the impact that the development of this site would have on these matters. In addition to the potential adverse effect on the village character and rural landscape when viewed from Church Street, there will be a significant impact on the views afforded of the edge of the village on the approach from the north along the existing public right of way.
44. At present the view of the edge of the village from this approach is of the gable wall of the listed building, Rose Cottage, its garage and planted boundary, with a sharp transition between this and the countryside beyond. The proposed development will in my view be very alien to this existing character as it does not reflect any existing pattern of development and will have a significant adverse effect on the character of this part of the village and the rural landscape. Although landscaping is proposed on the north and west boundary, and a hedge has already been planted, I am of the view that this will not offset the visual harm which would be caused by the development of this site.
45. The Conservation Manager has objected to the application and is concerned about the direct impact the development will have on the setting of Rose Cottage, as well as

on the character of the area as a whole, both in terms of the principle of the development and details of the scheme. It is recognised that the current application has introduced a number of changes to the details of the scheme, both in terms of layout and the design of the proposed dwellings, which in my view represent a significant improvement from that considered under the 2009 application. However, although the scheme has attempted to site the new dwellings so that they will not directly block the existing views of the listed building when approaching the village along the right of way, the development will still have an adverse impact of the wider setting of the listed building from this view, as well as from Church Street itself. The alterations to the existing access, introducing additional tarmac and paved surfacing will add to this impact, even though the present proposal is has a far less engineered appearance from that previously submitted.

Highway Safety and Public Right of Way

46. The revised scheme has been the subject of negotiation between the applicant and the Local Highway Authority and the Rights of Way and Access Team. The Local Highway Authority however does not support the scheme as submitted as it fails to show the visibility splays for the new access in full and those of a vehicle waiting to turn right into the site from Church Street. Revised drawings have been requested.
47. Although the access to the site is on the outside of a right angled bend visibility for vehicles exiting the site appears adequate. The comments of the occupier of Rose Cottage are noted and have been forwarded to the Local Highway Authority for its comments, however provided its own queries are satisfactorily addressed I do not anticipate that a highway objection can be sustained.
48. I note that the Rights of Way and Access Team does not object to the revised scheme.

Neighbour Amenity

49. In terms of neighbour amenity there is only one dwelling directly affected by the proposed development, Rose Cottage, the listed building to the south. The letter received from the occupier of this property makes general points about the suitability of this site for development and the impact it will have, which have been commented on above.
50. In terms of the direct impact of the new development the detailed treatment of the boundary between it and Rose Cottage can be addressed by condition of any consent. I agree that there is a need to supplement the existing boundary treatment, although this will need to be sympathetic to the setting of Rose Cottage.
51. The layout and design of the proposed dwellings is such that it minimises any direct overlooking of the garden of Rose Cottage, with the only windows facing in that direction which are not either obscure glazed or high level rooflights, are two bedroom windows in the dwelling on Plot 4. Given the position of this plot at the western end of the site I do not consider that there will be any unreasonable degree of overlooking.
52. The proposed dwelling on Plot 2 has been moved a significantly greater distance from the boundary of Rose Cottage from that proposed in the 2009 application and I am of the view that the new development will not result in an unreasonable loss of amenity in terms of overbearing impact when viewed from the garden of Rose Cottage.

Open Space

53. The application does not propose an area of open space within the site itself, however the applicant accepts that there is a need to comply with Policies SF/10 and SF/11 and has indicated a willingness to provide an off-site contribution. Given the restricted size of the site available, the desire to maximise the number of affordable units provided, and the proximity of the existing recreation ground and the desire to provide open space, I am of the view that this is an appropriate way forward in this case.

Other Matters

54. A condition can be imposed on any consent requiring an archaeological investigation of the site. Surface water drainage issues can also be dealt with by condition. It is proposed to dispose of surface water by soakaways.
55. I note that comment from Whaddon Parish Council that its support for the scheme is conditional upon advance sight of the wording of the Section 106 Agreement and its agreement to it. Should Members support the scheme a copy of the draft Section 106 Agreement can be sent to Whaddon Parish Council for its comments and I am confident that the wording will satisfy its concerns, however whilst I am able to consult with the Parish Council over any future changes to that agreement a clause cannot be inserted into the agreement itself requiring the prior consent of the Parish Council to any changes.
56. The applicant comments that various alternative sites have been explored by the Parish Council, including a site to the west of Church Street at its southern end, which is also owned by Cambridgeshire County Council, however it states that none are available.
57. I note the applicants comment that old Ordnance Survey maps show a pair of cottages, demolished a considerable number of years ago, accessed off Harcamlow Way, which would have impacted on the view of the edge of the village when approaching from the north, these were located to the north of the current application site and in my view this does not materially affect the concerns expressed in this report regarding the potential impact of the development now proposed,

