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27 January 2015

To: Chairman – Councillor Lynda Harford  
Vice-Chairman – Councillor Brian Burling  
All Members of the Planning Committee - Councillors Anna Bradnam,  
Pippa Corney, Kevin Cuffley, Tumi Hawkins, Caroline Hunt,  
Sebastian Kindersley, David McCraith, Deborah Roberts, Tim Scott, Ben Shelton  
and Robert Turner

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 FEBRUARY 2015** at **10.00 a.m.**

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

Yours faithfully  
**JEAN HUNTER**  
Chief Executive

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## AGENDA

## PAGES

**1. Apologies**

To receive apologies for absence from committee members.

### **PUBLIC SEATING AND SPEAKING**

Public seating is available both in the Council Chamber (First Floor) and the Public Gallery / Balcony (Second Floor). Those not on the Committee but wishing to speak at the meeting should first read the Public Speaking Protocol (revised May 2013) attached to the electronic version of the agenda on the Council's website.

### **PROCEDURAL ITEMS**

**2. Declarations of Interest**

**1 - 2**

**3. Minutes of Previous Meeting**

To authorise the Chairman to sign the Minutes of the meeting held

on 14 January 2015 as a correct record. These are available on the Council's website.

#### **PLANNING APPLICATIONS AND OTHER DECISION ITEMS**

4.	<b>S/2658/14/FL - Foxton (Land at Hill Farm, Fowlmere Road)</b>	<b>3 - 12</b>
5.	<b>S/2424/14/FL - Barrington (Church Meadows, Haslingfield Road)</b>	<b>13 - 20</b>
6.	<b>S/2676/14/FL - Longstanton (1 Fairview)</b>	<b>21 - 34</b>
7.	<b>S/2798/14/FL - Shepreth (Shepreth Wildlife Park, Station Road)</b>	<b>35 - 40</b>
8.	<b>S/2753/14/VC - Stapleford (12 Aylesford Way)</b>	<b>41 - 46</b>
9.	<b>S/2851/14/VC - Waterbeach (Robson Court)</b>	<b>47 - 54</b>
10.	<b>S/1691/14/FL - Papworth Everard (Crows Nest Farm, Ermine Street)</b>	<b>55 - 68</b>
11.	<b>S/1681/14/FL - Fen Drayton (Horse and Groom Street)</b>	<b>69 - 78</b>
12.	<b>S/2457/14/FL - Castle Camps (Land adjacent to East View, Haverhill Rd)</b>	<b>79 - 88</b>
13.	<b>S/2534/14/FL - Castle Camps (Highbanks House, Camps End)</b>	<b>89 - 96</b>
14.	<b>S/2431/14/FL - Comberton (Apple Tree Dental Practice, 3 West Street)</b>	<b>97 - 106</b>
15.	<b>S/2646/14/FL - Girton (65 Cambridge Road)</b>	<b>107 - 114</b>

#### **INFORMATION ITEMS**

16.	<b>Enforcement Report</b>	<b>115 - 120</b>
17.	<b>Appeals against Planning Decisions and Enforcement Action</b>	<b>121 - 122</b>

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South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.

#### **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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You are not allowed to bring into, or display at, any public meeting any banner, placard, poster or other similar item. Failure to do so, will result in the Chairman suspending the meeting until such items are removed.

#### **Disturbance by Public**

If a member of the public interrupts proceedings at a meeting, the Chairman will warn the person concerned. If they continue to interrupt, the Chairman will order their removal from the meeting room. If there is a general disturbance in any part of the meeting room open to the public, the Chairman may call for that part to be cleared. The meeting will be suspended until order has been restored.

#### **Smoking**

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## **EXCLUSION OF PRESS AND PUBLIC**

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

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

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

### **Notes**

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

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# Agenda Item 2

## Planning Committee

### Declarations of Interest

#### 1. Disclosable pecuniary interests (“DPI”)

A DPI is where a committee member or his/her spouse or partner has any kind of beneficial interest in the land under consideration at the meeting.

#### 2. Non-disclosable pecuniary interests

These are interests that are pecuniary involving a personal financial benefit or detriment but do not come within the definition of a DPI. An example would be where a member of their family/close friend (who is not their spouse or partner) has such an interest.

#### 3. Non-pecuniary interests

Where the interest is not one which involves any personal financial benefit or detriment to the Councillor but arises out of a close connection with someone or some body /association. An example would be membership of a sports committee/ membership of another council which is involved in the matter under consideration.

I have the following interest(s) (\* delete where inapplicable) as follows:

Agenda no.	Application Ref.	Village	Interest type	Nature of Interest
	S/		1* 2* 3*	
	S/		1* 2* 3*	
	S/		1* 2* 3*	

Address/ Location of land where applicable

Signature: .....

Name ..... Date .....

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# Agenda Item 4

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

4 February 2015

**AUTHOR/S:** Planning and New Communities Director

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<b>Application Number:</b>	S/2658/14/FL
<b>Parish:</b>	Foxton
<b>Proposal:</b>	Proposed development of 15 affordable houses, with associated external works and planting
<b>Site address:</b>	Land adjacent to Hill Farm, Fowlmere Road, Foxton
<b>Applicant:</b>	South Cambridgeshire District Council
<b>Recommendation:</b>	Delegated Approval
<b>Key material considerations:</b>	Principle and criteria of Policy HG/5, residential amenity, and highway safety
<b>Committee Site Visit:</b>	Yes
<b>Departure Application:</b>	No
<b>Presenting Officer:</b>	Paul Sexton
<b>Application brought to Committee because:</b>	The applicant is the District Council and the officer recommendation of delegated approval is contrary to the current recommendation of refusal from Foxton Parish Council
<b>Date by which decision due:</b>	20 February 2015

### Site and Proposal

1. This full application, as amended by drawings received on 16 January 2015, proposes the erection of 15 affordable dwellings for rent on a 0.45ha rectangular area of agricultural land to the west of Fowlmere Road, which currently comprises part of a larger area of land owned by Hill Farm.
2. The development will comprise 4 one-bedroom, 6 two-bedroom, and 5 three-bedroom units. All houses will be served from the new shared surface roadway from Fowlmere Road, to the south of the existing entrance to Hill farm, which will be closed. The new roadway will be used to access Hill Farm, and includes a section of private driveway at its southern end from which Plots 4-9 are accessed

3. The scheme comprises semi-detached units either side of the shared surface roadway, with a detached unit at the entrance to Fowlmere Road. Plots 4-9, at the southern end of the site, are sited at right angles to the road. Plots 6-9 are designed as a barn type structure, with an asymmetrical roof. The maximum ridge height is 7.8m. Materials proposed are a mix of buff facing brickwork, through colour render and/or stained feather edge boarding, with plain tile or artificial slate roofs. Windows will be painted timber sash and casements.
4. New planting is proposed along the south, east and west boundaries, along with 1.8m high close boarded fencing with trellis above. An area of open space is provided.
5. Two car parking spaces are provided for each of the two and three-bedroom dwellings, with one space for each one-bedroom unit, along with a visitors space.
6. Buildings will be constructed to achieve a Code for Sustainable Homes Level 3, and is aiming to achieve Level 4 for the Water Section within Codes for Sustainable Homes standards, by the use of rainwater butts and tap flow restrictors.
7. To the north the site adjoins land and buildings associated with Hill Farm, with an existing bungalow set 100m from Fowlmere Road, served off the existing entrance. To the south and west is agricultural land, the boundaries to which are currently open. On the opposite side of Fowlmere Road is agricultural land.
8. The density is 33 dwellings per hectare.
9. The site is outside the village framework. The land on the opposite side of Fowlmere Road is within the Green Belt
10. The application is accompanied by a Design and Access Statement, Energy and Water Conservation Strategy, Waste Management Design Guide Toolkit, and Section 106 Draft Heads of Terms.

### **Planning History**

11. There is no relevant planning history on the application site.
12. S/1422/96/F granted permission for use of land to the north of the site, within the same ownership as the application site, for the parking of up to 4 lorries and associated trailers, including the routine maintenance of vehicles

### **Policy**

13. **National Planning Policy Framework**
14. **South Cambridgeshire Local Development Framework Core Strategy**  
ST/6 – Group Villages
15. **South Cambridgeshire Local Development Framework Development Control Policies**  
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

HG/1 – Housing Density  
 HG/3 – Affordable Housing  
 HG/5 – Exception Site for Affordable Housing  
 SF/10 – Outdoor Playspace, Informal Open Space, and New Developments  
 SF/11 – Open Space Standards  
 NE/1 – Energy Efficiency  
 NE/3 – Renewable Energy Technology in New Development  
 NE/4 – Landscape Character Areas  
 NE/6 – Biodiversity  
 NE/15 – Noise Pollution  
 CH/2 – Archaeological Sites  
 TR/2 – Car and Cycle Parking Standards.

16. **South Cambridgeshire LDF Supplementary Planning Documents (SPD)**  
 Open Space in New Developments - adopted January 2009  
 Affordable Housing – March 2010  
 District Design Guide - adopted March 2010

17. **Draft Local Plan**  
 S/3 – Presumption in Favour of Sustainable Development  
 S/7 – Development Frameworks  
 S/10 – Group Villages  
 CC/3 – Renewable and Low Carbon Energy in New Developments  
 CC/8 – Sustainable Drainage System  
 NH/8 – Mitigating the Impact of Development in and adjoining the Green Belt.  
 HQ/1 – Design Principles  
 NH/4 – Biodiversity  
 H/7 – Housing Density  
 H/9 – Affordable Housing  
 H/10 – Rural Exception Site Affordable Housing  
 SC/7 – Outdoor Play Space, Informal Open Space and New Developments  
 SC/8 – Open Space Standards  
 TI/3 – Parking Provision

**Consultation by South Cambridgeshire District Council as Local Planning Authority**

18. **Foxton Parish Council** – recommends refusal of the application as originally submitted.
19. “The Parish Council finds the scheme and house design very satisfactory as a whole. They feel that the development has been sympathetically designed and will be an asset to the village. However there are some issues with the scheme from highways, road safety and practicality aspects that need addressing.
20. It is imperative that a footpath is provided from the development, along Fowlmere Road into the village down to Hillfield. This will be a route to school for several children on the development, and it is unsafe to expect them to walk along the edge of the road at the entrance to the village.
21. The roadway should be built to an adoptable standard throughout the development. Currently, the application proposes a private driveway section for Plots 4-9, but is impractical to expect residents of affordable housing to contribute towards repair costs of such a road. An adoptable road would also ensure that adequate street lighting would be provided throughout the development.

22. In addition, if the road was left as a private road, the owners of that part of the road could potentially open it up to developers as an access route for further development in the field behind the application area.
23. The window frames, soffits and fascias of all dwellings should be UPVC rather than painted timber, for ease of future maintenance.
24. The hedge across the back (south west) of Plot 10 should extend to cross the end of the road, to ensure that the road ends before the edge of the development. This will ensure that it cannot be used as an access for further development.
25. The parking space for Plot 9 is not a very usable space as it stands, as there is very little room to manoeuvre a vehicle in and out of the space. The Parish Council feel that it would be more practical to move the parking spaces towards Fowlmere Road. (The end of these spaces, next to the parking spaces for Plot 10, is currently marked as a bin collection point for plots 4-9, but this will no longer be necessary if the road is built to an adoptable standard, so that spaces could be used for parking).
26. The plans for this development were originally discussed at a full Parish Council meeting in February, with Schuyler Newstead and Tony Welland in attendance, and some of these items were discussed and agreed on at that time. Unfortunately, since they have not been taken into account in the final application, the Parish Council is left with no option but to recommend refusal until these issues are resolved.
27. The Parish Council would like an assurance that there should be no "Right to buy" option on any of these houses, or we will soon end up with a situation where the houses are sold on the open market, and the Parish Council would be left looking for more land for affordable housing."
28. **Local Highway Authority** – has no objection subject to conditions. A footpath, at least 1.8m in width, should be provided from the northern side of the proposed access road along the western side of Fowlmere Road, to the southern side of the junction to Hillfield, to provide convenient connectivity from the development to the village.
29. Other conditions relate to details of the roadway construction, a Traffic Management Plan, and surface water drainage.
30. Comments of the revised scheme will be reported at the meeting.
31. **Housing Development Officer** – states that the development is being undertaken as part of the Council's new build pipeline program. The mix is in accordance with the 2009 housing needs survey for the village and current Housing Register for Foxton indicated a need for 18 units. Properties will be allocated to applicants who have a local connection to Foxton and will meet the identified housing need for the village.
32. **Environmental Health** – comments that as the site is adjacent to a working farm, and shares access with it, a noise assessment is required, to ensure that noise sensitive dwellings are not adversely affected, and any required mitigation works are carried out.
33. **Environment Agency** – No objection subject to condition and informatives.

34. **Anglian Water** – comments that foul drainage is in the catchment of Foxton Water Recycling Centre, which currently does not have capacity to treat the flows from the development site. It states that it is obligated to accept the foul flows from development with the benefit of planning consent, and would therefore take the necessary steps to ensure that there is sufficient treatment capacity, should consent be granted.
35. The sewerage system at present has capacity for these flows. An informative should be included in any consent concerning Anglian Water assets close to or crossing the site
36. **Cambridgeshire Archaeology** – comments that the site lies in an area of high archaeological potential and that a geophysical survey, carried out prior to determination of the application, will allow fuller consideration of the presence/absence and extent of archaeological remains. An informed judgement can then be made as to whether any planning consent will need to include provisions for archaeological works, and what this should be.
37. **Architectural Liaison Officer (Cambridgeshire Constabulary)** – generally supports the layout. Countryside and roadside boundaries should be formed by 1.8m high close boarded fencing topped with trellis.
38. **Landscapes Officer** - The site lies in the East Anglian Chalk Landscape Area at the southern edge of Foxton, running north-south to the west of Fowlmere Road. The local landscape is a good example of Chalkland Landscape - fairly open and featuring rolling hills, shallow stream valleys and typical small hilltop woodlands.
39. The site is exposed on all sides, and rises gently away from the road, and continues to rise, but more steeply beyond the site towards Chalk Hill, 250m to the west.
40. The orientation, layout and elevation of the site mean that it will be a highly prominent feature at the edge of Foxton Village. It will form a new village edge when approaching Foxton from the south, or when viewed from public footpaths to the west, and new skyline when viewed from the south and east.
41. If the scheme is to integrate successfully with the landscape, and form a positive entrance to the village, then a well-designed and robust landscape scheme will be required. Site boundaries must be soft, with sufficient space allowed to accommodate the scale and character of planting expected in such a location.
42. All boundary planting should be outside garden fence lines, and a 2.0m wide bed of planting is required. Points within the site are identified where key tree planting will help mitigate the impact of the development. A number of revisions to the layout are suggested to accommodate the additional planting.
43. Comments on the revised layout will be reported at the meeting.

### **Representations**

44. None received. Any comments on the revised scheme will be reported at the meeting.

### **Planning Considerations**

*Principle of development and Policy HG/5*

45. 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.
46. The Housing Development Manager has confirmed that the application meets the identified need in 2009 for rental units in Foxton in terms of numbers and mix. The 2015 Housing Register for Foxton confirms a need for 18 affordable units. It is essential that the number, mix and tenure of the units proposed accords with the housing needs identified for Foxton in order to comply with the first two criteria of Policy HG/5.
47. The third of the criteria (Policy HG/5) 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. Foxton is classified as a group village, however schemes for 100% affordable housing of this scale (and up to 20 dwellings) have been consented in such villages and officers are therefore of the view that the scale of the scheme is appropriate in this respect.
48. The site does not adjoin the village framework, as the land immediately to the north, which contains a yards and buildings used in association with Hill Farm, is also outside the village framework. The village framework runs along the south boundary of No.62a Fowlmere Road. However, officers are of the view that the site is well related to the built-up area of the village.
49. The fourth of the criteria requires the site to be well related to facilities and services within the village. The village shop, primary school, church, and recreation ground are located within 1km of the site, and are therefore considered to be within reasonable walking distance. The nearest bus stop is approximately 950m from the site, which is beyond the desirable distance. However, this needs to be balanced against the benefits of bringing forward 15 affordable dwellings for local need.
50. The fifth of the criteria requires that the development does not damage the character of the village or the rural landscape. The Landscape Officer's comments highlight that this is an open site on the edge of the village, and that careful landscaping will be required to mitigate the impact of the development. The revised scheme includes additional planting, and any further revision in light of the Landscapes Officers comments will be reported at the meeting.
51. Although the erection of 15 dwellings on this open site at the edge of the village will cause some harm to the current landscape character of the area, officers are of the view that given the design of the layout and housing types, which have been the subject of pre-application discussions with officer, and with careful landscaping, this impact can be mitigated. Officers are of the view that the benefit of providing a scheme of 100% affordable housing to meet an identified local need outweighs any landscape harm.
52. Officers are also of the view that the landscaping proposed will mitigate the impact of the development on the adjoining Green belt land to the east.

*Residential amenity*

53. There are no existing dwellings immediately adjoining the proposed site, with the closest property being the existing bungalow at Hill Farm. As amended the scheme includes a new footpath from the site access to adjoin the end of Hillfield, which

passes in front of 4 existing houses in Fowlmere Road. Officers are of the view that this will not prejudice the residential amenity of the occupiers of those properties and will improve connectivity of these properties to the existing footpath in Fowlmere Road.

54. The information on existing uses at Hill Farm, required by the Environmental Health Officer to ensure that residents of the proposed properties will not be subject to undue disturbance, is being provided and the further comments of Environmental Health will be reported at the meeting.
55. Officers have been advised that the 1996 consent for the lorry business on the land to the north is no longer in operation.

*Highway safety and parking*

56. The Local Highway Authority has not objected in principle to the application, which demonstrates that safe access can be provided to the site. The revised scheme includes the footpath link requested by both Highways and Foxton Parish Council.
57. Officer note the comments of Foxton Parish Council regarding the use of a section of private driveway to serve plots 4-9, however this arrangement is acceptable to the Local Highway Authority. That section of the roadway will not be adopted but the applicant is happy with this arrangement, and will be responsible for the future maintenance of that section of roadway. The parking arrangements for Plot 9 have been adjusted in the revised scheme to make access and egress easier.
58. Parking provision meets the adopted car parking standards.

*Other matters*

59. Foxton Parish Council has suggested that the windows should be UPVC rather than stained timber due to maintenance issues. In this case the use of timber windows is accepted by the applicant and will result in a higher visual quality for the development.
60. The applicant is undertaking the survey work requested by Cambridgeshire Archaeology, and officers will give an update on this at the meeting.
61. Schemes for foul and surface water drainage can be secured by condition. Anglian Water has accepted that it will be required to provide the additional capacity required for foul drainage.
62. The applicant has submitted a draft Heads of Terms recognising the need for contributions under Policies DP/4 and SF/10 in respect of community facilities, public open space and the need to secure the affordable housing in perpetuity.
63. The applicant has recognised the need to comply with Policy NE/3 in respect of renewable energy technology, and this can be secured by condition.

**Conclusion**

64. The development of this site for housing will result in some harm the current open character of the landscape, however officers are of the view that this harm is outweighed by the benefits of bringing forward a scheme for 100% affordable dwellings for Foxton, and the relatively small scale of the development.

65. In all other respects officers are of the view that the scheme complies with Policy HG/5 and other material planning considerations, for the scale of the development proposed.
66. Members are aware of the current position in respect of the five-year housing land supply, and that the Local Plan policies in respect of housing supply, such as village frameworks and scale of development have been considered to be out of date. As this application is being considered as an exception to the normal policies of the Local Plan as a scheme for 100% affordable housing under HG/5, officers are of the view that the application still falls to be considered against that policy.
67. The consultation responses to the revised scheme will be reported at the meeting.