Conclusion

58. The comments of outstanding consultees and the receipt of any amended drawings will be reported at the meeting.
59. Given that Policy HG/5 allows for sites to be developed as an exception to the normal operation of policies of the development plan, and that exception sites are normally outside the framework of a settlement where development would not otherwise be permitted, it is not unusual that there will be a potential impact of such developments on the character of a village and the surrounding countryside. This impact, and the ability to assimilate any new development have to be balanced with the need to provide affordable for housing local people.
60. Having balanced these issues, whilst I would like to support the provision of affordable housing in Whaddon, I find that I am unable to support the development of this particular site, which in my view will cause significant harm to the character of this part of the village and the rural landscape, and detract from the setting of the adjacent listed building.

61. Although the submitted scheme has been revised in an attempt to address some of the detailed issues this has been done in the knowledge that officers would not be able to support the principle of development of this site.

Recommendation

62. That the application is refused for the following reasons:
1. Policy HG/5 of the South Cambridgeshire Local Development Framework adopted 2007 states that planning permission may be granted as an exception to the normal operation of the policies of the plan for schemes of 100% affordable housing designed to meet the identified local housing needs on small sites within or adjoining villages, subject to those site satisfying specified criteria. This site fails to satisfy the criteria set out in Policy HG/5 c. and HG/5 e. in that the site is not well related to the built-up area of the village and development will damage the character of the village and the rural landscape, particularly when viewed from Church Street and the Harcamlow Way.
 2. The proposed development of this site will have a significant adverse effect on the setting of the adjacent Grade II listed building, Rose Cottage, 100 Church Street by reason of its location, bulk, form, design and the development is therefore contrary to the aims of Policy CH/4 of the South Cambridgeshire Local Development Framework adopted 2007 and Planning Policy Statement 5.

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Supplementary Planning documents
- Planning File Refs: S/1074/10/F and S/0851/09/F

Case Officer: Paul Sexton – Principal Planning Officer
Telephone: (01954) 713255

Presented to the Planning Committee by: Paul Sexton

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
S/0534/09/F	Annington Developments Land opposite 71-74 Magdalane Close Longstanton 8 New dwellings with associated access and parking.	Dismissed 08/06/10
S/0136/10/F	Dr K Davies Bramley Cottage 9 Fowlmere Road Heydon Alteration and extension of existing garage/workshop outbuilding.	Dismissed 04/06/10
S/0698/09/F	Ms J Holland 84 Main Road Little Gransden Conversion and extension to existing double garage to form annexe and re-siting of garden shed.	Allowed 25/06/10
S/1410/09/F	Whippletree LLP Land adjacent to Tates Farmhouse St Peters Street Caxton Construction of new access drive to Tates Farmhouse and altering position of previously approved garage.	Dismissed 29/06/10
S/1173/09/F	Mrs A Simpson Etheldred House Clay Street Histon Proposed staff accommodation building for and within the grounds of Etheldred House Care Centre.	Dismissed 29/06/10
S/0011/10/F	Mr & Mrs Potter Madaline House High Street Babraham Portico to front of dwelling replacing existing projecting canopy.	Allowed 13/07/10

S/0308/10/F	Mr & Mrs D Stagg Ashcot, Camps End Castle Camp Lounge playroom extension.	Allowed 13/07/10
S/0325/10/F	Mr & Mrs S Bradley 5 Pippin Walk Hardwick Two storey extension to the front elevation to provide additional living accommodation.	Allowed 13/07/10
S/0127/10/F	Mr & Mrs Frost North End House Grantchester Extensions.	Dismissed 14/07/10

2. Appeals received

S/0325/10/F	Mr S Bradley 5 Pippin Walk Hardwick Extension	08/06/10 Delegated Refusal
S/0250/10/F	Mr & Mrs G Jones 5 Church End Arrington Extension and Gates	08/06/10 Delegated Refusal
S/0088/10/LB	Mr & Mrs G Jones 5 Church End Arrington Extension and Gates	08/06/10 Delegated Refusal
S/1383/09/LB	Mrs S Fuller 30 Ledo Road Whittlesford Extension for Conservatory	09/06/10 Delegated Refusal
S/0308/10/F	Mr & Mrs D Stagg Ashcot Camps End Castle Camps Extension	09/06/10 Delegated Refusal
S/1711/09/F	Mr D Braggins 90 High Street Meldreth Appealing conditions 8, 10 and 13	11/06/10 Delegated Approval
S/1913/09/F	Mr M Flack West of Alvescote Newmarket Road Stow-cum-Quy Residential Annexe	14/06/10 Delegated Refusal