### **Recommendation**

68. Subject to the further comments of Environmental Health, Cambridgeshire Archaeology and the provision of additional landscaping delegated powers are sought to approve the application are sought, subject to the signing of a Section 106 Agreement and conditions

### **Conditions**

To include:

Time limit – 3 years

Materials

Landscaping (including boundary treatment)

Drainage

Highway conditions, including footpath provision

Car Parking

Restriction of PD rights and further openings

Archaeology

### **Background Papers**

Where the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Proposed Submission July 2013
- South Cambridgeshire Supplementary Planning Documents
- National Planning Policy Framework 2012
- Planning File References: S/2658/14/FL and S/1422/96/F

**Report Author:** Paul Sexton – Principal Planning Officer  
Telephone: (01954) 713255





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Scale - 1:2500

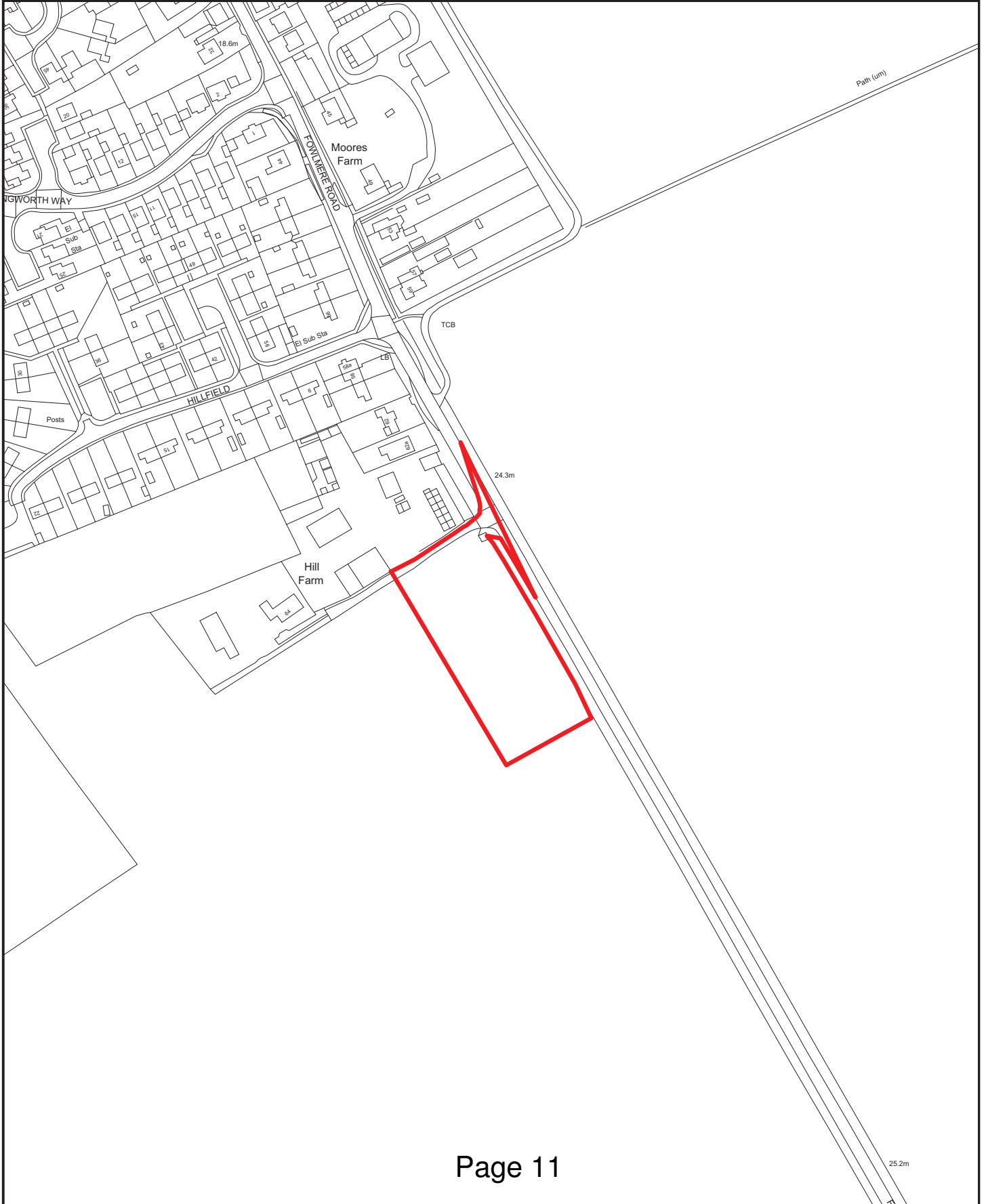
Time of plot: 14:47

Date of plot: 20/01/2015



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# Agenda Item 5

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

4 February 2015

**AUTHOR/S:** Planning and New Communities Director

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**Application Number:** S/2424/14/FL

**Parish(es):** Barrington

**Proposal:** Change of Use from Office (B1) to Residential with associated works

**Site address:** Church Meadows, Haslingfield Road, Barrington

**Applicant(s):** Mrs C Balam

**Recommendation:** Delegated Approval

**Key material considerations:** Principle of Development  
Loss of Employment Use

**Committee Site Visit:** 3 February 2015

**Departure Application:** Yes

**Presenting Officer:** Rebecca Ward

**Application brought to Committee because:** Deferred at January Committee meeting to enable members to undertake a site visit. Parish Council recommendation is contrary to Officer recommendation

**Date by which decision due:** 05 December 2014

### Planning History

1. **S/0052/00** - Conversion, alteration and extension of the existing agricultural building for B1 office use together with new access and parking - Approved
2. **S/2027/12/FL** - Change of Use of self-contained office unit to residential use - Approved Nov 2012 – Two Year temporary consent only

### Planning Policies

3. **National Planning Policy Framework**  
National Planning Policy Framework (NPPF)

4. **Local Development Framework**

DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/7 Village Frameworks  
ET/6 Loss of Rural Employment to Non Employment uses  
CH/5 Conservation Areas  
TR/2 Car and Cycle Parking Standards

5. **Draft Local Plan**

S/1 Vision  
S/2 Objectives of the Local Plan  
S/3 Presumption in favour of sustainable development  
S/5 Provision of jobs and homes  
S/7 Development Frameworks  
E/14 Loss of Employment Land to Non Employment Uses  
CC/4 Sustainable design and construction  
CC/6 Construction Methods  
HQ/1 Design principles  
NH/14 Heritage Assets

**Consultations**

6. **Barrington Parish Council** – Recommends refusal for the following reasons; outside village envelope, object in principle to the conversion of farm buildings to residential, hold the view that there is a need for office space.
7. **Local Highways Authority** – No objections
8. **Environmental Health Officer** – No objections

**Representations**

9. None received

**Planning Comments**

*Officer Update*

10. The determination of the application was deferred by members of the Planning Committee on 14 January 2015, in order for a site visit to take place. There has been no change to the report.

*Site and History*

11. The application site is located in the Parish of Barrington on the outskirts of the village framework. It is neither in the Conservation Area nor in close proximity to any listed buildings. The existing office building is set amongst similarly designed units for commercial use in a courtyard setting. The car parking and maneuvering space for the buildings are located within the courtyard. There is limited landscaping, other than a hedge dividing the boundary.

12. The building is single storey and of simple design and is clad in black weatherboarding. All the surrounding buildings are predominately identical to this. It is reasonable to say that this site is primarily commercial.
13. The proposed scheme comprises the permanent change of use from office to residential. This application has followed a residential consent that was granted for a temporary period of two years on the 20 November 2012. The consent was granted on the basis that the scheme would allow for the continued use of the building. The consent has now expired and the occupants are still residing in the property.
14. The present proposal was amended on the 10 December 2014 to change the landscaping scheme, car parking area and make alterations to the front door.
15. The main concerns with regard to this application are the principle of development and the Councils five year housing supply, loss of business use in the countryside, impact on neighbouring amenity, and impact on street-scene and highway safety.

#### *Principle of Development*

16. The site is located in close proximity but outside the village framework and as such the provision of a new residential dwelling would normally conflict with the adopted policy DP/7. However, at this present time the Council cannot demonstrate a five year housing supply and as a result policies which would normally restrict housing development remain absent and silent. Where this is the case, the National Planning Policy Framework states that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in the Framework indicate development should be restricted.
17. Barrington is a group village and does offer some basic day-to-day requirements. This includes a primary school, church and post office/convenience store. The site is within minutes walking distance to these services and therefore officers considered the site is relatively well served. A scheme for contributions towards community facilities, open space and waste receptacles will need to be agreed to meet the demands arising from the development prior to issuing a decision notice.

#### *Loss of Employment Use*

18. Paragraph 51 of the National Planning Policy Framework states that Local Planning Authorities should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.
19. Adopted policy ET/6 on 'Loss of Employment Use' relates only to schemes/proposals within villages frameworks. However, draft Local Plan, policy E/14, relates to sites within or on the edge of village frameworks. While objections have been received to the new policy, these are generally on the grounds it is too restrictive. As the proposal would require a relaxation of the policy, officers have therefore considered it in accordance with this latter policy.
20. Policy E/14 states that a change of use of existing employment sites to non-employment uses within or on the edge of development frameworks would normally be resisted unless the following can be demonstrated:

- a. The site is inappropriate for any employment use to continue having regard to market demand (marketing evidence of a period no less than 12 months).
  - b. The overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises.
  - c. The existing use is generating environmental problems such as noise, pollution, or unacceptable levels of traffic and any alternative employment use would continue to generate similar environmental problems
21. The agents/applicant have been requested, but not provided, any up to date marketing evidence to demonstrate compliance with criterion a. of emerging policy E/14. However, reference has been made to the previous application S/2027/12/FL where prior to submitting the application the property was marketed for a period of 18 months between 2006-2007. Officers at the time considered this information to be outdated and gave limited weight to this in determining the previous application.
22. Since the Council granted temporary consent in 2012, the agent/applicant has not marketed the property. In an email dated 2 December 2014 the agent states that this is because it would have been awkward for the existing tenant. However, attempts are being made to let a similar commercial building on the site (unit 4). This building has been on the market since August 2014 and as of yet there has been no interest and it still remains empty. Given that it has been empty for nearly 5/6 months without interest officers consider this should be given some weight.
23. Officers have also looked into the current Permitted Development Rights. Class J of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 allows for change of use from B1 (Office) to C3 (dwelling house) provided certain criteria are met. In this instance the scheme would currently fail as it has had an intervening residential use. However, if the building was reverted back to its lawful B1 use, it could potentially be changed to residential without needing planning permission provided the applicant submits a prior approval application to agree the details.
24. By virtue of the lack of housing supply in the district, recent government changes in permitted development rights and that the adjacent commercial building has remained un-occupied for a reasonable length of time, officers do not consider there is a strong economic reason why the change of use would be inappropriate. On balance, the principle of the change of use is therefore considered to be acceptable in accordance with paragraph 51 of the National Planning Policy Framework. In doing so, officers consider this addresses the concerns of the parish council.

*Impact on Neighbouring Amenity*

25. The primary neighbouring uses are commercial units and therefore the impact on neighbouring amenity is more likely to be from the commercial uses on the occupiers of the application building. As the buildings are used for B1 office use purposes any potential noise impacts are considered to be minimal. The Councils Environmental Health Officer raises no objections to the application. Officers therefore consider the scheme to be acceptable.

### *Highway Safety*

26. As a result of the proposal the potential number of vehicular movements is likely to be reduced from its lawful use and therefore would not propose and adverse impact on highway safety. No objections were received from the Local Highways Authority.

### *Other Matters*

27. Amendments were made to the design/layout of the scheme (dated 10 December 2014) to make the property appear residential rather than commercial. A revised landscaping scheme was also submitted to give the property a front garden. The changes made are considered to be appropriate.

### **Recommendation**

28. Any adverse impacts of the development are not considered to significantly and demonstrably outweigh the benefits when assessed against the material considerations set out in this report and the proposed development remains acceptable. As such it is recommended that permission be granted for officers to approve the scheme subject to the s106 agreement and conditions listed below.

### **Section 106**

Contributions towards community facilities, open space and waste receptacles

### **Conditions**

- (a) 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.)
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans: CH12/LBA/261/PR101 rev A, CH12/LBA/261/PR101 rev A  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (c) 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.)

## **Background Papers**

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- Planning Reference : S/2424/14/FL
- Documents referred to in the report including appendices on the website only and reports to previous meetings

**Report Author:** Rebecca Ward – Senior Planning Officer  
Telephone: (01954) 713236





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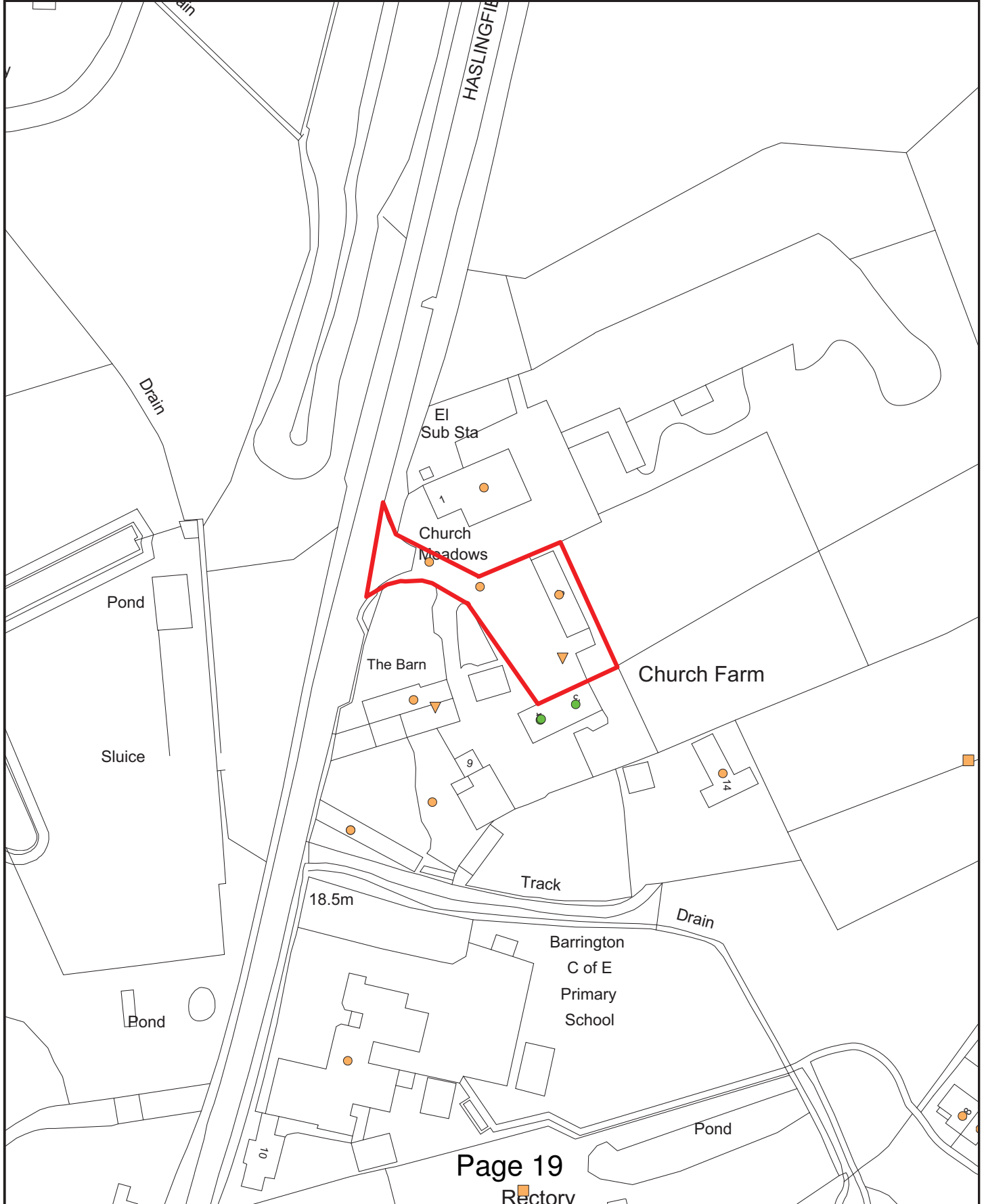
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# Agenda Item 6

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

4 February 2015

**AUTHOR/S:** Planning and New Communities Director

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<b>Application Number:</b>	S/2676/14/FL
<b>Parish(es):</b>	Longstanton
<b>Proposal:</b>	Demolition of 14 units (11x1 bed-flats and 3x3 bed-dwellings) and construction of 17 units (10x1 bed-flats, 4x2 bed-dwellings, 3x 3 bed-dwellings) and access road, parking and garden storage.
<b>Site address:</b>	1 Fairview, Longstanton, Cambridge, Cambridgeshire, CB24 3EB
<b>Applicant(s):</b>	Hundred Houses Society
<b>Recommendation:</b>	Delegated authority for officers to approve subject to completion of a S106 legal agreement securing contributions towards public open space, community facilities, waste receptacles and monitoring and legal fees.
<b>Key material considerations:</b>	Principle of development; Character and Appearance of the Area; Residential Amenity; Highway Safety and Other Considerations.
<b>Committee Site Visit:</b>	3 February 2015
<b>Departure Application:</b>	No
<b>Presenting Officer:</b>	Rebecca Ward
<b>Application brought to Committee because:</b>	The application site is on land owned by the District Council and material planning objections have been received by members of the public.
<b>Date by which decision due:</b>	15 February 2015

### Planning History

1. C/0111/69/O Local Authority Housing for Old Persons and Car Parking – Approved

S/1556/84/O Wardens House and Community Facilities Building – Approved

S/2082/02/F Lift and Covered First Floor Walkway – Approved

PRE/620/13 – Re-development of land for affordable housing - Principle of demolition and development agreed in principle. Sketch layout was issued by the urban design officer.

## **Planning Policies**

### **2. National**

National Planning Policy Framework

### **3. South Cambridgeshire LDF Core Strategy DPD, 2007**

ST/6 Group Villages

*Adopted Local Development Framework, Development Control Policies*

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

DP/4 Infrastructure and new developments

HG/1 Housing Density

HG/2 Housing Mix

HG/3 Affordable Housing

NE/1 Energy efficiency

NE/6 Biodiversity

NE/9 Water and Drainage Infrastructure

NE/10 Foul Drainage

NE/15 Noise Pollution

SF/10 Outdoor Play Space, Informal Open Space and New Developments

SF/11 Open Space Standards

TR/2 Car and Cycle Parking Standards

### **4. Draft Local Plan**

S/11 Infill Villages

HQ/1 Design Principles

H/7 Housing Density

H/8 Housing Mix

H/9 Affordable Housing

H/11 Residential Space Standards for Market Housing

NH/4 Biodiversity

TI/2 Planning for Sustainable Transport

TI/3 Parking Provision

### **5. Supplementary Planning Document(s)**

District Design Guide SPD – adopted 2010

Trees and Development Sites SPD – adopted 2009

## **Consultations**

6. **Longstanton Parish Council** - Having considered the plans; the Council have approved this development.
7. **Affordable Housing Officer** – The Housing Management Team are in full support of this scheme as it will replace existing properties which are in a poor standard of repair and would enable the re-provision of affordable housing on the site providing good quality and energy efficient homes that better meets the needs of the local community as well as providing an additional three affordable units.

The Housing Management Team is in full consultation with the current occupants of the site and they are being assisted in being re-housed permanently.

8. **Local Highways Authority** – The Local Highways Authority would request that dwellings 1a-4a be moved forward to prevent off street parking to the front of the dwellings so that there is 4m or less to the front of the proposed properties. The following conditions have also been recommended; 2mx2m pedestrian visibility splays; falls and levels are constructed so that no private water run-off drains onto the adopted public highway; the access is constructed using a bound material.
9. **County Council Archaeology Team** – The settlement of Longstanton dates to the Saxon period, and consisted of four separate manors in the Medieval period (Historic Environment Record reference MCB12239, MCB12230, MCB395), the grounds of one of which lies immediately south of All Saints Church (MCB4316) which again is just south of the application area. The Medieval village (MCB11069) of Longstanton focused on the church, the shrunken remains of which lies south of Rampton Road. To the east of the application area is strong evidence for Prehistoric activity including a ring ditch (MCB16344) and Iron Age settlement (MCB16372).
10. The application area will already contain truncating elements relating to the existing development but owing to the archaeological significance of the area we consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition such as the model condition 'number 55' contained in DoE Planning Circular 11/95:  
  
'No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.'
11. **Crime and Protection** – No objections to the layout of the scheme which provides good surveillance of the car parking across the site.
12. **Urban Design Officer** – Concerns raised in relation to the separation distances and general space arrangements between the properties, size of car parking and turning spaces, and refuse collections points.
13. **Tree Officer** – No objections raised, however recommends a condition is added to the decision notice to ensure development is undertaken in accordance with the submitted tree report.
14. **Landscape Officer** – No objections raised, however recommends a landscaping condition is added to the decision notice.

15. **Environmental Health Officer** – No objections, however recommends the following conditions;
- No power operated machinery (before 8am on weekdays and 8am on Saturdays, nor after 6pm on weekdays and 1pm on Saturdays, or anytime on Sunday or bank holidays)
  - Details of pile foundations
  - No bonfires during construction
  - Submission of demolition notice to Building Control Department.
16. **Contaminated Land Officer** – No objections satisfied that a condition relating to contaminated land investigation is not required.

### **Representations**

17. Comments were received from the following properties: 23 and 24 High Street, 93 and 102 Thornhill Place and 15 Rectory Close. The key material considerations raised were as follows:
- Impacts to neighbouring amenity
  - Layout and design of the scheme
  - Construction traffic
  - Boundary Treatment/Landscaping Detail
  - Access and highway safety
  - Parking
  - Surface Water run-off
  - Pressure on sewerage system
  - Noise during construction
  - Inappropriate bin storage
  - Lack of Renewable energy

### **Planning Comments**

#### *Principle of Development*

18. One of the core planning principles contained in the NPPF is that every effort should be made to identify and then meet housing needs of an area, and respond positively to wider opportunities for growth. It furthers that housing applications should be considered in the context of a presumption in favour of sustainable development.
19. In this case the development plan comprises the adopted Core Strategy and Development Control Policies DPD. Core Strategy policy ST/6 identifies Longstanton as a 'group village' which paragraph 2.2 describes as having services and requirements allowing some of the basic day-to-day requirements of residents to be met, and where new residential development is permitted within the village framework. This policy goes on to advise that within a Group Village development may exceptionally consist of up to 15 dwellings where it would make the best use of a single brownfield site. As the site currently comprises 11 flats and 3 dwelling houses, the principle of the provision of 17 units on the site is considered acceptable in land-use terms.

20. At the present time, the Council cannot demonstrate a five year housing supply. However, while the above policies may be out of date as a result, the proposal still accords with housing strategy policies as a matter of principle.
21. The site currently accommodates 48 dwellings per hectare. By virtue of the net increase of dwellings the proposed density would be 58 dwellings per hectare. This is above the standard set out by Policy HG/1 which suggests that in areas that are considered to be more sustainable, a density of at least 40 dwellings per hectare should be sought. As the policy does not give a maximum requirement officers consider that provided the quality of the development is not compromised, this higher density could be acceptable.
22. In regards to housing mix, there will be 4x two bedroom units, 3x three bedroom units and 10x one bedroom units. Officers are minded this mix has been sought following consultation with the Councils Affordable Housing Officer.

### **Affordable Housing**

23. As proposed, the site will be 100% affordable housing with five of the units being affordable tenure. The agent/applicants have been discussing the scheme with the Councils Affordable Housing Officer to establish the types/sizes of affordable housing units that are required in this area. The Housing Officer and the Strategy and Development Team are in full support of the proposed scheme and the tenures that have been sought.

### **Impact on the Character and Appearance of the Area**

24. Members will see the nature and extent of the existing buildings when they visit the site. This is important to understand the overall context against which the proposal has been submitted. The site is surrounded by a variety of different build types, this includes 1970-90s housing and bungalows, with some older dwellings and building scattered along the High Street.
25. The proposed dwellings along the High Street are considered to relate better in scale to the neighbouring properties than the existing block of flats. Whilst, the proposed dwellings will be 800mm taller than No.12-12a Rectory Close, the eaves height will be the same and the properties will sit behind the existing line of development. A street-scene plan has been submitted to show this relationship.
26. The dwellings in the centre of the site will be 0.5m taller than the houses on the front of the site. By virtue of their sitting and distance from the road officers consider they will become a prevailing part of the built form rather than an overbearing feature of the site.
27. Amendments to the design and layout have been sought and as a result officers consider the proposed scheme will enhance the character and appearance of the area.

### **Residential Amenity**

28. Each dwelling house will have a private garden amenity space, the smallest being on plot 1a at 51m<sup>2</sup>. Within this space an external shed (for bikes/general equipment) and area for bin storage area is proposed. Each property will have external garden access from the cul-de-sac.

29. The block of flats will have a shared communal space of 200m<sup>2</sup> (not including bike or bin storage). Additional private patio areas have been allocated for residents living on the ground floor accommodation. In accordance with the Councils District Design Guide each flat should accommodate 25m<sup>2</sup> of external amenity space, meaning a minimum of 175m<sup>2</sup> should be provided for a scheme of this size. Officers consider the layout comfortably meets this requirement.

### **Neighbouring Amenity**

#### *Plots 1-4*

30. As amended, plot 4 will be situated adjacent to 12a Rectory Close. Whilst the dwelling is set back from the rear elevation of this property, it will be situated outside of the 45 degree angle, when measured from the closest windows of 12a Rectory Close and will be to the north. Therefore, no significant adverse harm will be caused in regards to loss of daylight.

#### *Plots 5-7*

31. The distance between the existing two storey flats and the terrace of four houses at 1-7 Rectory Close is 7.8m, with windows directly facing each other. Following the demolition of the existing building, the proposed the dwellings on plots 5-7 will be situated 14m from these properties. Whilst not meeting the recommend distance of 24m (in accordance with the District Design Guide), officers consider there to be a marked improvement on the current situation.
32. There will be two windows on the first floor of plots 5&6, one being a bathroom and the other serving a bedroom. The bathroom windows are to be obscured glazed and the bedroom windows have been designed as 45 degree bay windows to avoid direct looking between the properties. Plot 7 has a window on the northern gable end to avoid an additional window being required on that elevation.
33. Officers are mindful that the overbearing impact to 5 Rectory Close is likely to worsen in respect of the current layout. However officers consider the agent has made all reasonable attempts at mitigating the harm without leaving the impact on no 5 so severe as to warrant a complete redesign of the scheme.

#### *Plots 8-17*

34. As amended the block of flats will be situated to the rear of the site, with the closest properties being 9-15 Rectory Close.
35. The distance between the proposed two storey flat and the rear elevation of 9 Rectory Close is 10m. Whilst this falls short of meeting the Council District Design Guide (in which where a blank wall is proposed opposite windows of a habitable room there should be a distance of 12m), officers consider the hipped roof-slope and direction of the sun through the day would not cause a significant loss of daylight to their amenity.
36. The two windows which are situated on the first floor south-east elevation of the proposed block serve a kitchen and bathroom. The agent has confirmed they can be conditioned to be obscure glazed to prevent any overlooking.



37. The window on the first floor, rear (north east) elevation has been replaced with an angled window to ensure there are no overlooking impacts to the garden areas of 11-15 Rectory Close.
38. The building will be sited 13m from the boundary to plot 7. The first floor window on the front of the building, to the right hand corner, has been changed from a Juliet balcony to a single panelled window, to reduce any apparent over-looking to plots 5-7. Officers consider the relationship between these properties is acceptable.
39. Following these amendments, officers therefore consider there to be no direct over-looking impacts.

### **Access and Highway Safety**

40. A new driveway will be constructed in the position of the existing site access. The applicant has provided a plan showing visibility splays of 24 metres at 2.4 metres back from the edge of the highway. The Local Highways Authority have raised no objections to access arrangements on the site.
41. Concerns have been raised by objectors about the impact of construction traffic on the safe use of the highway. The constraints of the highway are acknowledged but the impact on amenity or highway safety during the construction phase would be temporary and as a result would not be a reasonable ground on which to refuse planning permission. A condition relating to the management of vehicles and the storage of materials during the construction of the development (as recommended by the Local Highways Authority) can be attached to the planning permission to ensure that conflict with the adopted highway is avoided. The hours of construction can also be conditioned to avoid an impact on the residential amenity of neighbouring properties.
42. Conditions requiring details of drainage and use of bound materials will also be included following recommendations from the Local Highways Authority.

### **Drainage and flood risk**

43. The application site is within flood zone 1 and is therefore not considered to be at a high risk of flooding and so the applicant is not required to submit a flood risk assessment. Details of the location of the proposed soakaway can be secured by condition to ensure that any potential impact is adequately mitigated.
44. Concerns have been raised by neighbours with regard to drainage capacity. The applicant has indicated that the proposed dwellings would be connected to the existing mains sewer network. Neither the District Council Environmental Health Officer nor Anglian Water have raised any objections to the scheme in this regard. It is therefore considered that refusal of planning permission on these grounds could not be substantiated.

### **Trees**

45. The proposal would retain the majority of trees on the site and the property at plot would retain sufficient separation to the trees on the northern boundary of the site. The Tree Officer has raised no objections to the proposals subject to conditions relating to the protection of the trees and a Method Statement.

## **Other Matters**

46. Concerns were raised by members of the public in regards to the lack of renewable energy appliances proposed on the site. In discussing this aspect with the agent/applicant officers were advised they were providing each unit with a high level of insulation to keep the costs down for future residents. However at this time could not commit to renewable energy appliances due to budgets. As the Councils renewable energy policy only seeks 10% renewables on development sites that have a net increase of ten dwellings, officers could not impose it as a requirement.
47. A condition requiring landscaping and boundary treatments will be added to the decision notice.

## **Conclusion**

48. Officers believe the agents have made all reasonable attempts to mitigate and progressively improve the outlook and relationship between the site and its neighbours.
49. It is considered that seventeen new units can be accommodated on the site. The layout and detailed design of the proposal ensures that the scheme would not significantly harm the character of the area. The Local Highways Authority is satisfied that the proposal would not result in harm to highway safety.
50. Any adverse impacts of the development are not considered to significantly and demonstrably outweigh the benefits when assessed against the material considerations set out in this report and the proposed development remains acceptable. It is recommended that permission be granted for officers to approve the scheme subject to the completion of a S106 legal agreement securing contributions towards open space, community facilities, waste receptacles and monitoring and legal fees, and the conditions outlined below.

## **Recommendation**

Delegated authority for officers to approve subject to:

### **S106 Requirements**

Completion of a S106 legal agreement securing contributions towards public open space, community facilities, waste receptacles and monitoring and legal fees.

### **Conditions**

- a. 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.)
- b. The development hereby permitted shall be carried out in accordance with the approved plans. TO BE LISTED  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

- c. No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted and approved.  
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- d. 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.)
- e. No demolition, site clearance or building operations shall commence until an Arboricultural Method Statement has been submitted and approved in writing with regards to the following issues:
- a. Temporary tree protective barriers/ground protection for demolition and construction
  - b. Minimal excavation permanent hard surfaces within Root Protection Areas of the retained trees.
- The works shall commence in accordance with the agreed details and the submitted report; Hayden , no. 4302 of 15/09/2014.  
(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
- f. 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. 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.)
- g. 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.)
- h. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment [for each dwelling] shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

- i. Apart from any top hung vent, the proposed first floor window(s) in the following elevations shall be fitted and permanently glazed with obscure glass:
  - a. south-east side elevation of the proposed dwelling at plot 4a
  - b. south-east side elevation of the proposed flat building on plot 8c to 17c, serving the bathroom and kitchen

(Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- j. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed on the south-east rear elevation of the dwellings on plots 5b-7b at first floor levels and above unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- k. Two 2.0 x 2.0 metres pedestrian visibility splays shall be provided for the access into the site. The splays are to be included within the curtilage of the site. This area should be kept clear of all planting, fencing, walls and the like exceeding 600m high.

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

- l. The proposed access is to be constructed so that falls and levels are such that no private water from the site drains across or onto the adopted public highway.

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

- m. A method statement relating to the management of traffic during the construction process shall be submitted and approved.

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

- n. The proposed access is to be constructed using a bound material to prevent debris spreading onto the adopted public highway.

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

- o. The proposed access and parking provision is to be laid out as indicated on the approved plans prior to the first occupation of the units.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

- p. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans.

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)

- q. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

- r. During the period of demolition and construction no power operated machinery or hand tools shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturday (no at any time on Sundays or Bank Holidays) unless otherwise agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

### **Informatives**

- a. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

- b. During demolition and construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

(Reason - To minimise odour and emissions that could affect adjoining residents in accordance with Policy NE/16 of the adopted Local Development Framework 2007.)

- c. Before the existing buildings are demolished, a Demolition Notice will be required from the Building Control section of the Councils Planning Department establishing the way in which the buildings will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

### **Background Papers**

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
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seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website or elsewhere at which copies can be inspected.

- National Planning Policy Framework  
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Local Development Framework, Development Control Policies, Adopted July 2007  
<http://www.scamb.gov.uk/content/local-development-framework>
- South Cambridgeshire Local Plan, Proposed Submission July 2013  
<http://www.scamb.gov.uk/localplan>

**Report Author:** Rebecca Ward – Senior Planning Officer  
Telephone: (01954) 713250



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Date of plot: 21/01/2015



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# Agenda Item 7

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

4 February 2015

**AUTHOR/S:** Planning and New Communities Director

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<b>Application Number:</b>	S/2798/14/FL
<b>Parish(es):</b>	Shepreth
<b>Proposal:</b>	Erection of 6mx8m workshop and storage
<b>Site address:</b>	Shepreth Wildlife Park, Station Road, Shepreth, Cambridgeshire SG86PZ
<b>Applicant(s):</b>	Mr T Willers
<b>Recommendation:</b>	Delegated authority for officers to approve.
<b>Key material considerations:</b>	Character and Appearance; Trees
<b>Committee Site Visit:</b>	Yes
<b>Departure Application:</b>	No
<b>Presenting Officer:</b>	Rebecca Ward
<b>Application brought to Committee because:</b>	The officer recommendation is contrary to the views of the Parish Council
<b>Date by which decision due:</b>	22 January 2015

### Planning History

1. The site has a lengthy planning history but none are considered to be relevant to this scheme.

### Planning Policies

2. **National**  
National Planning Policy Framework  
National Planning Policy Guidance
3. **South Cambridgeshire LDF Core Strategy DPD, 2007**  
*Adopted Local Development Framework, Development Control Policies*  
DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/4 Infrastructure and new developments  
DP/7 Development Frameworks  
ET/5 Development for the Expansion of Firms

NE/1 Energy efficiency  
NE/6 Biodiversity  
NE/15 Noise Pollution  
TR/2 Car and Cycle Parking Standards

**4. Draft Local Plan**

HQ/1 Design Principles  
NH/4 Biodiversity  
TI/2 Planning for Sustainable Transport  
TI/3 Parking Provision

**5. Supplementary Planning Document(s)**

District Design Guide SPD – adopted 2010

**Consultation**

6. **Shepreth Parish Council** – Recommend Refusal, commenting that the Location is to imposing near to the fence.

Officers asked if the Parish Council would re-consider their recommendation in knowing the workshop was situated 2m from the boundary. The following comments were sent from the Parish Clerk in an email dated 23 January 2015: I have contacted the Councillors regarding the above planning application from Shepreth Wildlife Park and the consensus seems to be that it does not make much difference if it is moved a few metres from the fence/boundary. Please let me know if you require any further information.

7. **Trees Officer** – The proposed building adjoins a land parcel with TPO (Number 5/59). As the number alludes, this TPO was made in 1959 and covers only Elms. The application is not furnished with a tree survey but I guess the proposed building lies close to one or more of the boundary trees. If this is the case, it appears that it might be simple to relocate the building slightly to avoid root protection areas and thus avoid damaging the tree.

If the building is not moved then it will be necessary for the applicant to provide a tree survey and arboricultural impact assessment and mitigation strategy. This could be provided to comply with a pre-commencement condition. However, the applicants might like to consider moving the workshop so that it does not lie in a Root Protection Area.

**Representations from members of the public**

8. None received

**Planning Comments**

*Site and Proposal*

9. The wider site is home to Shepreth Wildlife Park and covers 3.24 hectares. The site is located outside, but on the edge of, the village framework of Shepreth. The proposal site is situated to the front of the Wildlife Park in an area not currently used for any set purpose.

10. The application proposes to relocate the workshop from the centre of the wildlife park to the edge of the site, so that the veterinary room can be expanded to meet current demands.
11. The new workshop will have an apex roof and will be a length of 8m, width of 6m, eaves height of 2.3m and height to ridge, 2.8m. The walls will be finished in a brown clad composite and roof finished in a forest green colour.

#### *Principle*

12. The site is located outside the village framework of Shepreth and as such the provision development for agricultural, horticultural, forestry and other uses which need to be located in the countryside will be permitted in accordance with policy DP/7 of the Local Development Framework. Officers consider the proposed workshop accords with this policy as it needs to be located close to the wildlife park for accessibility and security reasons.

#### *Layout, Scale and Design*

13. The Parish Council has raised objections stating that the building would be too imposing on the fence and the adjacent piece of land.
14. As proposed, the building will be located along the southern boundary of the site. The block plan submitted and email dated 21 January 2015, confirms the building will be situated 2m from the adjacent, 1.8m high boundary fence.
15. The building will measure 2.8m to the ridge and 2.3m to the eaves. The siting of the building has been designed so that the roof slope projects away from the boundary fence to reduce the potential dominance on the adjacent site.
16. By virtue of its location, scale and siting officers consider that all reasonable attempts have been made by the applicants to make the proposed workshop as discrete as possible in its location. The proposed development is not considered to cause significant adverse harm to the character and appearance of the area in accordance with DP/2 of the Location Development Framework.

#### *Trees*

17. The site shares its southern boundary with the recreation ground. Just beyond the shared boundary, in the area where the workshop would sit, is a line of Golden Burch Trees. At present the proposed workshop will be situated within the root protection area of one of these trees.
18. The Councils Tree Officer has suggested two alternative approaches (see comments in paragraph 7). The applicant is currently considering the options and members will be updated either before or at the committee meeting.

#### **Conclusion**

19. 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 approved in this instance. Officers seek delegated approval if necessary pending the outcome of possible revisions to take account of the adjoining trees.

## Recommendation

Approval subject to the following:

### Conditions

a) 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.)

b) The development hereby permitted shall be carried out in accordance with the following approved plans:

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

### Background Papers

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<http://www.scamb.gov.uk/localplan>

**Report Author:** Rebecca Ward – Senior Planning Officer  
Telephone: (01954) 713250



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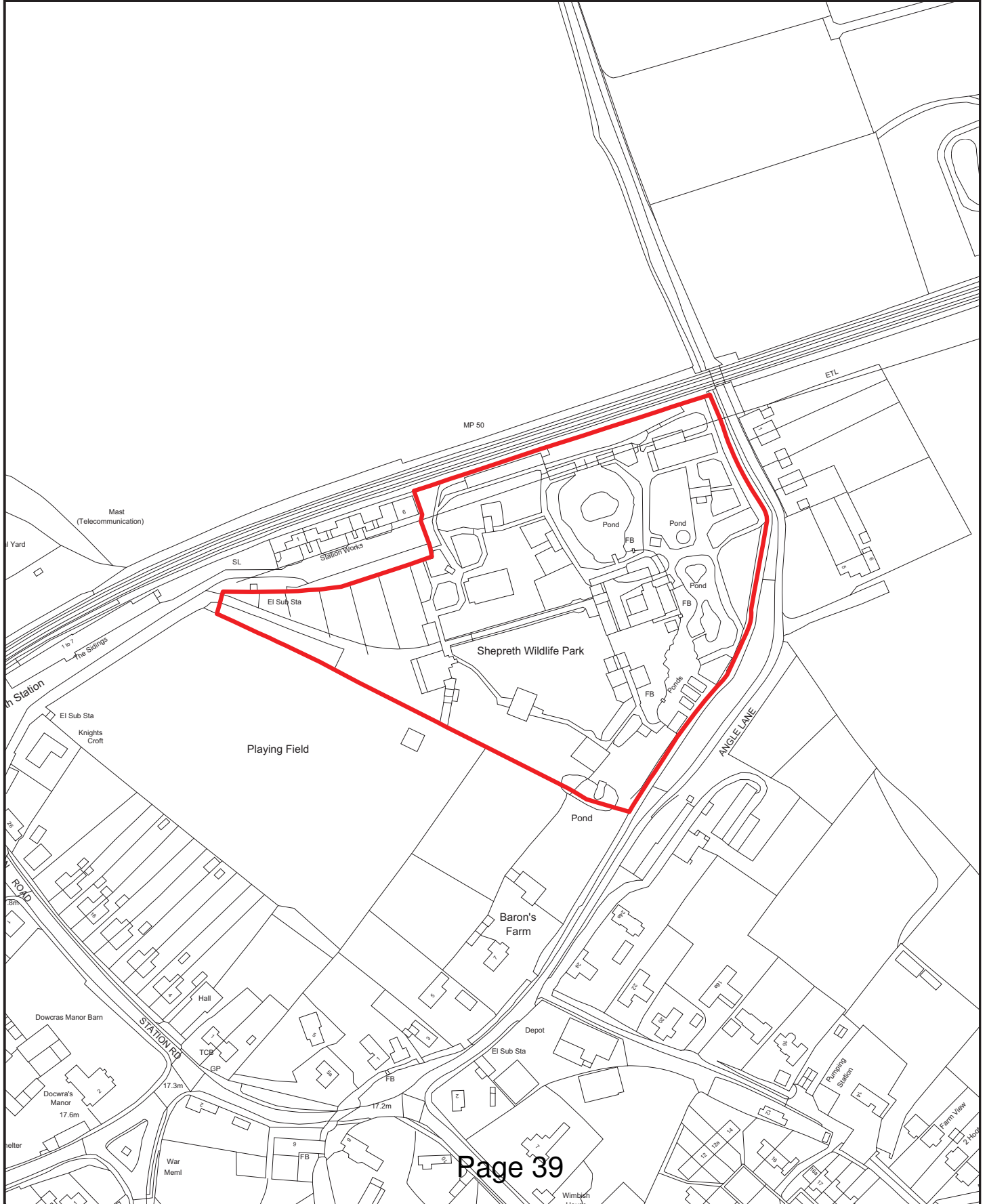
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# Agenda Item 8

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

4 February 2015

**AUTHOR/S:** Planning and New Communities Director

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<b>Application Number:</b>	S/2753/14/VC
<b>Parish(es):</b>	Stapleford
<b>Proposal:</b>	Removal of Condition 4 (Ancillary Use) of Planning Consent S/1953/13FL for Alterations and Conversion of Garage to for Self- Contained Annexe
<b>Site address:</b>	12, Aylesford Way, Stapleford
<b>Applicant(s):</b>	Mr Charles Nightingale
<b>Recommendation:</b>	Approval
<b>Key material considerations:</b>	The main issue, is why should, the Local Planning Authority (LPA) remove condition 4 of planning permission reference: S/1953/13FL
<b>Committee Site Visit:</b>	None
<b>Departure Application:</b>	No
<b>Presenting Officer:</b>	Edward Oteng
<b>Application brought to Committee because:</b>	Elected Member Application
<b>Date by which decision due:</b>	27 January 2015

### **Planning History**

1. S/1953/13/FL Alterations and Conversion of Garage to form Self Contained Annexe

### **Planning Policies**

2. **National Planning Policy Framework**
3. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies (DPD) adopted 2007**
  - DP1 Sustainable Development
  - DP/2 Design of New Development
  - DP/3 Development Criteria

4. **Proposed Submission Local Plan (July 2013)**

S/7 Development Frameworks

HQ/1 Design Principles

5. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**

District Design Guide SPD- Adopted March 2010

**Consultations**

6. **Stapleford Parish Council-** Recommends approval and makes the following comments:-

“Prepared for condition 4 to be lifted but not to be sold as separate entity. Stapleford Parish Council recognise that there has been a breach of the original planning consent but recommend approval”

7. **Local Highways Authority-**Raise an objection to the application on the grounds that the applicant had failed to provide a drawing showing the required visibility splays of 2.4 meters by 43 meters as measured from along the nearside edge of the carriageway. The Local Highways Authority requested that the LPA impose several conditions in relation to pedestrian safety, visibility splays, materials and surface water drainage of the driveway, and retention of the manoeuvring area to the front of the property

**Representations**

8. None

**Material Planning Considerations**

9. The application site is within the village framework of Stapleford which is designated as a rural centre in policy ST/4 of the South Cambridgeshire Local Development Framework Core Strategy Development Plan Document (CS). The application scheme would involve no physical changes to the external fabric of the garage adjacent to the rear garden of the bungalow. The crux of the matter for due consideration, is why should, the Local Planning Authority (LPA) remove condition 4 of planning permission reference: S/1953/13FL and the justification for or against its removal needs to be carefully assessed.

The principal of using the garage as annexe ancillary to, the enjoyment of the bungalow has the benefit of an extant planning permission.

**Character and Appearance of the Street Scene**

10. The proposed alteration and conversion of the garage to self- contained annexe involves no material change to the fabric of the external face of the, building, the application property is situated at the foot of the garden, of the bungalow and a modest separation distance exist between the host building and the proposal. The application property is not prominent within the street scene and has a generous set back from the public highway. The proposal presents no visual signs of incongruity.

**Neighbour Amenity**

11. The development has no adverse impact upon the residential amenity of adjoining neighbours as an annexe compared to an independent self- contained unit there would be material difference in terms of the level of use however this would be



controlled by the occupant of the host bungalow controlling the comings and going of either property in particular vehicular access.

### **Highway Safety**

12. The objection raised by the Local Highways Department can be addressed by way of conditions attached to the consent.

### **Conclusion**

13. The applicant has stated that there are medical reasons for the need for a departure from condition 4 under planning reference: S/1953/13/FL which stated the following: *“The development hereby permitted, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No.12 Aylesford Way, Stapleford. (Reason- to protect, the amenities of adjoining residents in accordance with, Policy DP/3 of the adopted Local Development Framework 2007)”*. The future change in the applicant’s physical health when care and assistance would be sought from none family member is been planned for by way of this application. The garage offers the opportunity for a separation of privacy and independence for both the occupants of the bungalow and garage. The applicant is planning for future change in circumstance, related to an existing condition. Whilst condition 4 placed on the extant permission referenced : S/1953/13/FL precluded the use of the self-contained annexe from becoming a separate planning unit, its removal to allow the future residential care needs of the applicant is fair and reasonable, given the degree of separation that exist between the two buildings.

### **Recommendation**

14. It is recommended that Planning Committee approve the application Subject to the following conditions and informative:-
- (a) The development hereby permitted shall be begun before the expiration of 3 years from the date of permission.  
(Reason- To ensure that consideration of any future application for development in the area will not be prejudiced by permission for development, which have not been acted upon.)
  - (b) No development shall commence without prior approval of the required visibility splays.  
(Reason: To provide adequate inter- visibility between the users of the access and the existing public highway for safety and convenience of users of the highway and of the access.
  - (c) No development shall commence without prior approval of all drainage details for the driveway showing that, no private water from, the site does not run across or onto the adopted public highway.  
(Reason for the safe and effective use of the highway)
  - (d) No debris or bonded material shall be allowed to spread onto the adopted public highway due to the intensification of the site.  
(Reason- in the interest of public safety)
  - (e) The approved Self- Contained Annexe shall not be sold as a separate unit and shall only be used as annexe to the host bungalow.  
(Reason- To protect the amenity of adjoining neighbours)

**Informative:**

The granting of planning permission does not constitute a permission or license to developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.

**Background Papers****South Cambridgeshire LDF Supplementary Planning Documents (SPD):**

District Design Guide SPD- Adopted March 2010

Planning File Reference: S/1953/13/FL

**Case Officer**

Edward Oteng- Senior Planning Officer Interim  
Telephone: (01954) 713159



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# Agenda Item 9

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

4 February 2015

**AUTHOR/S:** Planning and New Communities Director

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<b>Application Number:</b>	S/2851/14/VC
<b>Parish(es):</b>	Waterbeach
<b>Proposal:</b>	Removal of condition no. 14 (affordable housing) of planning permission S/2064/12/FL
<b>Site address:</b>	Robson Court, Waterbeach
<b>Applicant(s):</b>	Sanctuary Housing
<b>Recommendation:</b>	Delegated Approval
<b>Key material considerations:</b>	Principle; housing need
<b>Committee Site Visit:</b>	None
<b>Departure Application:</b>	No
<b>Presenting Officer:</b>	Lorraine Casey
<b>Application brought to Committee because:</b>	The site is owned by South Cambridgeshire District Council
<b>Date by which decision due:</b>	3 February 2015

### Planning History

1. S/2064/12/FL – Planning permission granted for demolition of existing 35 no. shared amenity apartments for the homeless and the erection of 30 no. self-contained apartments for the homeless with associated parking and amenity space.