S/1430/09/CAC	Mr & Mrs Shelford 64 Barton Road Comberton Total demolition of house and garage	17/06/10 Delegation Refusal
S/1429/09/F	Mr & Mrs Shelford 64 Barton Road Comberton Erection of house and detached garage following demolition of existing dwelling	17/06/10 Delegation Refusal
S/0429/10/F	Mr & Mrs R Franklin Ye Old Dairy Wimbish Manor Estate Fowlmere Road Shepreth Extension & Alterations	06/07/10 Delegation Refusal
S/0610/10/F	Amber Homes Ltd Plots 5 & 7 Land North of 3 Mortimers Lane Foxton Erection Of dwelling (amended design) and car port with ancillary accommodation above and the omission of house on plot 5 (as approved under ref S/1806/07/F)	08/07/10 Delegated Refusal
S/0607/10/F	Mr W Elbourn 8 Church Street Whaddon Conservatory (retrospective)	09/07/10 Delegated Refusal
S/0608/10/LB	Mr W Elbourn 8 Church Street Whaddon Retention of Conservatory (retrospective)	09/07/10 Delegated Refusal

3. Local Inquiry and Informal Hearing dates scheduled before the next meeting on 4 August 2010

None

4. Appeals withdrawn or postponed:

Plaenf.3929	Mr M Walker	Park Farm Station Road Stow-cum-Quy	Withdrawn 05/07/10
Plaenf 3864 S/0292/10/LB S/0291/10/F	Mr D Simpson	Minstrel Court Ermine Way Arrington	Withdrawn 05/07/10

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

S/1497/09/LB	Dr Tew	48 West Green Barrington	Hearing Offered 10/08/10
S/1332/09/F	AMA Development Ltd	Plot 7, The Willows Caldecote	Hearing Confirmed 11/08/10
PLAENF. 3861	Mr N O'Connor	2 Grange Park Chesterton Fen Rd	Inquiry Confirmed 25/08/10
S/0232/09/F	Enertrag UK Ltd	Little Linton Farm Linton	Inquiry Offered to resume on 06/09/10
Plaenf 3837	Mr F Cooke	Hill Trees Shelford Bottom Stapleford	Inquiry Confirmed 12/10/10
S/0745/09/F	CPP(stortford)Ltd	Nelson Crescent Longstanton	Hearing 14/10/10
S/0147/10/LDC	Mr J Calladine	Green Acre Farm Oakington	Inquiry 23/11/10

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 August 2010

AUTHOR/S: Executive Director (Operational Services) / Corporate Manager – Planning and New Communities

CAMBOURNE - DRAINAGE**Background**

1. This matter is being reported to the Planning Committee at the request of the Planning Portfolio Holder, following assurances given to Full Council on 22 April 2010 that it would be kept under regular review by Members
2. Update reports will be presented to future meetings of the Planning Committee until a permanent solution to the drainage issues at Cambourne has been identified and implemented.

Update as at 26 July 2010

3. Prior to the Full Council meeting on 22 April 2010, questions on this issue were put to the Planning Portfolio Holder and the Environment Services Portfolio Holder. Officers have been advised that no further questions have been put direct to the said Portfolio Holders and that only one further question has been forwarded to the Senior Planning Lawyer in Planning and New Communities. This has been answered and no follow up queries have been received.
4. Officers have continued to liaise with representatives of The Cambourne Consortium, its Resident Engineer and Anglian Water . Repair works are still said to be anticipated for completion by the end of July (2010) when a programme of final checking will begin .
5. Mr Andrew Lansley M.P called a meeting at South Cambridgeshire District Council's offices on 25 June 2010.to update him on progress in terms of the ongoing investigative works and repairs. At this stage, there is not known to be anything outstanding from that meeting. Both MCA Developments and Anglian Water continue to acknowledge that ultimate success of the works will only be tested once there has been a prolonged period of rainfall.
6. A further update will be presented to the Planning Committee's meeting on 1 September 2010.

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

- None

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