### Planning Policies

2. *National Planning Policy Framework 2012*
3. *Local Development Framework 2007*

ST/5: Minor Rural Centres  
DP/1: Sustainable Development  
DP/2: Design of New Development  
DP/3: Development Criteria  
DP/4: Infrastructure and New Developments

HG/1: Housing Density  
HG/2: Housing Mix  
HG/3: Affordable Housing  
NE/1: Energy Efficiency  
NE/3: Renewable Energy Technologies in New Development  
NE/6: Biodiversity  
NE/10: Foul Drainage – Alternative Drainage Systems  
NE/11: Flood Risk  
NE/12: Water Conservation  
NE/14: Lighting Proposals  
NE/15: Noise Pollution  
NE/16: Emissions  
SF/6: Public Art  
SF/10: Outdoor Playspace, Informal Open Space and New Developments  
SF/11: Open Space Standards  
TR/1: Planning for More Sustainable Travel  
TR/2: Car and Cycle Parking Standards  
Open Space in New Developments – Adopted January 2009  
Trees and Development Sites – Adopted January 2009  
Public Art – Adopted January 2009  
Biodiversity – Adopted July 2009  
Landscape in New Developments – Adopted March 2010  
District Design Guide – Adopted March 2010  
Affordable Housing – Adopted March 2010  
Health Impact Assessment – Adopted March 2011

4. *Draft Local Plan 2013*

S/1: Vision  
S/2: Objectives of the Local Plan  
S/3: Presumption in Favour of Sustainable Development  
S/5: Provision of New Jobs and Homes  
S/7: Development Frameworks  
S/8: Rural Centres  
CC/3: Renewable and Low Carbon Energy in New Developments  
CC/4: Sustainable Design and Construction  
CC/6: Construction Methods  
CC/7: Water Quality  
CC/8: Sustainable Drainage Systems  
CC/9: Managing Flood Risk  
H/7: Housing Density  
H/9: Affordable Housing  
HQ/1: Design Principles  
HQ/2: Public Art and New Development  
NH/4: Biodiversity  
SC/6: Indoor Community Facilities  
SC/7: Outdoor Play space, Informal Open Space and New Developments  
SC/8: Open Space Standards  
SC/10: Lighting Proposals  
SC/11: Noise Pollution  
TI/2: Planning for Sustainable Travel  
TI/3: Parking Provision

## **Consultations**

5. *Waterbeach Parish Council* – Raises no objections or comments.
6. *The Affordable Homes Team* – Supports the application to vary the condition to reflect the fact that the 30 self-contained apartments being provided on this site will be provided to homeless households as temporary accommodation and are not deemed as general needs housing.

## **Representations**

7. No. 57 Winfold Road states further information is required on the rationale for the amendment, the effect it will have on all aspects of the surrounding area, and what Sanctuary's intentions are in running the facility. Concern is also raised regarding the impact the building has on its surroundings.

## **Planning Comments**

### **Site and Proposal**

8. The application site is located within the Waterbeach village framework on the west side of Waddelow Road. The site lies within a residential area and is bounded by bungalows to the north and two-storey dwellings on the opposite side of the road to the east.
9. The site was previously occupied by a range of two-storey buildings providing 35 units of accommodation for the homeless. In 2013, planning permission was granted for the demolition of the former buildings and their replacement with a two-storey building providing 30 no. self-contained apartments for the homeless (ref: S/2851/14/VC).
10. Construction of the approved scheme commenced last year and works are nearing completion.
11. Condition 14 of the planning permission required the submission of a scheme of affordable housing. The intention was that this would take the form of a Section 106 Legal Agreement to regulate the provision and occupation of the development in accordance with the details set out in the application, which described the proposal as providing 100% affordable housing.
12. The current application seeks to remove condition 14 from the consent. The supporting information accompanying the application explains that the development is not providing for general needs affordable housing and that it was never the intention for the scheme to do so. As set out in the original application, Robson Court would be providing short-term accommodation that would be accessed and occupied exclusively by clients who have presented themselves as homeless to the Council, thereby enabling the Council to discharge its statutory duties under The Housing Act. People who are accommodated in the homeless hostel would be transient in the sense that they are 'placed' in the hostel whilst awaiting accommodation elsewhere.
13. The land belongs to SCDC and has been let to Sanctuary Housing on a leasehold basis, with the lease being drafted to permit the Housing Association to use it for a homeless hostel only.

### ***Principle/housing need***

14. Condition 14 of the original planning permission was intended to ensure that the building would be used and occupied for the purposes defined in the application, which described the development as providing 100% affordable housing.
15. During the preparation of the legal agreement required to discharge this condition, it came to light that the type of accommodation proposed in the application does not fall within the planning definition of 'affordable housing'. This is because such accommodation requires temporary licences/non-assured tenancies to enable the Council to fulfil its duties under the Housing Act. This, however, does not equate with the minimum level of tenure security required to be compliant with the planning policy definition of affordable housing. As a result, a legal agreement accurately reflecting the land use operationally required would not be able to satisfy condition 14, which specifically requires a scheme for securing affordable housing. It is therefore proposed to remove the condition such that the legal agreement can be completed in accordance with the terms required to enable the Council to discharge its duties under the Housing Act.
16. It is important to stress that this application does not, in any way, propose any change to the originally intended use of the building. The accommodation would still meet a defined specialised housing need, and, as set out above, a legal agreement would still be in place to control the use and occupation of the building in accordance with the terms set out in paragraph 12 of this report.
17. Subject to the prior signing of this agreement, the proposal is considered to be acceptable.

### **Recommendation**

18. Delegated Approval, subject to the prior signing of a S106 Agreement.

### **Conditions**

1. The boundary treatments shall be completed in accordance with the details approved within letter dated 7 January 2014 under application reference S/2364/13/DC, or in accordance with an alternative scheme that has been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be retained in accordance with the approved details thereafter.  
(Reason – To ensure the appearance of the site does not detract from the character of the area, in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
2. All hard and soft landscape works shall be carried out in accordance with the details approved within letter dated 31 January 2014 under application reference S/2364/13/DC. 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.)



3. Apart from any top hung vent (which must be positioned at least 1.7 metres above the internal finished floor level), the proposed first floor kitchen and bathroom windows in the north elevation of the development shall be fixed shut and fitted and permanently glazed with obscure glass.  
(Reason – To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
4. No windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the north side elevation of the northern element of the building at and above first floor level unless:
  - (i) permanently fitted with obscure glazing and fixed in place; or
  - (ii) installed with a sill height of not less than 1.7m above the finished internal floor level; or
  - (iii) otherwise expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
 (Reason - To protect the amenities of adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
5. During the period of construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays or Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.  
(Reason – To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the Local Development Framework 2007.)
6. No external lighting shall be provided or installed within the site other than in accordance with the scheme that has been submitted to and approved in writing by the Local Planning Authority within letter dated 11 February 2014 under application reference S/2722/13/DC, or in accordance with an alternative scheme that has been submitted to and approved in writing by the Local Planning Authority.  
(Reason -To minimise the effects of light pollution on the surrounding area and upon the amenities of adjacent residents in accordance with Policies DP/3 and NE/14 of the adopted Local Development Framework 2007.)
7. Public art shall be provided in accordance with the details approved within letter dated 28 October 2014 under application reference S/2364/13/DC, or in accordance with an alternative scheme that has been submitted to and approved in writing by the Local Planning Authority.  
(Reason - To ensure a contribution is made towards public art in accordance with Policy SF/6 of the adopted Local Development Framework 2007)

### **Background Papers**

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- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007
- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- Proposed Submission Local Plan 2013
- Supplementary Planning Documents: Open Space in New Developments, Trees and Development Sites, Public Art, Biodiversity, Landscape in New Developments, District Design Guide, Affordable Housing, Health Impact Assessment
- National Planning Policy Framework 2012
- Planning File References: S/2064/12/FL, S/2851/14/VC

**Report Author:** Lorraine Casey – Senior Planning Officer  
Telephone: (01954) 713251



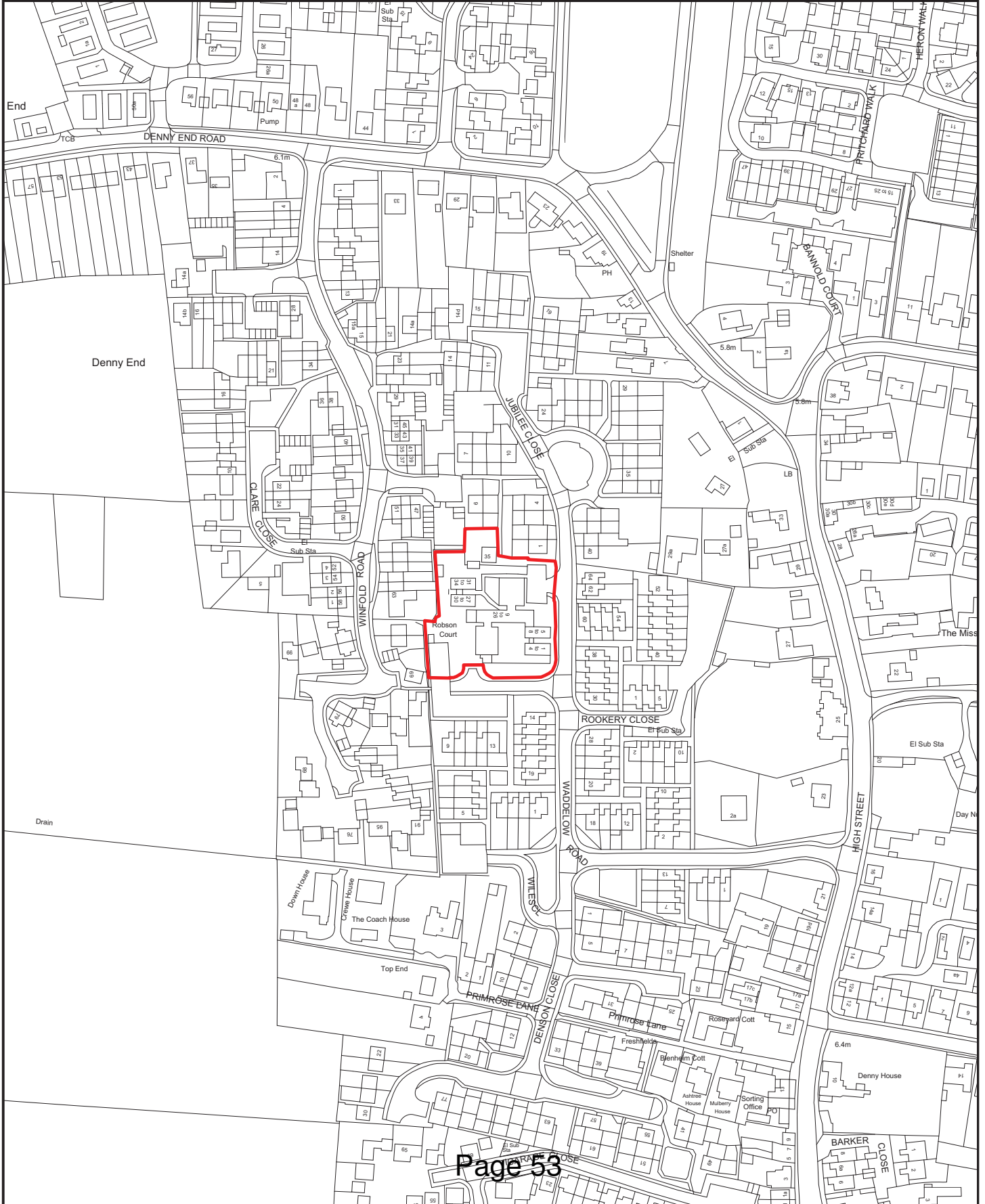
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# Agenda Item 10

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

4 February 2015

**AUTHOR/S:** Planning and New Communities Director

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<b>Application Number:</b>	S/1691/14/F
<b>Parish(es):</b>	Papworth Everard
<b>Proposal:</b>	Full planning permission for change of Use and refurbishment of redundant farm buildings to office/light industrial use and the erection of a workshop.
<b>Site address:</b>	Crow's Nest Farm, Ermine Street, Papworth Everard
<b>Applicant(s):</b>	Mr. F Stannard
<b>Recommendation:</b>	Approval
<b>Key material considerations:</b>	Principle of development Visual impact Impact on amenity Ecology Parking and highway safety
<b>Committee Site Visit:</b>	3 February 2015
<b>Departure Application:</b>	No
<b>Presenting Officer:</b>	John Koch
<b>Application brought to Committee because:</b>	The officer recommendation is contrary to the views of the Parish Council.
<b>Date by which decision due:</b>	29 September 2014

### Planning History

1. S/1807/88/F – Change of use to light industrial workshop - Approved

### Planning Policies

2. **National Planning Policy Framework**
3. **Local Development Framework Development Control Policies (Adopted July 2007);**  
DP/1 Sustainable development  
DP/2 Design of new development

DP/3 Development criteria  
DP/6 Construction methods  
ET/7 Conversion of rural buildings for employment  
ET/8 Replacement buildings in the countryside  
NE/2 Renewable energy  
NE/4 Landscape character area  
NE/6 Biodiversity  
NE/15 Noise pollution  
TR/2 Car and cycle parking standards  
TR/1 Planning for more Sustainable Travel

4. **Local Plan (Proposed Submission Version (July 2013))**

S/3 Presumption in favour of sustainable development  
CC/3 Renewable and Low Carbon Energy in New Developments  
CC/6 Construction Methods  
HQ/1 Design principles  
NH/2 Protecting and enhancing Landscape Character  
NH/4 Biodiversity  
E/13 New Employment Development on the Edges of Villages  
E/17 Conversion or Replacement of Rural Buildings for Employment  
SC/11 Noise Pollution  
TI/2 Planning for Sustainable Travel  
TI/3 Parking Provision

5. **Supplementary Planning Documents**

District Design Guide SPD (adopted March 2010)

**Consultations**

6. **Papworth Everard Parish Council** recommend refusal. The lengthy consultation response is included in full as appendix 1. The points raised can be summarised as:

- (i) Undue noise and disturbance for nearby residents given the operations involved on the site.
- (ii) Poor access leading off a very busy road. The access from the farm to the A1198 needs to be formalised and improved and the warning signage is very considerably upgraded. Consideration should be given to imposing a lower speed limit. There are no safe routes for pedestrians or cyclists to the site.
- (iii) The applicant has not demonstrated that this will not decrease the air quality of the immediate surrounds of the development and the village beyond.
- (iv) The proposed manufacturing unit is outside the development envelope of Papworth Everard. The Papworth Business Park is a more suitable location.
- (v) The 1988 planning approval envisaged a limited development with tight planning conditions limiting operation. The working times proposed (i.e. 8 am to 5pm, Monday to Friday) must be enforced through a planning condition, in order to protect the environment of neighbouring properties. If the LPA is minded to approve this development, planning restrictions, as in 1998, should be imposed.

7. The **Local Highways Authority** initially recommended refusal as the application was not supported by sufficient transport information. On receipt of further information it has removed its objection and confirmed that it believes that it is unlikely that the 1m offset from the kerb edge would obscure visibility so that it would not be possible to see a motor or pedal cyclist when exiting the site. The visibility splays that have been

shown on submitted drawing are acceptable. Conditions are recommended with regard to the width of the access, surface drainage, and driveway construction.

8. The **Environmental Health Officer** has no adverse comments in relation to this application.
9. The **Contaminated Land Officer** has confirmed that they have considered the implications of the proposal and is satisfied that a condition relating to contaminated land investigation is not required.
10. The **Asset Information Definitive Map Officer** notes that site access enters the site to the south of the site and the footpath is not used for site access. This means there are few impacts to this footpath so we have no objections. I would be grateful if the following informatives are included in the decision conditions:
  - 1.) Public Byway No.2 Papworth must remain open and unobstructed at all times (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).
  - 2.) No alteration to the footpath surface is permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).
  - 3.) Landowners are reminded that it is their responsibility to maintain hedges and fences adjacent to public rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).
  - 4.) The granting of planning permission does not entitle a developer to obstruct a public right of way (Circular 1/09 para 7.1).
11. The **Ecology Consultancy Officer**. Only a low level of bat activity was observed. No bat roost was identified at the site but the extent of crevices and low value roost sites meant that the possibility of a low number of bats could not be ruled out (a bat was seen to enter the barn during the survey but its roost position could not be confirmed). A precautionary approach to roof stripping is advised.

The ecology report states that the trees at the rear of this site can be retained and some may have medium to high bat potential – is their retention realistic?

Condition required securing recommendation in the report “Protected Species Survey at Crow’s Nest Farm” by Mr A P Chick May 2014. The recommendations relate to sensitive working procedures, tree bat roost units, bat roost unit, lighting and birds. The provision of the detailed enhancement measures shall be in place prior to the occupation and/or use of the buildings. Any variation to the proposed working procedures shall be first agreed in writing with the LPA. No impact is expected upon great crested newts or badgers.

### **Representations**

12. One representation has been received from the owner/occupiers of the neighboring property raising concerns that the proposal would set a precedent for further industrial developments to be located beyond the existing industrial boundary and the Papworth Business Park. Concern was raised in respect of noise and lack of proposed working hours in the application, and the current access to the A1198. It is also pointed out that the agricultural buildings remained in use up to 2012.

### **Planning Comments**

13. The application site lies to the west of Ermine Street and comprises a 0.4 Ha broadly rectangular parcel of land. The site is located just beyond the settlement boundary to the south of Papworth Everard.
14. The site comprises the currently redundant Crow's Nest Farm barns which form part of a small residential farm development. The group of traditional farm buildings was constructed as a courtyard complex. In the middle of the courtyard there is a relatively modern concrete portal frame building, to the south of the site is a modern grain store, to the north-west a Nissan hut and a dilapidated storage shed. Vehicular access to the site is served via Ermine Street (A1198).
15. The application site is situated nearby to two residential properties, one of which is currently vacant. These lie to the south-east of the site. A public footpath runs along the site's north eastern border. The farmyard is generally flat and level. Surrounding land use largely comprises arable farmland and woodland.
16. The boundary between the A1198 and the north eastern boundary is defined by a brook. Areas of established vegetation and a collection of large trees offer a buffer between the site and the main road. The remaining three boundary edges are generally open with some informal hedging.
17. The proposed scheme comprises the change of use and refurbishment of redundant farm buildings to office/light industrial use and the erection of a workshop. The workshop will be located in the north-west part of the site (and therefore screened and away from the two residential properties. An application to change the use of the barns on the site to light industrial was approved in 1988 but never implemented.
18. The English Listed Building Company and its subsidiary company Frazer Stannard Carpentry and Joinery were set up 18 years ago and specialize in the repair and restoration of historic properties. Between them the company employs 18 people and another 22 on rolling contracts. Designing and producing joinery for period properties they would like to relocate their expanding business from a farm unit in Hilton to the Crow's Nest Farm site.
19. The group of historic farm buildings which are mostly in poor condition would be retained and converted to provide a kitchen, offices and WC's. A report submitted with the application demonstrates that these structures are capable of conversion. A lean-to section of the modern agricultural building would be removed to allow access into the site and a purpose built workshop building would be erected to the north of the site where the existing dilapidated Nissan hut and store (constructed of block with asbestos cement / corrugated sheet roofs) currently exist. The modern concrete portal frame building located in the middle of the traditional farm buildings would remain.
20. The application proposes a vehicular parking for 13 cars including one disabled parking bay. Vehicular access would remain via Ermine Street the A1198.

#### *Principle of Development*

21. The NPPF encourages the reuse of existing resources including the conversion of existing buildings and supports the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings. The Development Plan (Core Strategy Development Plan Document adopted January 2007 and Development Control Policies Development Plan adopted January 2007) supports proposals for the



conversion of rural buildings for employment and for replacement buildings in the countryside for employment use.

22. Policy ET/7 supports change of use or adaptation of buildings in the countryside for employment provided that the buildings are structurally sound, of permanent construction, capable of re-use without materially changing their existing character and are in keeping with their surroundings. The report submitted with the application demonstrates that the buildings proposed to be converted are structurally sound. It is considered the buildings are worthy of retention and capable of conversion without changing their existing character and that of their surroundings.
23. Policy ST/7 designates Papworth Everard as a "Minor Rural Centre". As such, it performs well in terms of providing services and facilities for its rural hinterland. The scale of employment generated as a result of the proposal is considered in accordance with the location and the proposal is considered to meet the requirements of this policy.
24. Proposals for replacement buildings are generally supported by Policy ET/8 provided that any increase in floor area is strictly controlled. Government Planning Practice Guidance also supports the sustainable growth and expansion of business development in rural areas, both through the conversion of existing buildings and well designed new buildings.
25. The proposed new workshop building would be located on the footprint of the dilapidated store and Nissan hut buildings (137.5 sqm) which would be demolished. The lean-to section of the modern concrete portal framed grain store (126 sqm) to the south of the barns is also proposed to be removed to allow vehicular access. Albeit the lean-to section is not in the same location as the proposed workshop building, the total removed footprint would be approximately 263.5 sqm of floor space. The footprint of the new workshop would be 396 sqm representing an overall increase of 133 sqm.
26. The new workshop building has been designed to be in keeping with the traditional farm buildings by way of materials and character and would compliment the existing group of barns. Visually it would be an improvement especially when considering the removal of part of the concrete grain store. Black weatherboarding is proposed for the walls with corrugated metal sheeting for the roof. The new building would be of various heights from 5.5 m to a maximum height of approximately 7.5 m with a pitch roof. The maximum height of the proposed workshop would not exceed the height of the existing barns proposed for conversion.
27. The proposed replacement building is required for the successful running of the expanding business and would be beneficial to the scheme in terms of design. The application must be looked at as a whole and whilst the replacement footprint is larger than the existing footprint, the building is nonetheless well designed and results in an overall sustainable scheme meeting the requirements of Policies ET/7 and ET/8.
28. It is acknowledged that the Papworth Business Park may provide an alternative, or even a more appropriate location. However, the principle of the proposed development is considered acceptable and to fall in accordance with national and local planning policy.

*Visual Impact*

29. Crow's Nest Farm barns although not listed form a group of historic farm buildings currently not in use. The surrounding landscape is generally flat and level and the proposed development would have a positive impact on the landscape bringing redundant farm buildings into use. The proposed conversion scheme and new workshop building viewed from beyond the application site would enhance the character and local distinctiveness of the area. Whilst established planting including some mature trees would provide some screening from the Ermine Street. The proposal is considered to respond well to its surroundings and meet the requirements of Policy DP/2 comprising a high quality design that enhances the character of the local area whilst conserving important environmental assets.

*Impact on amenity*

30. The nearest residential dwelling falls beyond the south eastern boundary of the site and is located approximately 25m from the application site. Concern has been raised by the neighbour and the Parish Council in respect of noise and air quality.
31. The Council's Environmental Health Officer has been consulted on the application and notwithstanding the detailed points raised by the parish council, has raised no objection. The existing buildings will essentially be used for office/light industrial use. By definition, these are uses that can be carried out in nay residential area without given rise to various adverse effects including noise, fumes and smells. The new workshop is a purpose built structure and the proposed office/light industrial use will separate the office/light industrial use. The previous agricultural use would also presumably have led to some degree of noise and disturbance for neighbours.
32. To ensure no adverse impact in term of noise disturbance a condition would be attached to the planning permission restricting the use of power operated machinery in the workshop to normal working hours only.
33. An issue raised by the parish council was the potential emissions from the biomass boiler. A document from the manufacturers explains that the boiler burns wood pellets in the combustion chamber; what is called smoke is a volatile gas which is burnt again to get the maximum energy from the pellets, so there is no smoke from the flue. It is therefore not considered the proposal would lead to any harm to amenity in terms of air quality.
34. The proposal is considered an acceptable form of development in this location and with a condition in place restricting working hours there would be no harm caused in terms of amenity. The requirements of policies DP/3 and DP/2 would therefore be satisfied.

*Ecology*

35. The application is supported by a protected species assessment which has considered breeding birds including barn owls and bats. The ecology report states that the trees at the rear of the site can be retained and some may have medium to high bat potential. The Ecology Consulting Officer has requested a condition is attached to the planning permission to ensure that the recommendations and enhancement measures as detailed within the report are carried out. It is considered that with the condition in place there would be no adverse harm caused to any protected species as a result of the proposal and policy NE/6 would therefore be satisfied.

*Parking and highway safety*

36. An updated (December 2014) Transport Statement has been submitted as part of the planning application and further an Addendum to provide additional information to enable Cambridgeshire County Council to fully assess the application in terms of highways and transportation. A revised plan has also been submitted to illustrate the proposed car parking area to the rear of the barns for 13 vehicles including one disabled bay.
37. The Local Highway Authority has confirmed it now has no objection to the proposed development and that in terms of highway safety and parking the proposal represents a satisfactory form of development. It has not raised any concerns over the safety of routes for pedestrians or cyclists to the site. It is therefore acceptable in highway terms subject to conditions relating to the means of access and the provision of on-site parking and turning.

#### *Other Matters*

38. The Parish Council has referred to the 1988 planning permission and suggests this should act as a precedent in terms of any conditions imposed. That permission (for a light industrial use) was conditioned to a named user; to prevent outside storage; a restriction on the use of machinery outside normal working hours; no power driven machinery to be used without prior approval; and on-site parking and turning to be provided.
39. Conditions re limitation on outside storage and on-site parking and turning can be imposed as they are considered to meet the statutory tests. Notwithstanding the lack of objection from the EHO a restriction on the use of machinery outside normal working hours is also considered appropriate given the nature of the proposed workshop use. The workshop use will involve the use of power-driven machinery during the day and given the location of the workshop in relation to the residential properties, a condition preventing all power operated machinery would be prohibitive to the effective operation of the business. Current government advice is that a restriction to a particular applicant is unwarranted.

#### *Conclusion*

40. Any adverse impacts of the development are not considered to significantly and demonstrably outweigh the benefits when assessed against the material considerations set out in this report, and the proposed development remains acceptable. As such it is recommended that permission be granted for officers to approve the scheme subject to the conditions outlined below.

#### **Recommendation**

41. Approval subject to:

#### **Conditions**

- (a) Approved Plans
- (b) Standard Time Limit
- (c) Materials
- (d) Ecology
- (e) Landscape Implementation
- (f) Tree protection
- (g) Access

- (h) On-site parking and turning
- (h) No power operated machinery outside normal working hours

### **Informatives**

As suggested by the Definitive Map Officer

### **Background Papers**

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Nation Planning Policy Framework  
<https://www.gov.uk/government/publications/national-planning-policyframework--2>
- Local Development Framework, Development Control Policies, Adopted July 2007  
<http://www.scambs.gov.uk/content/local-development-framework>
- South Cambridgeshire Local Plan, Proposed Submission July 2013  
<http://www.scambs.gov.uk/localplan>

**Report Author:** Jemima Dean – Planning Officer

## **PAPWORTH EVERARD PARISH COUNCIL**

### **RESPONSE TO PLANNING CONSULTATION**

Planning reference: **S/1691/14/FL**

Application Type: Full Planning

Parish: Papworth Everard

Main Location: Crow's Nest Farm, Ermine Street, Papworth Everard, Cambridge, CB23 3PB

Full Description: C/U & refurbishment of redundant farm building to office/light industrial use & the erection of a workshop

The application has been considered and the parish recommends: **REFUSE**

#### **For the following reasons:**

1. **The effect of noise on residents.** This development would be within 60 m of two dwellings (the nearest is less than 40 m away). Without doubt, noisy timber sawing, cutting and drilling processes are envisaged at the proposed development. A message on the website of Frazer Stannard Carpentry and Joinery (fscj.co.uk), which operates from the same premises as The English Listed Building Company currently reads: "Our preferred method of contact is e-mail due to loud machines etc". The Planning Statement submitted with the application indicates that the spray booth will have an output of 72 – 76 Db and the maximum output from the workshop machinery will be 99Db (page 19, para 5.9). Ear protection is required for noise exceeding 85Db. Nowhere in the planning statement are projected readings given for the Db output of the processes external to the building: at the neighbouring residential properties, on the public footpath that passes through the farm, or at the new bridleway adjacent to the Papworth bypass. Until such information is available, it is not possible to know that noise will be below acceptable levels.

There is already background noise at this site from the proximity of traffic on the A1198.

The relevant LDF Development control policies are: POLICY DP/3 "Development Criteria 2. Planning permission will not be granted where the proposed development would have an unacceptable adverse impact: n. From undue environmental disturbance such as noise, lighting, vibration, odour, noxious emissions or dust; ... and POLICY NE/15 Noise Pollution 1. Planning permission will not be granted for development which: a. Has an unacceptable adverse impact on the indoor and outdoor acoustic environment of existing or planned development; b. Has an unacceptable adverse impact on countryside areas of tranquillity which are important for wildlife and countryside recreation; or c. Would be subject to

unacceptable noise levels from existing noise sources, both ambient levels and having regard to noise impulses whether irregular or tone.

2. **Traffic and road safety.** The access to the farm buildings off the A1198 is shared with the two residential dwellings on the site. The roadway is rough, very uneven and not constructed to proper highway standards. In the last 11 years, since the previous application to redevelop the Crow's Nest Farm site, the traffic along this section of the A1198 the road traffic has increased very significantly – it is an alternative route into Cambridge for commuters from Huntingdon and the north who would otherwise travel on the A14. In addition, Papworth Everard residents, staff at Papworth Hospital (of which there are 1,200) and firms at the business park use the road to travel to Cambridge and to other local towns and villages. This quantity of traffic frequently causes congestion between Caxton Gibbet and Papworth Everard in the morning 'rush-hour'. Large lorries carrying timber and sections of timber buildings turning into the Crow's Nest Farm access is unacceptable as it would only worsen the already poor traffic situation on the road. The A1198 between Caxton Gibbet and Papworth Everard visibility is not good at this point on the road as there are hills and humps that can hide the farm entrance from car drivers approaching from the south. There have been at least four number fatalities on this road in the relatively recent past (though perhaps not in the last five years), which included two pedestrians, a car driver and a motor-cycle rider. The car driver was killed when he failed to negotiate the hump in the road 200 m south of the farm entrance and collided with a telegraph pole – and traffic density has considerably increased since then. Papworth Everard parish council continues to be extremely concerned over road safety issues on the A1198 between the village and Caxton Gibbet and is promoting the installation of a footpath/cycleway. In this, the parish is supported by the County Council, and is in discussions with the Highways Agency, with a view to providing a crossing over the A428 to the new fast-food complex at Caxton Gibbet.

The applicant's Transport Statement has surprising inadequacies for a professionally prepared document. Nowhere within it does it state the number of daily vehicle movements that pass the site entrance. The only figure quoted by the traffic consultants is 11,380 (found on the DfT website) which indicates the daily flow of traffic on the Papworth Everard *by-pass*. This is not representative of the A1198 in the vicinity of the farm, as it must exclude the many vehicles that travel south from Papworth Everard (including the business park) daily towards Cambridge (and the M11), and Royston (and links to the A1 south of Caxton Gibbet), which do not travel on the *by-pass*. It is noted that the photographs used in the Transport Statement are exceedingly misleading, in that they show very few vehicles; they are highly selective – perhaps representing traffic flow on the A1198 early on a Sunday morning. The parish council is strongly against the application on the grounds of road safety. It is appreciated that it is not in the LPA's power to make changes to the road, however, approval should not be given unless the access from the farm to the A1198 is formalised and improved and the warning signage is very considerably upgraded. Consideration should be given to imposing a lower speed limit. There are no safe routes for pedestrians or cyclists to the site.

3. **Biomass boiler and air quality.** A biomass boiler is proposed, which apparently meets the green credentials of the application; however, the applicant has not demonstrated that this will not decrease the air quality of the immediate surrounds of the development and the village beyond. It is noted that Crow's Nest Farm lies in a 'hollow' in the landscape and that winter fog is slow to disperse. In still air conditions this might also result in the output of the biomass boiler settling around the farm and the residential properties. The prevailing winds in this part of the parish are from the south-west, thus the output of the biomass boiler will be blown towards the southern end of Papworth Everard, which is uphill of Crow's Nest Farm, and Papworth Hospital. It is not clear that the engineering solution proposed will achieve appropriate dispersal of emissions.

There is already reduced air quality at this location due to vehicle emissions on the nearby A1198

The relevant policy in the LDF Development Control Policies DPD is: AIR QUALITY POLICY NE/16 Emissions.

4. **The proposed manufacturing unit is outside the development envelope of Papworth Everard.** The completed and development will stand in the countryside. Papworth Everard's business (industrial) park is 350 m north-east of this refurbishment, and would be a much more appropriate location for this new industrial operation, from the point of view of both production and access/deliveries. The previous 1988 planning approval (S/1807/88/F) for the site did not envisage a large scale manufacturing business, but a light industrial workshop consisting of one person making and selling fence panels; in addition the storage and sale of dog food was planned. However, it is understood that this business failed to become established due to the ill health of the owner and the assessed economic viability of the enterprise.

The relevant Development Control policy is: CONVERSION OF RURAL BUILDINGS FOR EMPLOYMENT POLICY ET/7 Conversion of Rural Buildings for Employment. Take particular note of supporting paragraph 5.10: Does Papworth Everard qualify as a 'larger settlement'? There are no safe pedestrian or cycle routes to the site.

5. **The 1988 planning approval envisaged a limited development with tight planning conditions limiting operations.** The reasons given for the planning conditions were:

1-2 To ensure a limited scale of development on a site where more extensive and intensive proposals might affect the safety and free flow of traffic on the public highway.

3. To ensure that the user and the nature of the use is compatible with this site

4-5 To safeguard the interests of other users of land in the vicinity.

7. In the interests of highway safety.

If the LPA is minded to approve this development, planning restrictions, as in 1998, should be imposed. The working times proposed in the current *draft* transport statement (i.e. 8am to 5pm, Monday to Friday) must be enforced through a planning condition, in order to protect the the environment of neighbouring properties.

PEPC September 2014





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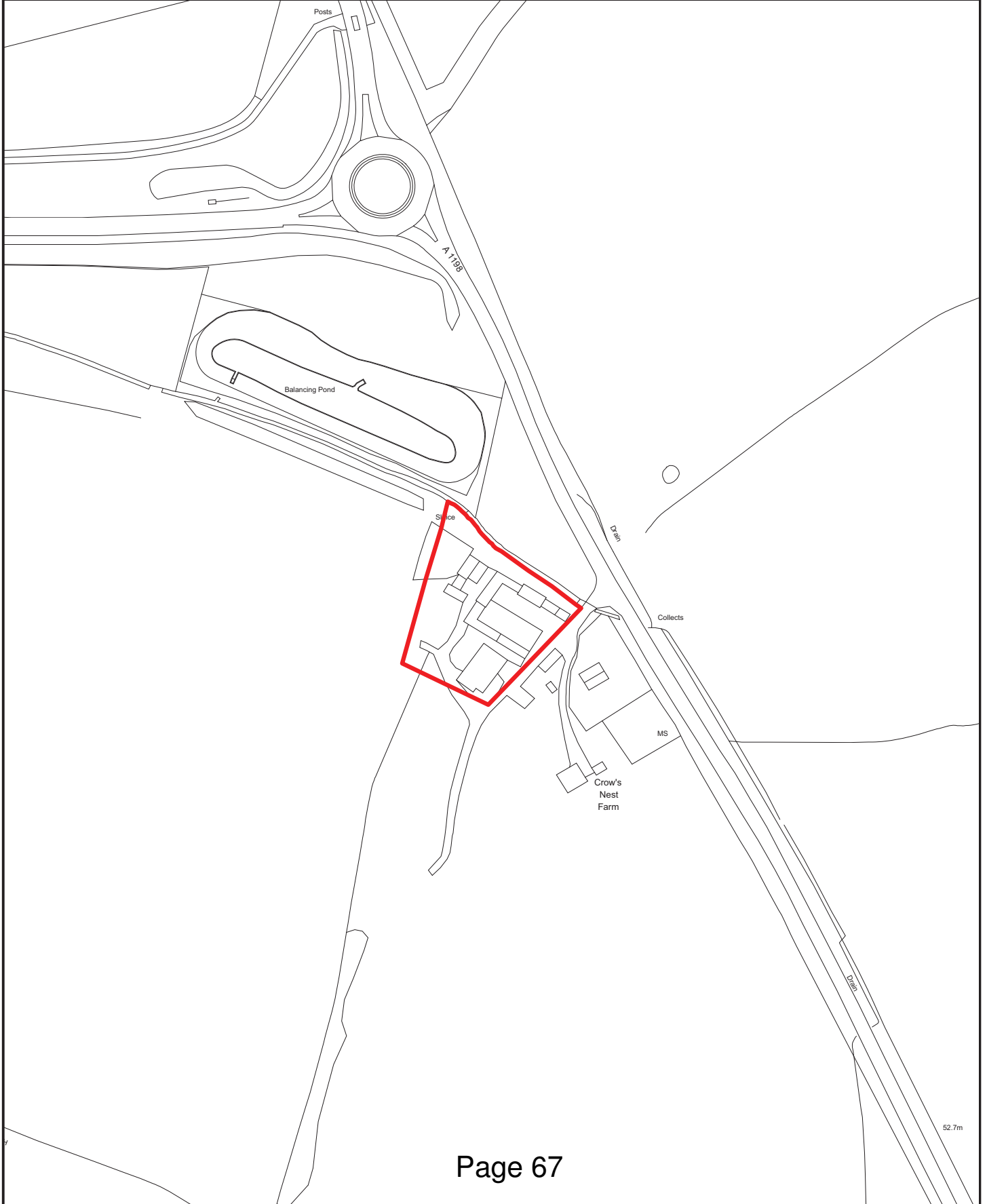
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# Agenda Item 11

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

4 February 2015

**AUTHOR/S:** Planning and New Communities Director

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**Application Number:** S/1681/14/FL

**Parish(es):** Fen Drayton

**Proposal:** Dwelling

**Site address:** The Cobbles, Horse and Gate Street, Fen Drayton

**Applicant(s):** Mr Robert Fogg

**Recommendation:** Approval

**Key material considerations:** Principle of Development  
Amenity  
Impact on the Conservation Area  
Parking / Highway Safety

**Committee Site Visit:** 3 February 2015

**Departure Application:** No

**Presenting Officer:** John Koch

**Application brought to Committee because:** Parish Council recommendation of refusal conflicts with Officers recommendation

**Date by which decision due:** 7 October 2014

### Planning History

1. None relevant.

### Planning Policies

2. **National Planning Policy Framework**
3. **Local Development Framework Development Control Policies (Adopted July 2007)**
  - ST/2 Housing Provision
  - ST/6 Group Villages
  - SF/10 Outdoor Playspace, Informal Open Space, and New Developments
  - SF/11 Open Space Standards
  - DP/1 Sustainable Development
  - DP/2 Design of New Development

DP/3 Development Criteria  
DP/4 Infrastructure and New Developments  
DP/7 Development Frameworks  
HG/1 Housing Density  
CH/5 Conservation Areas  
NE/1 Energy Efficiency  
NE/6 Biodiversity  
NE/12 Water Conservation  
NE/15 Noise Pollution  
ST/6 Group Villages (Fen Drayton)  
TR/1 Planning for more Sustainable Travel  
TR/2 Car and Cycle Parking Standards

4. **Local Plan (Proposed Submission Version (July 2013))**

S/3 Presumption in Favour of Sustainable Development  
S/7 Development Frameworks  
S/10 Group Villages (Fen Drayton)  
HQ/1 Design Principles  
NH/14 Heritage Assets  
TI/8 Infrastructure and New Developments

5. **Supplementary Planning Documents**

District Design Guide SPD (adopted March 2010)

**Consultations**

6. **Fen Drayton Parish Council** recommends refusing the amended application for the following reasons.

1. Moving the house back would impact negatively on the neighbours, as outlined in the letter sent to you by Simon Kerr. It would only gain parking for one car on the drive and visitors' cars would have to park on the road causing congestion on Church Street (see point 3).

**OUR PREVIOUS COMMENTS ARE UNCHANGED:**

2. The size of the proposed building reduces disproportionately the amount of open garden. There is little amenity land for the new property and the retained garden is much reduced.

3. By demolishing a double garage the amount of parking available for the retained land is also reduced, encouraging more parking in front of building line and on-street parking in Church Street, which would exacerbate traffic-related and parking problems in an already congested area.

4. The single garage and small standing area proposed is likely to be inadequate for a four- bedroom property.

5. Fen Drayton Parish Council has received six letters/emails from neighbours opposing the planning application, which have also been sent to the planning department.

Again, the parish council considers that the amended plan for the proposed dwelling is still unsuitable. The house is big for the space and would have a negative impact on neighbours, and the conservation area. The parish council does not support the application.

7. The **Local Highways Authority** has no objections subject to conditions controlling visibility splays, private water drainage, closing the existing rear access to the existing single garage, and bound materials for the proposed access drive.
8. The **Contaminated Land Officer** is satisfied that a condition relating to contaminated land investigation is not required.
9. The **Historic Buildings Advisor** has requested changes as listed: reduce glazed doors to one set; double up the porch window with the partition off the central mullion; all ground floor openings to have cambered brick arch or stone as the nearby modern development; instead of reducing the width of the stack, maintain the width throughout and increase the overall height by about 300mm; introduce planting in south east corner of site to compensate for loss of existing; windows and doors to be painted softwood not plastic; pantiles to be clay (not "Redland Norfolk Pantiles" which are not Norfolk pantiles); roof lights should be flush metal type. Conditions are recommended in respect of landscaping, boundary treatment, materials and removal of permitted development rights.

### **Representations**

10. The owners of Croston, Church Street have an objection concerning the proximity of the proposed dwelling to the west which would lead to deprivation of natural light to west facing windows, loss of privacy and overlooking, noise and disturbance. Concern is raised in respect of vehicle access, overdevelopment, impact on the character of the conservation area, and feeling intimidated and dominated by the overbearing side of a house.
11. The owner of The Cottage, Church Street has objected to the proposed development with concerns that it is misplaced, out of proportion to the available space, very close to the road and well forward of the building line, also concerns with regard to congestion and risks to vehicles and pedestrians.
12. The owners of Thorn House, Church Street have objected on grounds that the building is in front of the building line and close to the road, Church Street is a narrow street, the proposal would have an impact on privacy, lack of parking, and affect on their bed and breakfast business, particularly during construction. No objection if sufficient parking space was provided on the driveway.
13. The owner of Birches, Church Street has concerns that the dwelling would be accessed via Church Street and not Horse and Gate Street as the application implies, Church Street is a narrow road, and the proposal would have a detrimental impact on highway safety and parking.
14. The owners of Stone Court, Church Street have concerns relating to impact of the development on the conservation area and neighbouring properties, the fact that the building does not follow the existing building line, parking and traffic, no footpath along Church Street, loss of light, and emergency vehicle access.
15. The owners of Mill View, Horse and Gate Street have concerns relating to the proximity of the proposed dwelling to adjacent properties, impact on the conservation area, overdevelopment of the site, impact on light and the view of the church, and traffic / parking.

16. The owner of Linden Cottage, Church Street has concerns with the access via Church Street and road safety.
17. The owners of Cornerstone, Church Street have objected with concerns relating to the vehicle access directly opposite their driveway, visibility and congestion, and that the existing single garage is used for storage purposes only.

### **Planning Comments**

18. The site is located within the village development framework and the conservation area. The application site comprises 0.65 hectares of land between Horse and Gate Street and Church Street and includes the dwelling and garden land of The Cobbles.
19. The Cobbles is currently accessed via Horse and Gate Street with off road parking and turning to the front of the dwelling. A detached single flat roof garage is located within the rear garden of the property accessed via Church Street. Surrounding properties comprise a mix of modern and historic dwellings and include 2 and 1½ storey properties. Immediately to the west of the site are detached 2 storey dwellings, one of which is access via Horse and Gate Street and the other Church Street. To the east of site is the house and garden of a relatively modern two storey detached property accessed via Church Street. On the opposite side of Church Street are residential properties including Thorn House where a Bed and Breakfast business is run and further up the church of St Mary which is Grade II listed. The building line along Church Street is not strongly defined but staggered with detached garages located to the front of dwellings adjacent to the highway. The Cobbles itself is a 1½ storey dwelling.
20. The application, amended by drawings received on 22 January 2014, seeks planning permission for the demolition of the single garage and the erection of a 1½ storey detached dwelling with an integral garage. The application was subject to pre-application advice ref: PRE/0157/14 and changes have been made in response to this.
21. The proposed dwelling would be located within the rear garden of the existing dwelling. With a footprint of approximately 85sqm, the proposal would comprise a modest three bedroom dwelling with a pitch roof to a maximum height of 7.2m and height to the eaves of 3.6m. Downstairs accommodation would include a lounge, dining room, kitchen and a study. The dwelling would be set back approximately 5m from the Church Street boundary with a driveway and garden located to the front of the property. The rear garden of the proposed dwelling would be approximately 85sqm and that of the existing dwelling 120sqm. The distance between the proposed dwelling and properties to either side would be approximately 3.5m.
22. The rear elevation provides roof lights to first floor accommodation and obscured glazing to the en-suite bathroom, patio doors and a single doorway are proposed on the ground floor. The front elevation which fronts Church Street would comprise three pent dormer, windows garage doors and ground floor windows. Details of materials would be secure via planning condition.

### *Principle of Development*

23. The NPPF advises that housing applications should be considered in the context of the presumption in favour of sustainable development. Additionally the Development Plan (Core Strategy Development Plan Document adopted January 2007 and Development Control Policies Development Plan adopted January 2007) identifies

Fen Drayton as a 'Group Village' where the construction of new residential dwellings within the framework is supported.

24. The application site falls within the development framework for the village where the principle of residential development is generally accepted provided the retention of the site does not form an essential part of the local character and that the development is sensitive to local character and amenities of neighbours. The application site comprises a plot that is considered able to accommodate a proposed dwelling without detriment to neighbour amenity or the character of the area. It is considered therefore to accord with Policy DP/7 'Development Framework' of the Development Control Policies DPD, 2007. In terms of density the proposals meets the requirements of policy which requires a density of at least 30 dwellings per hectare.
25. A Section 106 Agreement would secure contributions in terms of community facilities, open space, and waste receptacles to meet the infrastructure demands arising from the proposal.

*Amenity*

26. The proposed dwelling would have three adjacent neighbours, the host dwelling to the north and detached dwellings to the east (Croston) and the west (Stone Court). The dwelling sits forward of both properties and is on a plot a little narrower than its neighbours. However, it has relatively modest proportions with its upper floor windows set within the roofspace. It is sited off both side property boundaries and is not considered to be overbearing or an overdevelopment of the site given its overall context.
27. Whilst it is noted that the proposal is likely to have some impact upon light for the dwelling to the east of the application site and to some extent the west, this is not thought likely to be detrimental or to lead to an unacceptable amount of harm given the small scale nature of the proposal where the overall bulk is kept to a minimum with accommodation provided within the roof space.
28. The proposal is thought unlikely to have a significant impact upon privacy for the host property to the north as the amended scheme includes roof lights and obscured glazing in this direction. In terms of impact on the amenity of the neighbouring properties it is not considered that the proposed development would lead to a detrimental impact with regard to overlooking or loss of privacy. The main aspect of the dwelling is toward Church Street with limited window openings on side elevations. The proposed dwelling would be located more than 12m from properties on the opposite side of Church Street, as such, it is thought unlikely to adversely impact upon light amenity or privacy for these neighbours.
29. The proposed garden sizes for both the existing and proposed dwelling comply with standards set out in the District Design Guide.

*Impact on the Conservation Area*

30. The proposal includes the erection of a 1½ storey detached dwelling with an integral garage to provide a three bedroom dwelling. In terms of design and impact on the conservation area it is considered the proposed development to provide a new dwelling is acceptable in this location. The historic buildings advisor has requested some amendments in respect of the detail design of the proposed dwelling. These amendments have been received. There are no issues regarding views of the church

that warrant refusal. Conditions re materials are recommended by the historic buildings advisor which would be attached to the planning permission.

31. It is also appropriate to restrict permitted development rights both in the interests of the conservation area and also to protect neighbours from what might otherwise be inappropriate alterations and extensions .
32. The proposal would thus preserve the character and appearance of the Conservation Area. The proposed development is therefore in accordance with the Development Control Policies DPD, 2007 CH/5 Conservation Areas; and Policy NH/14 Heritage Assets of the Local Plan Proposed Submission 2013.

#### *Parking / Highway Safety*

33. The neighbour objections mentioned above raise issues in relation to parking and the impact of the proposal on Church Street. The application proposes a total of two off road car parking spaces, one in front of the proposed dwelling and the single integral garage providing another. In terms of parking this meets adopted standards and is considered acceptable by the Highway Authority in terms of the impact on highway safety. Church Street itself is a quiet residential road with informal parking taking place along it. The Highways Authority has raised no objection to the proposal provided conditions are attached relating to visibility, levels, driveway construction, and closure of the existing access. The proposal is therefore considered acceptable with regard to parking and highway safety.

#### *Conclusion*

34. Any adverse impacts of the development are not considered to significantly and demonstrably outweigh the benefits when assessed against the material considerations set out in this report, and the proposed development remains acceptable. As such it is recommended that permission be granted for officers to approve the scheme subject to the completion of a S106 legal agreement securing contributions towards open space, community facilities, waste receptacles and monitoring and legal fees, and the conditions outlined below.

#### **Recommendation**

35. Delegated approval subject to:

#### **S106 requirements**

36. A scheme for contributions towards community facilities, open space and waste receptacles will need to be agreed prior to issuing a decision notice.

#### **Conditions**

- (a) Approved Plans
- (b) Timescale
- (c) Materials
- (d) Landscape Scheme
- (e) Landscape Implementation
- (f) Boundary details
- (g) Use of power operated machinery during construction



- (h) Highways - visibility splays, private water drainage, closing the existing rear access to the existing single garage, and bound materials for the proposed access drive.
- (i) Removal of householder permitted development rights regarding classes, A, B C, D & E.

### **Background Papers**

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Nation Planning Policy Framework  
<https://www.gov.uk/government/publications/national-planning-policyframework--2>
- Local Development Framework, Development Control Policies, Adopted July 2007  
<http://www.scambs.gov.uk/content/local-development-framework>
- South Cambridgeshire Local Plan, Proposed Submission July 2013  
<http://www.scambs.gov.uk/localplan>

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# Agenda Item 12

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

4 February 2015

**AUTHOR/S:** Planning and New Communities Director

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<b>Application Number:</b>	S/2457/14/FL
<b>Parish(es):</b>	Castle Camps
<b>Proposal:</b>	Erection of dwelling and garage and change of use from agricultural land to garden land
<b>Site address:</b>	Land adjacent to East View, Castle Camps
<b>Applicant(s):</b>	Mr and Mrs C. O'Malley
<b>Recommendation:</b>	Delegated powers to approved
<b>Key material considerations:</b>	Principle inc. Affordable Housing Residential Amenity Impact on Countryside and Visual Amenity Parking and Highway Safety Contaminated land Community Infrastructure
<b>Committee Site Visit:</b>	Yes
<b>Departure Application:</b>	No
<b>Presenting Officer:</b>	Dan Smith
<b>Application brought to Committee because:</b>	Parish Recommends Refusal
<b>Date by which decision due:</b>	10 December 2014

### Executive Summary

1. The application was deferred at the January Planning Committee to give members of the Committee the opportunity to visit the site.
2. The application seeks permission for the erection of a dwelling and garage as well as the change of use of agricultural land outside the development framework to garden land. The Parish Council has objected to the application on the grounds of the impact of the development on the character of the area and the lack of affordable housing. One letter of support has been received from the owner/occupier of a neighbouring property. Another representation has been received requesting that in the event of permission being granted the land be fully cleared of all building materials and all waste is disposed of correctly. The dwelling is considered to be of an acceptable scale and design, relating closely to that of East View with sufficient separation

between them that the impact on the countryside would be acceptable. The dwelling is also far enough from neighbouring properties that it would not harm neighbouring amenity. The dwelling is not required to be an affordable unit in accordance with emerging Local Plan policy, however it would ordinarily be required to contribute to local infrastructure via a section 106 agreement. The concerns of the Local Highways Authority have been overcome and the dwelling would therefore have an acceptable impact on highway safety. The change of use of the agricultural land which is outside of the development framework to garden land is considered to be acceptable provided permitted development rights for further development are removed and boundary treatments and a landscaping scheme are required by condition and the provision of the dwelling and gardens would also remove the builders yard use from the site which is considered to benefit the visual amenity of the area. Given the site's use as a builder's yard and other historic uses on the site, it is considered necessary to require a contamination and remediation assessment by condition. On that basis, the proposed development is considered to be acceptable and delegated powers are requested to approve the development once a s106 agreement has been completed.

### **Planning History**

3. **S/0200/14/FL** – Planning permission refused for the erection of a large two storey side extension on the grounds of the impact of the scale and massing of the extension on visual amenity of the area and the rural character of the countryside to the rear.
4. **S/2206/13/FL** – Planning permission refused for a new dwelling and garage and change of use of agricultural to garden land on grounds that the proposed dwelling (when considered together with the dwelling granted at East View) would have been required to be an affordable dwelling, impact on the countryside of the scale, massing and design of the dwelling, encroachment into the countryside by the proposed garden land and the impact of the additional dwelling on highway safety at the access onto Haverhill Road.
5. **S/1032/13/F** – Planning permission granted for the change of use of agricultural land directly behind (to the East of) the application site to paddock and the erection of two stable blocks.
6. **S/0945/07/F**– Planning permission granted for new dwelling and garage (East View).
7. **S/1265/77/EU** – Permission granted for the use of the Western portion of the site as a builders yard.

### **Planning Policies**

8. *National Planning Policy Framework*
9. *Local Development Framework Core Strategy*  
ST/6 Group Villages
10. *Local Development Framework Development Control Policies*  
DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/4 Infrastructure and New Developments  
DP/5 Cumulative Development  
DP/7 Development Frameworks

HG/1 Housing Density  
HG/3 Affordable Housing  
NE/15 Noise Pollution  
SF/10 Outdoor Playspace, Informal Open Space, and New Developments  
SF/11 Open Space Standards  
TR/2 Car and Cycle Parking Standards

11. *Draft Local Plan Policies*  
H/9 Affordable Housing

### **Consultations**

12. Castle Camps Parish Council has recommended refusal of the proposed development for the following reasons:
- *“The parish council objected to the land becoming paddock with good reason as we knew it would produce a backdoor route for residential use”;*
  - *“This area of the village has changed beyond all recognition with too many large houses and no affordable housing”;*
  - *“The plan does not show all the extensive building works in the vicinity and is therefore incorrect”.*
13. Local Highways Authority initially recommended refusal as the application failed to show adequate visibility splays on the application drawings. These have since been provided by the agent and this overcomes the Local Highways Authority’s concerns. The LHA now recommends conditions be applied to any permission requiring the provision of an adequate width of access at the junction with Haverhill Road, the setting back of gates from the highway boundary, the provision of pedestrian visibility splays, surfacing and drainage of the access and the construction of the crossing.
14. SCDC Environmental Health Officer has no objection to the proposed development subject to a condition requiring the submission of a contaminated land investigation and remediation strategy.

### **Representations**

15. Two representations have been received from the owner/occupiers of neighbouring properties, the first supporting the application and the second requesting that any permission be granted subject to a requirement for the removal of all building materials from the site, the disposal of all waste in an appropriate manner and the condition that no further buildings be erected on the paddock land to the rear of the site.

### **Planning Comments**

16. The southern portion of application site is an area land to the rear of dwellings on Haverhill Road which is currently used as a storage yard for building materials with two detached structures located on it. The northern portion is an area of previously open land which has been subsumed into the garden of the dwelling to the North. The boundaries are relatively open and the site backs on to open countryside, although the area of land to the rear of the site was, in 2013, granted permission for a change of use to paddock with the erection of stables. The site is accessed off Haverhill Road via an access between The Bays and Broadways and currently serves the backland dwelling East View. The pattern of housing along the East side of Haverhill Road is

primarily linear along the frontage, however there are two dwellings set behind others, Halings to the South and East View.

17. The proposed development is the erection of a dwelling and garage on the South Western portion of the site with a change of use of the Eastern portion of the site to residential garden.

SC/6 Indoor Community Facilities

SC/7 Outdoor Play Space, Informal Open Space and New Developments

18. The main planning considerations in this case are the principle of the development, the impact on residential amenity, impact on the countryside and visual amenity, parking and highway safety, contamination and the impact on community infrastructure.
19. **Principle** - The western part of the application site, where the dwelling is proposed, is located within the Development Framework of Castle Camps which is designated as a Group Village where residential development of up to a maximum scheme size of 8 dwellings is acceptable under Core Strategy policy ST/6. The proposed development would result in one new dwelling and cumulatively two new dwellings on the wider site. Not including the shared access, the area of the application site which is within the development framework is approximately 660sqm which results in a density of approximately 15 dwellings per hectare. While this is well below the density of 30 dwellings per hectare required by policy HG/1, it is considered that the site is unsuitable for additional dwellings given the additional impact which would likely result on the residential amenity of neighbours, additional vehicle movements and parking demand and the constraints of the site in terms of its location on the edge of the open countryside.
20. The dwelling is not proposed as an affordable unit. Under policy HG/3 and DP/5 of the Local Development Framework, this dwelling would be expected to be an affordable dwelling because it is part of a wider site which has already had a single market dwelling approved. However, the emerging policy in the Draft Local Plan seeks to raise the threshold for the provision of affordable units to schemes of 3 dwellings or more. As there have been no objections to the raising of that threshold, the draft policy is given significant weight. On that basis, the cumulative development of the wider site for two dwellings is not considered to trigger the requirement for one of the units to be an affordable dwelling.
21. The change of use of the agricultural land on the Eastern part of the application site to residential garden would ordinarily be considered to be contrary to the stipulation of policy DP/7 that outside urban and village frameworks, only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted. However, material considerations in this case are considered to justify the change of use. In the light of the Waterbeach decisions, policy DP/7 is considered out of date and it is therefore appropriate to consider the impact of the change of use of the land, which facilitates the provision of the dwelling, in terms of sustainable development as defined by the NPPF and whether any adverse impacts of the change of use would significantly or demonstrably outweigh the benefit of the provision of a new dwelling. Given the dwelling's location within the framework, the primary consideration in terms of the change of use to garden land is its impact on the landscape character of the area. While the change of use would result in the loss of agricultural land, conditions could be applied to the permission to ensure that the gardens remain open and future domestic outbuildings and boundary treatments restricted by condition. In addition,



the granting of permission would allow the removal of the builders yard from the site, which would result in a significant enhancement of the site in and adjacent to the countryside which would outweigh the limited impact of a change of use of the agricultural land to an open garden use.

22. The proposed development is therefore considered acceptable in principle, subject to other material planning considerations.
23. **Residential Amenity** – The proposed dwelling would be located in line with the gable end of the neighbouring dwelling to the North and it is not considered that it would have any significant impact on the amenity of its occupants in terms of loss of light visual intrusion or overshadowing.
24. The erection of an enlarged garage block would create a relatively large building very close to the rear boundary of Broadways, however this is not considered to be unduly overbearing, visually intrusive or result in any significant loss of light to the neighbouring garden or dwelling as it would be largely screened by the existing landscaping on the common boundary with that property. First floor windows in the front elevation of the dwelling would be roof lights and would be approximately 18 metres from the common boundary with Broadways and are not considered to result in any significant loss of privacy to that property.
25. The neighbouring pair of semi-detached dwellings to the South West have rear elevations angled slightly towards the application site. The nearest building, the garage block would sit gable end on to the common boundary, however given it would be sited over 10 metres from the rear of the pair of dwellings, it would have relatively limited height and bulk and would be located North of the dwellings and their gardens, it is not considered to cause any significant overbearing, visual intrusion or loss of light to the neighbouring properties. The proposed dwelling itself would be located over 25 metres from the pair of dwellings and while it would be larger than the garage, the increased separation between the properties and the fact that it would sit adjacent to the parts of the neighbour's garden which are furthest from the dwelling mean it is considered to have an acceptable impact on the outlook from the dwellings and the amenity of the garden areas. The rooflights on the front elevation closest to the common boundary could potentially cause some overlooking of the neighbouring properties which could result in a loss of privacy, however as they serve bathrooms, the windows could be conditioned to be obscurely glazed which would successfully mitigate the harm to neighbouring privacy.
26. The proposed dwelling is therefore considered to be acceptable in terms of its impact on neighbouring residential amenity.
27. **Impact on Countryside and Visual Amenity** – The previously refused scheme (S/2206/13/FL) was considered to be too large, its massing too great and its design inappropriately suburban for this site on within the development framework but back onto the open countryside. The current scheme is of a significantly reduced scale and its design is considered more appropriate to its village edge location. The design of the proposed dwelling reflects that of the dwelling immediately to the North and is considered to be appropriate to its location in terms of its scale massing and design. The dwelling has been designed with a single storey element on the Northern side which would sit adjacent to the single storey element of the dwelling to the North. This provides a good level of visual separation between the dwellings meaning that the views from the public domain down the access and into the countryside will be largely unaffected. It will also provide sufficient openness is wider landscape views from the countryside which is considered to overcome the scale and design reasons that both

the previous application for a dwelling and the recent application for a large extension to East View (S/0200/14/FL) were refused. It is considered necessary to remove permitted development rights from the dwelling to ensure that future extensions which could alter its design or scale can be controlled. On that basis, the proposed dwelling is considered acceptable in terms of its impact on the rural character of the countryside and the visual amenity of the area.

28. The erection of an enlarged garage block is not considered to cause any significant harm to the visual amenity of the area, given the limited scale of the resulting building in comparison with the surrounding dwellings.
29. The change of use of the land behind the dwellings which is outside the development framework from agricultural land to garden land has the potential to impact on the rural character of the countryside. However, the approval of the change of use of the land immediately to the rear of the application site to a paddock has to some extent cut off the application site from the countryside. Resisting the change of use would require the small area of land behind the existing and proposed dwellings to be retained in agricultural use while the land around it would be used as paddock with the open countryside beyond. This is considered to add weight to the argument to change the use of the land to residential garden, which will not only facilitate the creation of a dwelling, but will also allow the builders yard use to be removed from the site, a use which currently causes harm to the visual amenity of the site. As discussed above, the openness of the land which would become garden could be controlled in the long term by the removal of permitted development rights for ancillary buildings and for new boundary treatments. This would ensure that the gardens would remain open and inappropriately domestic or impermeable boundary treatments resisted. While some domestication of the land such as play equipment and domestic planting may occur, the overall openness and rural character would be able to be largely retained and the benefit of the removal of the builders yard use and the provision of a dwelling is considered to outweigh the small potential change in character which some domestication might bring about. The removal of the builders yard would need to be the subject of a S106 legal agreement to remove the building materials and structures from the entire site and not to re-implement permission S/1265/77/EU.
30. On that basis, the proposed development and change of use are therefore considered to be acceptable in terms of the impact on the countryside and the visual amenity of the area.
31. **Highway Safety and Parking Provision** – The Local Highways Authority (LHA) requested that vehicle visibility splays be provided in order to demonstrate that vehicles leaving the site would not cause any significant highway safety risk. The applicant has provided the requested information which does demonstrate that the required visibility splays can be achieved. The LHA's concerns have been overcome and subject to conditions requiring the provision of a 5 metre x 5 metre passing point at the access, the setting back of gates from the highway, the construction and drainage of the access and the provision of pedestrian visibility splays, the proposed development is considered acceptable in terms of its impact on highway safety.
32. The application site would provide garaging and driveway parking and turning spaces for at least two domestic vehicles. This is considered to be a sufficient provision of off street parking and the proposed dwelling is therefore considered acceptable in terms of the parking and turning facilities provided.

33. **Contaminated Land** – Given the current use of the site as a builders yard and the previous uses of the existing garage block, the Council’s Scientific Officer has recommended that a contamination investigation be undertaken on the site and an investigation report and remediation methodology be produced prior to any development being carried out. On that basis, the risk from contamination of the land is considered to be acceptably mitigated.
34. **Community Infrastructure** – Under the provisions of policy DP/4 of the current LDF and policies SC/6 and SC/7 of the emerging Local Plan, the proposed dwelling would result in a requirement for the provision of financial contributions towards the supply of off-site open space and infrastructure provision. The applicant has submitted Heads of Terms indicating a willingness to enter into a Section 106 legal agreement for the required contributions which in this case would be £4258.90 towards Public Open Space, £703.84 towards Community Facilities, £69.50 towards bin provision and £50 towards monitoring of the S106 agreement.
35. On 28 November 2014 the National Planning Policy Guidance was updated and now states that on schemes of less than 10 dwellings (such as this), ‘tariff based’ contributions can no longer be sought. The Authority is currently seeking legal advice on whether the change in guidance also reflects a change in planning policy.
36. As such, if the Committee is minded to approve the application, officers seek delegated powers to either approve subject to conditions and the prior completion of a Section 106 Agreement including provision of the contributions or, if the legal advice is that these contributions can no longer be requested, approval without the requirement for contributions within the legal agreement.

### **Recommendation**

37. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that the Planning and New Communities Director be granted delegated powers to approved the application, subject to the signing of a S106 agreement relating to the existing builders yard use and, as appropriate, securing financial contributions for off-site provision of open space and infrastructure provision and to conditions relating to the following matters:
1. Timescale for implementation;
  2. Approved plans and specifications;
  3. External materials;
  4. Boundary treatments;
  5. Landscaping scheme;
  6. Contamination investigation and remediation;
  7. Obscure glazing of front facing bathroom windows;
  8. No new first floor windows in side or front elevations;
  9. Provision of passing place at access point;
  10. Setting back of gates;
  11. Visibility splays;
  12. Access drainage and construction;

13. Construction hours between 8am and 6pm weekdays and 8am and 1pm Saturdays;
14. Construction Practices;
15. Removal of Part 1 and Part 2 (Class A) Permitted Development Rights from the site.

## **Background Papers**

27. Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -
  - (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
  - (b) on the Council's website; and
  - (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.
28. The following background papers were used in the preparation of this report:
  1. South Cambridgeshire Local Development Framework Core Strategy DPD 2007
  2. South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
  3. South Cambridgeshire Local Development Framework Supplementary Planning Documents
  4. Proposed Submission South Cambridgeshire Local Plan July 2013
  5. National Planning Policy Framework 2012
  6. National Planning Policy Guidance
  7. Planning File Reference: S/2457/14/FL, S/0200/14/FL, S/2206/13/FL, S/1032/13/F S/0945/07/F, S/1265/77/EU

**Report Author:** Dan Smith – Planning Officer  
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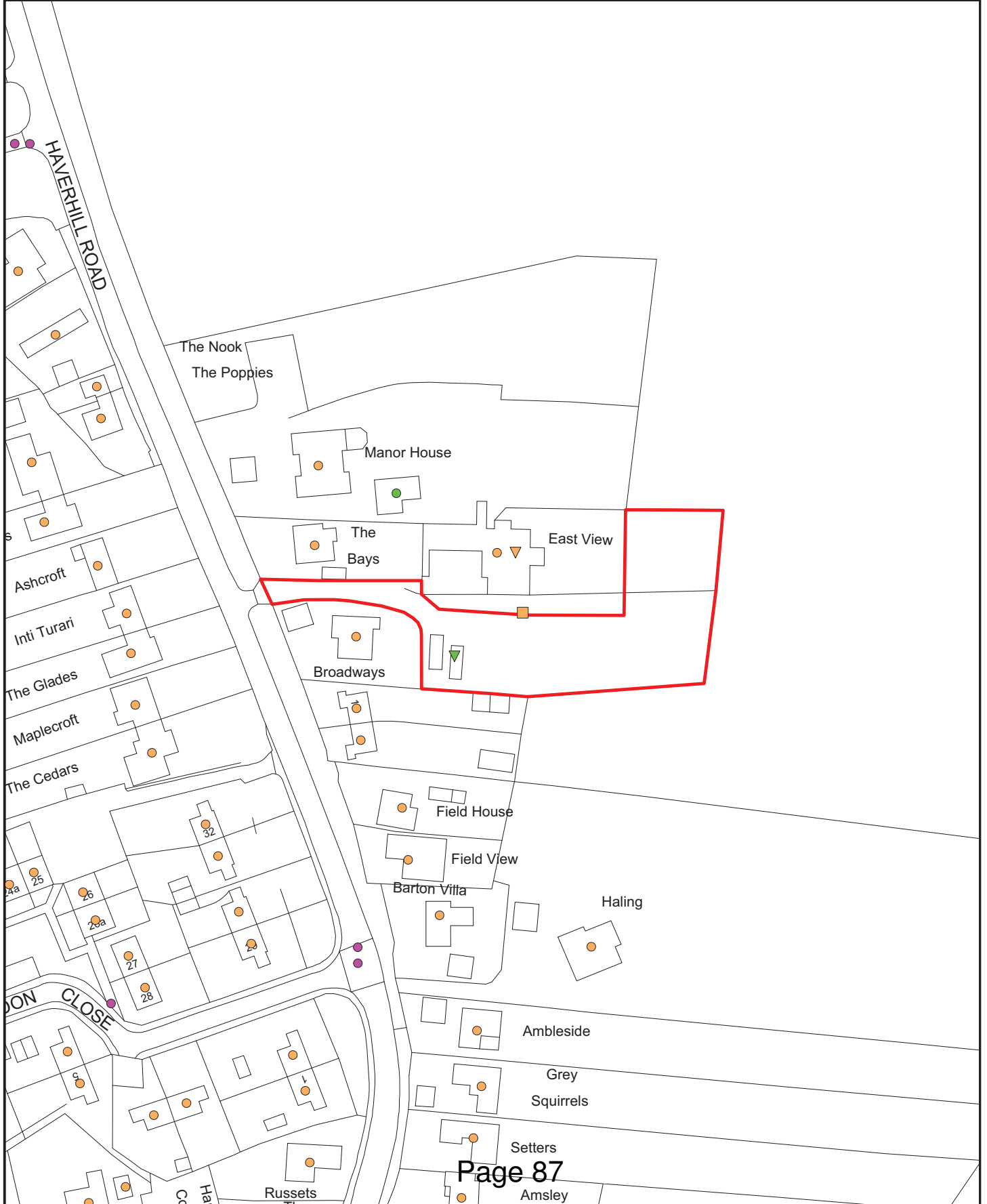
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# Agenda Item 13

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

4 February 2015

**AUTHOR/S:** Planning and New Communities Director

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<b>Application Number:</b>	S/2534/14/FL
<b>Parish(es):</b>	Castle Camps
<b>Proposal:</b>	Erection of replacement two storey dwelling
<b>Site address:</b>	High banks House, Camp End, Castle Camps
<b>Applicant(s):</b>	Mr Graham Forbes
<b>Recommendation:</b>	Refusal
<b>Key material considerations:</b>	Impact on Countryside and Visual Amenity
<b>Committee Site Visit:</b>	Yes
<b>Departure Application:</b>	No
<b>Presenting Officer:</b>	Dan Smith
<b>Application brought to Committee because:</b>	Local Member Request
<b>Date by which decision due:</b>	21 January 2015

### Executive Summary

1. The application seeks permission for the erection of a replacement dwelling. Several applications have been made for the replacement of the existing dwelling, the latest being allowed at appeal in 2012. That scheme remains extant until February 2017. The current proposal has the same frontage design as the previously approved scheme but has a significantly larger rear element. Previous schemes have been refused based on the impact of the scale of the dwelling on the countryside and the Inspector in giving permission for the extant scheme removed permitted development rights as he felt that further extension would harm the countryside. In 2008, the applicants were previously advised by a Council Planning Officer that were a smaller replacement dwelling to be permitted and built, policy would allow for extensions to the dwelling of up to 50% of the approved house where they would be in scale and character with the existing dwelling and would not materially change the impact of the dwelling on the countryside. In more recent pre-application discussions with the applicant, officers expressed the view that notwithstanding any other concerns in respect of the proposed scheme, the Inspector's view on further extensions would outweigh the advice from 2008 and would be given significant weight in the assessment of the scheme. Given the planning history, the previous officer advice

and the views of the Planning Inspector, it was agreed, with the support of the Local Member, Councillor Fraser, that the application should be referred to the Planning Committee for determination. The recommendation of officers, with significant weight being given to the planning Inspectors previous decision, is that the application be refused on the grounds of the harmful impact of the large rear element of the dwelling on visual amenity and the character of the surrounding countryside.

### **Planning History**

2. **S/0978/05/E** – Planning permission refused for a scheme of substantial extension of the existing dwelling on the grounds of its impact on the countryside.
3. **S/2130/08/F** – Planning permission refused for the erection of a replacement dwelling and change of use of agricultural land to garden land on ground of scale, bulk and increased impact on the countryside.
4. **S/0294/10/F** – Planning permission refused for the erection of a replacement dwelling and change of use of agricultural land to garden land. The dwelling was reduced in scale somewhat from the 2008 application, but was still considered harmful due to its bulk, scale and increased impact on the countryside.
5. **S/2145/10** – Planning permission refused for a further revised design of the replacement dwelling and change of use of agricultural land to garden land. The dwelling was redesigned to have hipped roofs and its bulk reduced somewhat, however it was still considered unacceptable due to its detrimental impact on the countryside. An appeal against this refusal was allowed by a Planning Inspector in February 2012 subject to conditions including a requirement for a landscaping scheme and the removal of permitted development rights for further extensions and outbuildings.

### **Planning Policies**

6. *National Planning Policy Framework*
7. *Local Development Framework - Local Development Framework Core Strategy*  
ST/6 Infill Villages
8. *Local Development Framework Development Control Policies*  
DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/4 Infrastructure and New Developments  
DP/5 Cumulative Development  
DP/7 Development Frameworks  
HG/1 Housing Density  
HG/6 Extensions to Dwellings in the Countryside  
HG/7 Replacement Dwellings in the Countryside  
NE/15 Noise Pollution  
SF/10 Outdoor Playspace, Informal Open Space, and New Developments  
SF/11 Open Space Standards  
TR/2 Car and Cycle Parking Standards
9. *Draft Local Plan Policies*  
HQ/1 Design Principles  
H/7 Housing Density



H/12 Extensions to Dwellings in the Countryside  
H/13 Replacement Dwellings in the Countryside  
SC/6 Indoor Community Facilities  
SC/7 Outdoor Play Space, Informal Open Space and New Developments

### **Consultations**

10. **Castle Camps Parish Council** has recommended approval of the proposed development.
11. **Local Highways Authority** has requested conditions in respect of any new gates and driveway, but has not objected to the proposed development.
12. **South Cambridgeshire District Council (SCDC)** Environmental Health Officer has no objection to the proposed development but requests conditions relating to construction hours and practices.
13. **SCDC Landscapes Officer** states that the existing dwelling occupies an elevated, exposed position near the north west edge of Camps End and that the northern side elevation, which is prominent when approaching the village, would extend to approximately 16m. He notes this would result in increased visual and landscape impacts at the edge of the village. His view is that this increased in scale would require mitigation through significant tree and hedgerow planting.

### **Representations**

14. No representations have been received from the owner/occupiers of neighbouring properties in response to consultation on the proposed development, however the application submission contained copies of letters from the owner/occupiers of six neighbouring properties in Camps End which are supportive of the proposed development.

### **Planning Comments**

15. The application site is in the hamlet of Camps End, which is some 2km from the main village of Castle Camps and is outside the village framework in the countryside. Highbanks House is a detached, two storey, hipped roof dwelling which was originally a pair of semi-detached dwellings which have since been converted into a single property. It is situated in an elevated position above the level of the road to the front and can be seen prominently on approach from the North East and in wider landscape views. There is a detached dwelling to the rear of the site, adjacent to the Northern side boundary, which is served by a driveway from the road to the front alongside the Northern gable end of the dwelling.
16. The proposed development is the erection of a replacement dwelling in the same location as the existing dwelling. Its frontage is of a similar design to the scheme approved by the planning inspectorate at appeal however it has a much larger rear two storey element which is 9.5 metres in total depth, compared to the originally approved rear element which was 2.5 metres in depth.
17. The Planning Inspectorate's decision to grant permission the replacement dwelling proposed in application S/2145/10 is considered to have established the principle of the replacement dwelling proposed by the current application. In addition, the impacts of the new dwelling on highway safety, parking provision and neighbour amenity would not be significantly greater in the new scheme when compared to the extant

permission. The principle point of difference to be considered is therefore the impact of the increased scale of the rear element on the visual amenity of the area and the landscape character of the wider countryside.

18. **Impact on Countryside and Visual Amenity** – The approved dwelling would have total depth back into the site of approximately 8.5 metres (approximately 6 metres of which is the main frontage element of the house with a 2.5 metre rear two storey element). The proposed scheme would retain the same 6 metre depth of the frontage element but would have a 9.5 metre deep rear element for a total depth of approximately 15.5 metres. The extensions would amount to a 45% increase in floor area over the approved replacement dwelling.
19. In allowing the previous scheme, the Planning Inspector had regard to the potential for extensions to be carried out to the approved dwelling under permitted development rights. He noted “the Council has suggested that a condition restricting permitted development rights should be imposed. Paragraph 87 of Circular 11/95, The Use of Conditions in Planning Permissions, says that such conditions should not be used save in exceptional circumstances. Such conditions do exist in this instance in so far as the proposed dwelling would already be of the maximum size allowed by the development plan and any further extension would have a damaging impact on the surrounding countryside.”
20. Given the prominence of the site in views from lower land levels on approach from the North East, the impact of the proposed dwelling on the visual amenity of the area and the wider landscape would increase and the balance of the massing of the dwelling would be shifted from the front element to the rear.
21. While the view of the Council’s Landscapes Officer is that some of the impact could be mitigated by enhanced landscape planting on the boundaries of the site, the view taken by the Planning Inspector in removing permitted development rights from the approved scheme and his particular reason for doing so (the damaging impact that any further extension would have on the surrounding countryside) is given significant weight in the consideration of this application. The view of officers is that the projection of the rear element is excessive in terms of the balance of the two elements of the property and this is considered to weaken the design. In addition, notwithstanding possible planting of tree and hedgerow screening, it is considered that the overall depth of the extension would be harmful to the visual amenity of the area and the surrounding countryside as per the Planning Inspectors previous comments.
22. In 2008, the applicant was advised in writing by a Planning Officer that were a smaller replacement dwelling to be permitted and built, policy would allow for extensions to the dwelling of up to 50% of the approved house where they would be in scale and character with the existing dwelling and would not materially change the impact of the dwelling on the countryside. The applicant has stated that this led them to reduce the scheme to the size approved by the Planning Inspector with the intention that they would then extend the dwelling by up to 50%. Notwithstanding that the previous advice is considered to be in error as this is not how policies HG/6 and HG/7 are usually applied and the fact that the approved dwelling has not yet been built, the more recent view of the Planning Inspector that any further extension would have a damaging impact on the surrounding countryside and his consequent removal of permitted development rights is considered to have significantly more weight in the determination of the application than the advice from 2008. In addition, it is considered difficult to conclude that the 7 metre deep two storey addition to the approved rear element of the dwelling represents an extension which is in scale with

the dwelling and which would not materially change the impact of the dwelling on its surroundings.

23. The applicant has referred to other dwellings in both Camps End and Castle Camps which are either replacement/new build dwellings or have had large extensions, however this is not considered to overcome either the weight of the Planning Inspectors previous views or the fact that the prominence and scale and design of the proposed scheme mean it is considered harmful to the visual amenity of the area and the wider countryside.
24. It is therefore considered that the proposed replacement dwelling is unacceptable in terms of its impact on the visual amenity and character of the countryside.
25. **Community Infrastructure** – The replacement of the existing dwelling with a new single dwelling is not considered to result in a material increase in the projected occupancy of the property and it is therefore considered that there would be no significant additional burden on local infrastructure. Contributions towards open space and community facilities are therefore not required.

### **Recommendation**

26. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that the application be refused for the following reason(s):
  1. The proposed replacement dwelling, by virtue of the scale of the two storey rear element and its impact on the design of the dwelling, would have an unacceptable impact on the visual amenity of the area and would materially increase the impact of the site on its surrounding to the detriment of the openness and the character of the countryside. The proposal is therefore contrary to policies DP/2, DP/3 and HG/7 of the Local Development Framework 2007.

### **Background Papers**

1. Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -
  - (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
  - (b) on the Council's website; and
  - (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.
2. The following background papers were used in the preparation of this report:
  1. South Cambridgeshire Local Development Framework Core Strategy DPD 2007
  2. South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
  3. South Cambridgeshire Local Development Framework Supplementary Planning Documents
  4. Proposed Submission South Cambridgeshire Local Plan July 2013
  5. National Planning Policy Framework 2012
  6. National Planning Policy Guidance

7. Planning File Reference: S/0978/05/F, S/2130/08/F, S/0294/10/F, S/2145/10,  
S/2534/14/FL.

**Report Author:** Dan Smith – Planning Officer  
Telephone: (01954) 713162



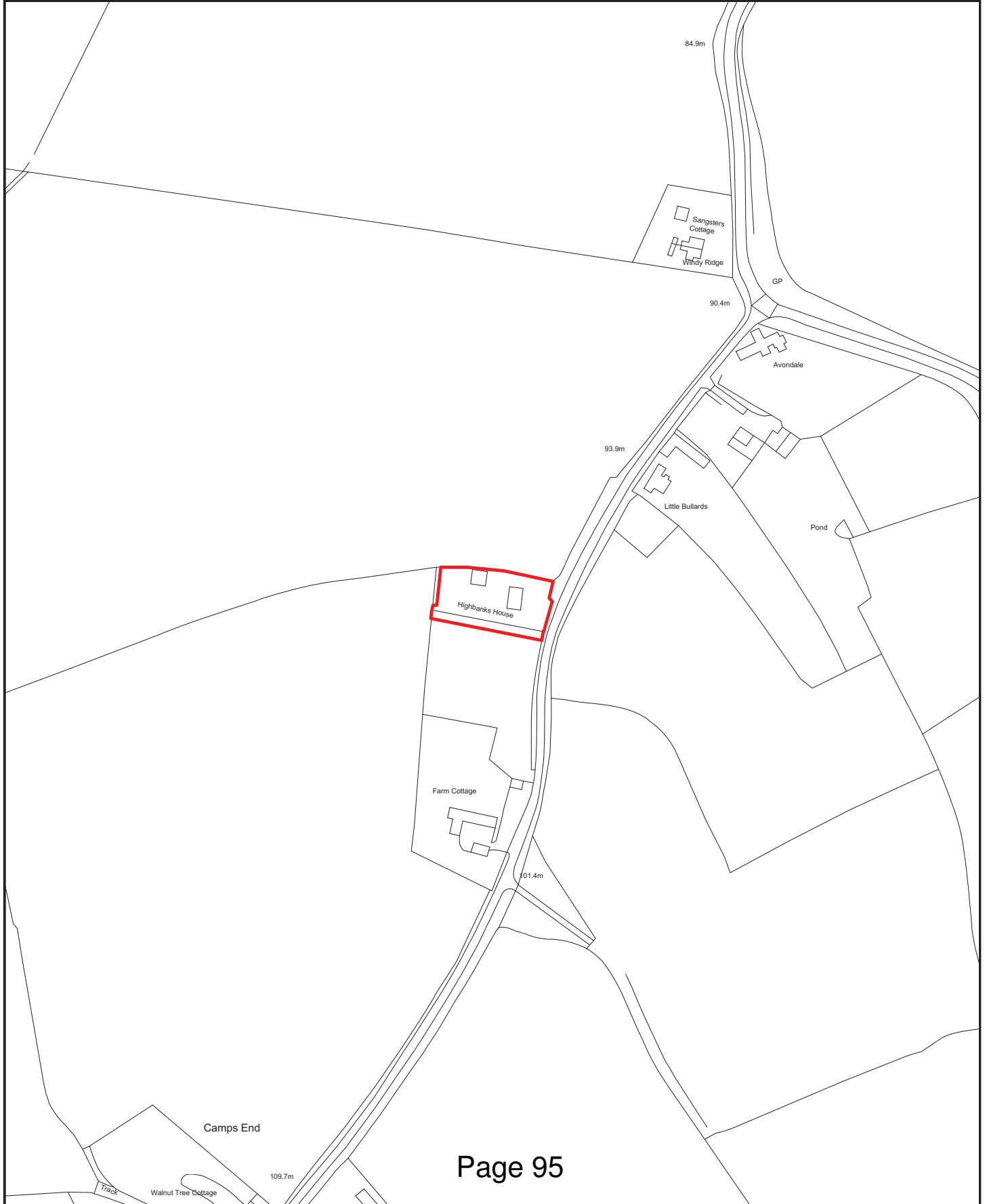
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# Agenda Item 14

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

4 February 2015

**AUTHOR/S:** Planning and New Communities Director

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<b>Application Number:</b>	S/2431/14/FL
<b>Parish:</b>	Comberton
<b>Proposal:</b>	Enlargement of the existing dental practice consisting of a single storey extension to the east elevation and two storey elevation to the rear (south) elevation.
<b>Site address:</b>	Apple Tree Dental Practice, 3 West Street
<b>Applicant(s):</b>	Mr Raj Wadhvani (of Apple Tree Dental Practice)
<b>Recommendation:</b>	Approval
<b>Key material considerations:</b>	Heritage impact Parking and highway safety Residential amenity
<b>Committee Site Visit:</b>	Yes
<b>Departure Application:</b>	No
<b>Presenting Officer:</b>	Andrew Winter/John Koch
<b>Application brought to Committee because:</b>	The recommendation of the Parish Council conflicts with that of Planning Officers
<b>Date by which decision due:</b>	1 December 2014

### Planning History

1. S/2143/90/F – Extension and roof alterations (approved)  
S/1763/07/F – Change of use and alterations to form dental surgery (approved)

### Planning Policies

2. **National Planning Policy Framework 2012**
3. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**  
DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria

DP/7 Village Frameworks  
CH/4 Development Within the Curtilage or Setting of a Listed Building  
CH/5 Conservation Areas  
TR/1 Planning for More Sustainable Travel  
TR/2 Car and Cycle Parking Standards  
TR/3 Mitigating Travel Impact

4. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**  
District Design Guide SPD – adopted March 2010  
Development Affecting Conservation Areas SPD – adopted January 2009  
Listed Buildings SPD – Adopted July 2009

5. **Proposed Submission Local Plan (July 2013)**  
CC/4 Sustainable Design and Construction  
E/12 New Employment Development in Villages  
HQ/1 Design Principles  
NH/14 Heritage Assets  
S/3 Presumption in Favour of Sustainable Development  
S/7 Development Frameworks  
TI/2 Planning for Sustainable Travel

### **Consultations**

6. **Parish Council** – Recommends refusal to the scheme as originally submitted for the following reasons:
- a) “The site plan is inaccurate as it includes a triangle of land by the Parish notice board which is owned by the PC.
  - b) We feel the whole proposed extension is too large. We do not have undue concerns about the rear extension but consider that the side extension (adjoining South St) is out of keeping with the existing Edwardian building. This is a central part of the Village Conservation Area opposite the pond; the side extension would reduce the feeling of open space at the crossroads. It would also necessitate the removal of the apple tree planted to mark the name of the Practice.
  - c) The proposal describes adequate street parking places locally. These are already heavily used by other local businesses and are frequently full.
  - d) We support the provision of a cycle rack but the suggested site is not appropriate; it would add clutter in front of a green hedge in the Conservation Area and is the site where people stand to wait for the bus.”
7. **Local Highway Authority** – No significant adverse effect upon the public highway should result from this proposal, should it gain benefit of planning permission.

### **Representations**

8. Owner/Occupiers of 5, 5a West Street (Hair Salon Business) and 2 & 3 South Street – Object on the following grounds:
- a) lack of parking and resulting detriment to local businesses and residents
  - b) parking issues for elderly and disabled customers.
  - c) highway safety concern



- d) unsuitable location for bike racks with regard to bin collection at No.5a West and bus stop.
- e) congestion at crossroads and reduced visibility due to position of two storey extension

### **Planning Comments**

9. The application has been amended to take account where possible of the matters raised at consultation stage. The main issues are:

- heritage impact
- parking and highway safety
- residential amenity

### **Heritage Impact**

10. The broad scheme of extensions to the existing dental practice was considered at pre-application stage and the applicant was advised that a double-pile single storey extension to the side would be acceptable in principle so long as it respected the open corner of the site. The applicant has taken on board the design concerns raised by the Parish Council in the current application and has scaled back the single storey side extension and created a straight rather than staggered plan form. Unfortunately, the apple tree cannot be retained but the revised design is considered to significantly improve the relationship of the proposal with the traditional proportions of the building and the open setting at this important road junction in the conservation area.
11. The proposed two storey rear extension would be less conspicuous from views at the crossroads. The proposal is well integrated with the design of the single storey extension and despite its rather large depth and roof span it would match the eaves and ridge height of the existing building. The proposed corner windows are not traditional in appearance and instead give a contemporary finish to the extension. Whilst a traditional appearance is preferred, the design in this instance would provide visual distinction between 'new' and 'old' and any harm to the conservation area is considered to be less than substantial.
12. Therefore, on balance, the proposal is not considered to have any adverse impact upon the conservation area and the less than substantial harm in this instance is considered to be strongly outweighed by the public benefits of the proposal and the role it would play in supporting a rural business and village service. Accordingly, the development is considered to comply with Policy CH/5 of the adopted LDF 2007 and paragraph 134 of the NPPF. In doing so a condition requiring further details of doors and windows is necessary to preserve the character and appearance of the conservation area.

### **Parking and Highway Safety**

13. Cycle parking is proposed to the west side of the dental practice next to the car park and set back slightly from the front of the neighbouring building at 5a West Street (hair salon). The objection to this cycle parking on visual grounds cannot be sustained given this exact cycle parking provision was approved in the 2007 planning approval for the dental practice. Furthermore, the proposed cycle parking does not interfere with the public footpath or bus stop, and is located on land owned solely by the applicant to avoid significant conflict with neighbouring refuse collection.

14. The site would therefore benefit from cycle parking provision in this application to meet the standards set out in Policy TR/2. A bus stop is also located immediately in front of the premises. The number 18 service operated by Stagecoach offers hourly services between Cambridge and Cambourne throughout the day from Monday to Saturday.
15. The application has been amended following concerns regarding parking demand in the area and the number of consulting rooms reduced from 5 to 4. Thus the scheme represents an increase in one consulting room to the existing three consulting rooms. No changes are proposed to the staffing profile (total 10 staff) as follows:
  - 3 x clinicians (i.e. dentists & hygienists)
  - 3 x dental nurses
  - 1 x nurse/treatment co-ordinator
  - 2 x receptionists
  - 1 x practice manager
16. No changes are proposed to the current opening hours of 08.30 – 17.30 Monday to Friday (but 19.30 on Wednesday) and 09.00 – 14.00 on Saturdays, as required by demand.
17. Under Policy TR/2, the proposal requires a maximum car parking provision of 13 spaces on site compared to the 11 spaces required at present. The site benefits from 8 parking spaces (including one disabled space) and therefore the proposal is 5 spaces short of the maximum standard.
18. The applicant has submitted a Transport Statement to determine the existing movements generated by the practice. In terms of car parking, the analysis indicates that due to the appointment system, patient visits to the practice are evenly spread throughout the day, and it is apparent that the existing number of car parking spaces meets the demand from patients. Furthermore, a car parking survey shows that car parking demand from patients is well within the capacity of the car park and that non-patient cars are occupying the majority of spaces. Whilst it is known that some of these are staff vehicles, some appear to be originating from elsewhere and therefore are not associated with the surgery.
19. The Transport Statement goes on to explain that the majority of staff arrive by car, but the majority of patients do not – instead choosing to walk, use the bus, cycle or be dropped off by car.
20. In summary, the proposal does provide increased surgery capacity at the dental practice. At peak times, this could lead to greater pressure for on-street parking space, which raises concern locally. No further parking spaces can be created due to the restricted size of the site and therefore alternative modes of transport can be encouraged to take advantage of the sustainable location of the site, the proposed cycle parking provision and the nearby bus stop. A Travel Plan would achieve this and act to mitigate the impact of the proposal upon local on-street parking.
21. The scheme does not represent a significant increase in staff numbers and provides only one additional consulting room. Consequently, the proposal is not considered to cause harm to highway safety nor is it considered to cause undue parking problems in the local area subject to conditions to secure the implementation of the proposed cycle parking provision prior to the first use of the development and the submission of

a Travel Plan to be agreed with the Local Planning Authority. The proposed position of the extensions would not unduly restrict visibility at the crossroads and the Local Highway Authority has raised no objection in this regard. Accordingly, the application complies with Policies DP/3, TR/1, TR/2 and TR/3 of the adopted LDF 2007.

### **Residential Amenity**

22. The site is considered to be sufficiently divorced from neighbouring properties to avoid any adverse overbearing or overshadowing impact. There are neighbouring facing windows opposite the rear of the two storey proposal but these are fitted with obscure glazing and are unaffected in terms of overlooking and loss of daylight/sunlight. Consequently, the development is considered to be in accordance with Policy DP/3 (2j).

### **Other Issues**

23. The application site has been amended in response to the Parish Council's comments and the parish notice board is now omitted from the application.

### **Conclusion**

24. Paragraph 14 of the NPPF explains that the presumption in favour of sustainable development means granting permission unless any adverse impacts would significantly and demonstrably outweigh the benefits, or policies in the NPPF indicate that development should be resisted.
25. The amended proposal in this application is considered to overcome the design concerns that have been raised and the less than substantial harm to the conservation area is considered to be strongly outweighed by the public benefits of the proposal and the role it would play in supporting a rural business and village service. The development is not considered to cause harm to highway safety nor is it considered to cause undue parking problems in the local area subject to conditions to secure the implementation of the proposed cycle parking provision prior to the first use of the development and the submission of a Travel Plan to be agreed by the Local Planning Authority.

## **Recommendation**

26. Approval, subject to the following:

### **Conditions**

- a) The development hereby permitted shall be carried out in accordance with the following approved plans: 13:267/20, 13:267/22 Rev G; 13:267/23 Rev H and 13:267/24 Rev D  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- b) No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings, hereby permitted, have been submitted to and approved in writing by the Local Planning Authority.  
Development shall be carried out in accordance with the approved details.  
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- c) No development shall take place until precise details of all proposed windows and doors have been submitted to and approved by the Local Planning Authority.  
Such detail shall show sections, opening arrangements, materials and external finish.  
(Reason - To ensure the development is in keeping with the character of this building and to preserve the character and appearance of the conservation area in accordance with Policy CH/5 of the adopted Local Development Framework 2007.)
- d) The use of the additional consulting room, hereby permitted, shall not commence until a Travel Plan for both staff and visitors has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.  
(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)
- e) The use of the additional consulting room, hereby permitted, shall not commence until covered and secure cycle parking has been provided within the site in accordance with approved drawing 13:267/22 Rev G.  
(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)
- f) During the period of construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.  
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

## **Background Papers**

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Planning File Ref S/1763/07/F

**Report Author:** Andrew Winter – Senior Planning Officer  
Telephone: (01954) 713082

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# Agenda Item 15

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

4 February 2015

**AUTHOR/S:** Planning and New Communities Director

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**Application Number:** S/2646/14/FL

**Parish(es):** Girton

**Proposal:** Demolition of bungalow and erection of 2 storey house

**Site address:** 65 Cambridge Road  
Girton

**Applicant(s):** Mr K Castro Ltd

**Recommendation:** Delegated Approval

**Key material considerations:** Principle of Development  
Visual Impact  
Residential Amenity  
Highway Safety

**Committee Site Visit:** No

**Departure Application:** No

**Presenting Officer:** John Koch

**Application brought to Committee because:** Parish Council recommendation of refusal conflicts with Officers recommendation

**Date by which decision due:** 30 December 2014

### Planning History

1. The site has been subject of a pre-application discussion and application for a similar scheme S/1629/14/FL which was withdrawn.

### Planning Policies

2. **National Planning Policy Framework (Adopted March 2012)**
3. **Local Development Framework Core Strategy 2007**  
ST/3 re-Using previously Developed Land and Buildings  
ST/6 Group Villages
4. **Local Development Framework Development Control Policies 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/2 Housing Mix  
NE/1 Energy Efficiency  
SF/10 Outdoor Playspace, Informal Open Space and New Developments  
TR/1 Planning for more Sustainable Travel  
TR/2 Car and Cycle Parking Standards

5. **Supplementary Planning Documents**  
District Design Guide SPD (adopted March 2010)

### **Consultations**

6. **Girton Parish Council** recommends refusal. The amended application is similar to the previous application to which the Parish Council objected. The amended application has not addressed the issue of overshadowing, there is no recommended frosted glass or re-siting of the side windows and the change from a 2 bed bungalow to a 4 bed house is a significant change and the size would be out of keeping with the street scene.
7. The **Local Highways Authority** has no objections, subject to conditions controlling visibility splays, surface water drainage, and bound materials for the access drive.
8. **Environmental Health Officer** recommends safeguarding conditions and informatives regarding hours of working.

### **Representations**

9. Letters of objection have been received from the immediate neighbour to the north and the two immediate neighbours to the south raising the following concerns;
- (i) Proposed dwelling is too large for the plot, footprint larger than existing footprint, proposed dwelling extends further back into plot
  - (ii) Adverse impact on neighbouring properties due to loss of light, overlooking, loss of privacy.
  - (iii) Design too contemporary; materials inappropriate
  - (iv) Close proximity to boundary hedge
  - (v) Lack of on-site turning
  - (vi) Home Office could be used for business which would result in increased traffic

### **Planning Comments**

10. The site is located within the village development framework for Girton and currently comprises a detached prefabricated 2 bedroom bungalow. Access to the site is direct from Cambridge Road with parking within the front garden for 1 car.
11. Adjoining the site to the north is a pair of two-storey semi-detached dwellings. To the south is a detached bungalow and to the rear residential properties fronting Redgate Road.
12. The general character of the area is residential. The surrounding properties comprise mainly two-storey detached dwellings with a variety of designs.

13. The proposal seeks to demolish the bungalow and replace it with a 4 bedroom two storey dwelling. Two car parking spaces would be provided within the front garden. The application is supported by a sunlight and daylight assessment.
14. The proposal, as amended, is the resubmission of a previous application which was withdrawn. A first floor projection adjacent the northern boundary has been omitted.

#### *Principle of Development*

15. The NPPF advises that every effort should be made to identify and then meet the housing needs of an area, and respond positively to wider opportunities for growth. Additionally the Development Plan (Core Strategy Development Plan Document adopted January 2007 and Development Control Policies Development Plan adopted January 2007) identifies Girton as a 'group village' where the construction of new residential dwellings within the framework is supported. This is subject to other detailed considerations.
16. A draft heads of terms that covers the required contributions towards community facilities, public open space and waste receptacles for the proposed two bedroom dwelling has been agreed with the applicant.

#### *Visual Impact*

17. The dwelling types along this part of Cambridge Road are predominantly two storey and therefore the introduction of a two storey dwelling in place of a bungalow would not be out of character with the general appearance of the area. The siting of the proposed dwelling is very similar to that of the bungalow and would not extend forward of the line of the dwellings on either side, the new dwelling not would therefore be unduly visually intrusive. The eaves height of the proposed dwelling is similar to the neighbouring two storey dwelling, however the lower pitch would ensure the overall ridge height is lower and helps to provide a transition between the single storey and two storey dwelling.
18. The proposal is for a contemporary design. The main body of the dwelling would be rendered and includes timber boarding and a brick chimney. There is no strong distinctive architectural character in the immediate vicinity of the site. There is a broad range of architectural styles and a broad pallet of materials and as such a contemporary design would not be at odds with the form and character of the area.

#### *Residential Amenity*

19. The proposed dwelling would be positioned in between two existing dwellings. In terms of the impact on amenity of the adjacent property to the north (no 63) the proposal would be 5.2m from the side wall of the adjacent house and therefore there is an adequate degree of separation between the two properties.
20. The current application has been revised to omit a two storey rear projection in order to reduce the overshadowing of no 63. The daylight assessment has concluded that in terms of loss of daylight the impact of the development would not be detrimental to the windows to the front and rear of the property.
21. The sunlight/overshadowing assessment does acknowledge that there would be an increased level of overshadowing and loss of sunlight associated with the development and that the loss would occur during the winter months when the sun is

at its lowest level. The assessment identifies that in April and July the overshadowing would not be materially different at midday than at present. Between October and January, however, the shadow would be extended increasingly over the rear garden towards the rear kitchen window. It is noted that part of the rear garden is already overshadowed by a high hedge.

22. From the above it is considered there would be an increase in overshadowing of the part of the neighbour's rear garden during the winter months. Due to the orientation of the rear kitchen window which faces north-north east, overshadowing would be confined to between the hours of approximately 9 a.m. and midday. As a matter of fact and degree officers have concluded this would not have a significant adverse impact on the amenities of the property.
23. In terms of impact on amenity to the existing bungalow to the south (no 67) the proposed dwelling would be 2.2m from the bungalow. The proposed dwelling does not extend beyond the rear wall of no 67, however this part of the dwelling would be single storey. The two storey element of the proposed dwelling is similar to the depth of the existing property and is in line with what was the rear of the existing bungalow on the site. The proposal is therefore unlikely to have a significant overbearing impact on the adjacent bungalow.

The neighbouring bungalow has two side windows which face north towards the proposed development. Both these windows are secondary windows serving a dining room and bedroom. Both these rooms have large primary windows which face the front and rear of the property.

24. The view out of these side windows and the natural light into the room is currently limited due to the close proximity of the existing bungalow and orientation facing north. It is considered that the proposal is unlikely result in significantly adverse loss of natural light or view above or beyond what is currently experienced. The daylight and sunlight assessment accompanying the proposal demonstrate that the proposal would not have an adverse impact on the neighbours at no 67 in terms of loss of light.
25. In terms of privacy, the dwelling has been designed so as not to result in overlook from the first floor windows. The first floor windows in the gable serve bathrooms and therefore would be glazed using obscure glazing. In addition the opening lights are above eye level. A condition can be imposed to ensure these windows are glazed with obscure glass and designed with a top hung opening light only.
26. There is a satisfactory degree of separation between the proposed dwelling and the existing properties to the rear of the site to provide an adequate amount of privacy. The proposed dwelling is positioned and orientated to safeguard the private area immediately to the rear of the adjoining properties either side, although it is accepted that the end of these gardens would be overlooked. However, it is considered that the loss of privacy would affect a relatively small area and is not so significant such that a refusal of planning permission on the grounds of loss of privacy would be justified.
27. The proposed home office is a small room with no independent means of access.
28. On balance it is considered that whilst the proposal will impact on neighbour amenity, this would not result in a significant adverse impact such that a refusal of planning permission would be justified.

29. Given the concerns raised regarding the scale of the development and the proximity of the neighbouring properties it is considered that permitted development rights for further extensions should be attached to safeguard neighbour amenity. Conditions will also be attached to ensure the neighbours' amenities are also safeguarded during the construction phase.

#### *Highway Safety*

30. The Local Highways Authority has no objections to the development subject to certain conditions. The proposal includes one additional parking space to the front of the main dwelling. The Highway Authority has not raised an objection to the proposal in terms of the amount of parking spaces or lack of onsite turning and therefore a recommendation of refusal of planning permission on the grounds of inadequate off road parking and turning cannot be justified.

#### *Conclusion*

31. Any adverse impacts of the development are not considered to significantly and demonstrably outweigh the benefits when assessed against the material considerations set out in this report, and the proposed development remains acceptable. As such it is recommended that permission be granted for officers to approve the scheme subject to the completion of a S106 legal agreement securing contributions towards open space, community facilities, waste receptacles and monitoring and legal fees, and the conditions outlined below.

#### **Recommendation**

32. Delegated approval subject to:

#### **Section 106 requirements**

A scheme for contributions towards community facilities, open space and waste receptacles will need to be agreed prior to issuing a decision notice.

#### **Conditions**

- (a) Approved Plans
- (b) Timescale
- (c) Materials
- (d) Obscure glazing to first floor gable windows and top hung
- (e) Power operated machinery and other conditions and informatives.
- (f) Removal of householder permitted development rights regarding classes, A, B C, D & E.

#### **Background Papers**

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- Planning Reference Files : S/2646/14/FL and S/1629/14/FL

**Report Author:** Viv Bebbington – Senior Planning Officer



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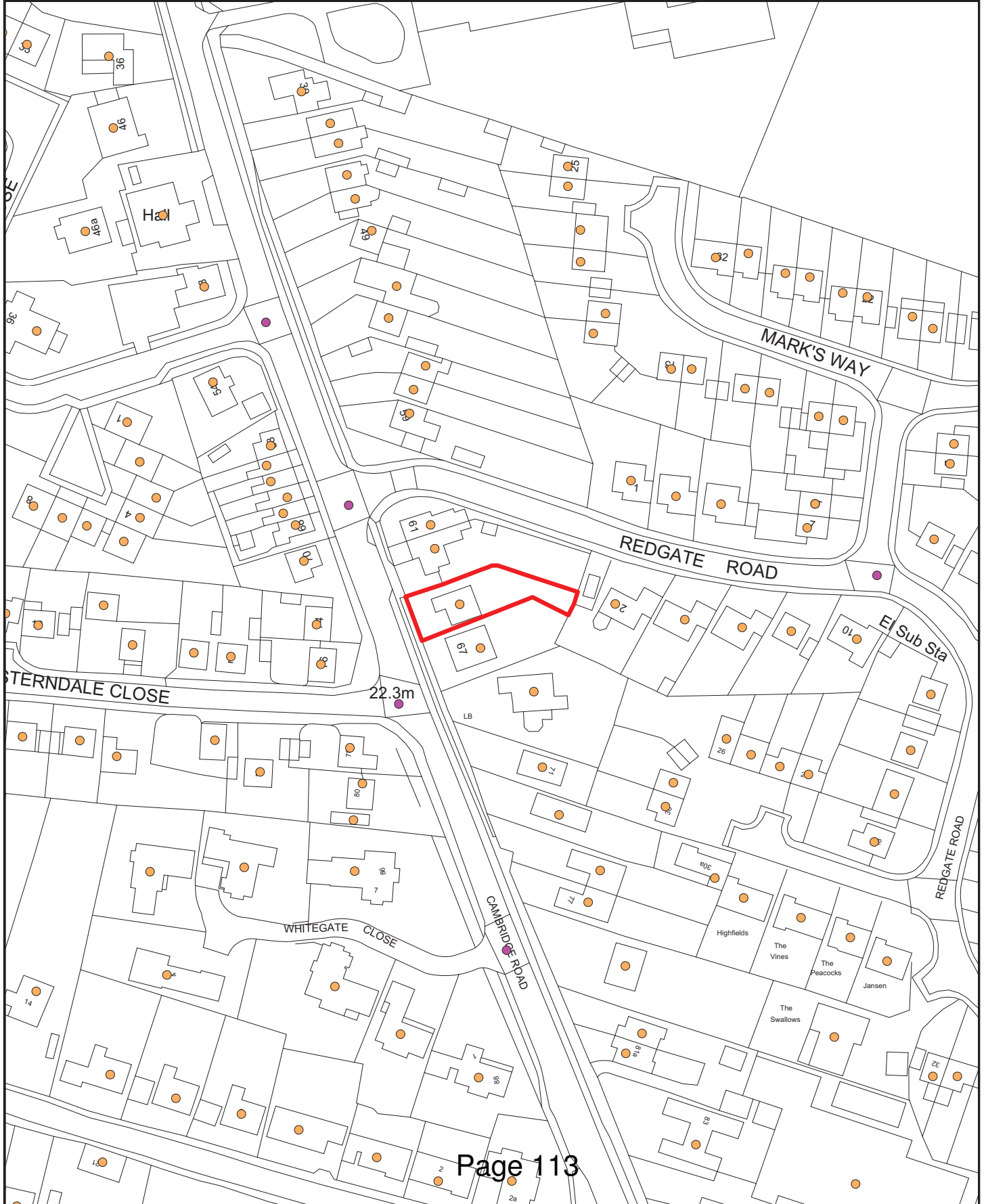
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South Cambridgeshire District Council

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# Agenda Item 16



**REPORT TO:** Planning Committee  
**LEAD OFFICER:** Planning and New Communities Director

4 February 2015

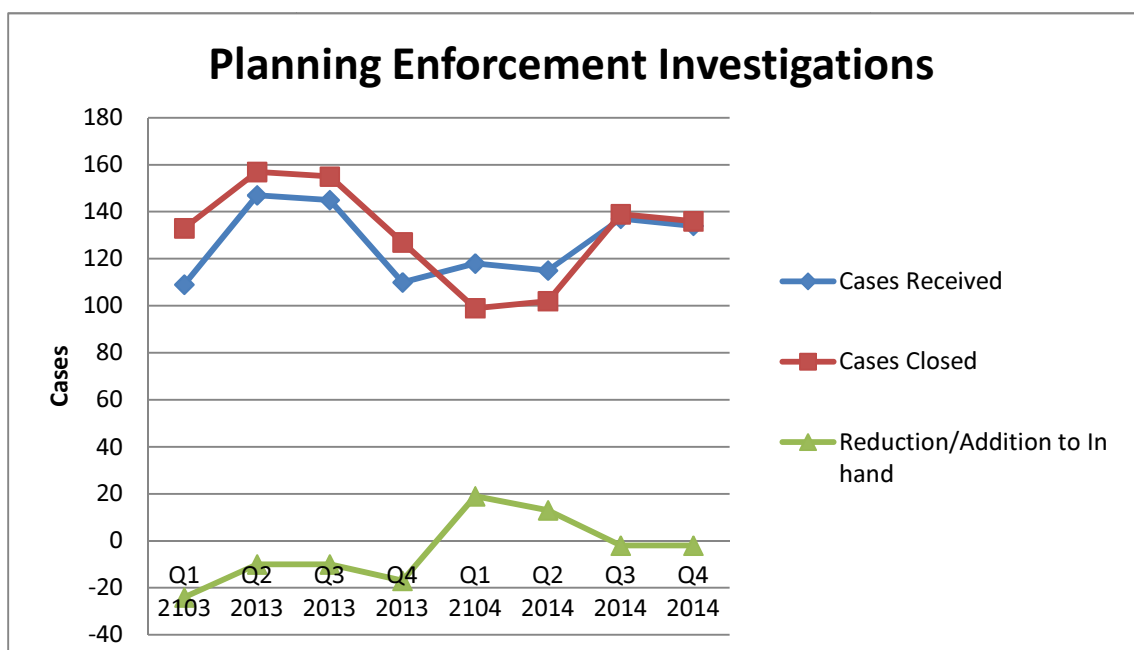
## Enforcement Report

### Purpose

- To inform Members about planning enforcement cases, as at 22<sup>nd</sup> January 2015. Summaries of recent enforcement notices are also reported, for information.

### Enforcement Cases Received and Closed

Period	Cases Received	Cases Closed
October 2014	38	43
November 2014	44	36
December 2014	52	57
<b>2014 YTD</b>	<b>504</b>	<b>476</b>
<b>2013</b>	<b>511</b>	<b>572</b>



**Enforcement Cases on hand:**

3. Target 150
4. Actual 105

**Notices Served**

Type of Notice	Period	Year to date
	December 2014	2014
Enforcement	0	13
Stop Notice	0	0
Temporary Stop Notice	0	1
Breach of Condition	0	0
S215 – Amenity Notice	0	2
Planning Contravention Notice	0	6
Injunctions	0	0
High Hedge Remedial Notice	0	0

**Notices issued since the last Committee Report (None for December period)**

Ref. no.	Village	Address	Notice issued

7. Details of all enforcement investigations are sent electronically to members on a weekly basis identifying opened and closed cases in their respective areas along with case reference numbers, location, case officer and nature of problem reported.
8. Full details of enforcement cases can be found on the Councils Web-site

**Updates on items that are of particular note**

9. Updates are as follows:

**a. Stapleford: Breach of Enforcement Notice on land adjacent to Hill Trees, Babraham Road.**

Work still in progress regarding legal action relating to the current breach of enforcement. Additional concern noted since the March report regarding the stationing of a mobile home on the nursery land section and the importation of brick rubble to form a track to link the upper field to the main residence. Assessment to the Planning Contravention response and the site inspection 10<sup>th</sup> May 2013 has confirmed the breach of planning control relating to the engineering operation to the new track, and breaches relating to the planning enforcement notices. A report to the planning committee was prepared and submitted. The Committee authorised officers to apply to the Court for an Injunction under

Section 187B of the Town and Country Planning Act 1990. Members agreed the reasons for the application as being the desire to protect and enhance the character and amenity of the immediate countryside and the setting of Cambridge, Stapleford and Great Shelford in view of the site's prominent location, and the need to address highway safety issues arising from access to the site directly from the A1307

The Injunction statement has now been considered by Counsel with further information being requested in order that the Injunction application can be submitted. Information is currently being collated in order to prepare a further report to submit to the Planning Committee.

Report prepared and formed part of the May Planning Committee Agenda. The Committee resolved to give officers the authority sought in paragraph 8 of the report from the Planning and New Communities Director for the reasons set out in paragraphs 9, 10 and 11. Further inspection of the land carried out, Statements under Legal consideration

**b. 1-6 Pine Lane – Smithy Fen**

Previously the subject of a planning consent resulting from an appeal decision 14<sup>th</sup> October 2003 under reference APP/W0530/C/03/1113679 The planning permission is no longer valid as the owners have failed to comply with their planning permission relating to conditions. Additionally a further permission granted at appeal for plots 4 & 5 Pine Lane 30<sup>th</sup> August 2012 under reference APP/W0530/A/12/2170121 has also lapsed due to planning conditions contained in the appeal decision not being complied with/met. A planning application for plots 4/5 has been submitted but not validated. An application for the remaining plots in Pine Lane, 1, 2, 3 & 6 is in the process of being submitted.

Valid planning applications relating to plots 1-6 inclusive have not been received as requested therefore a file has been submitted to legal requesting the issue of a planning enforcement notice. Notices have now been issued and are effective from 21<sup>st</sup> March 2014

Planning enforcement notice issued relating to plots 1 to 5 inclusive. Plot no6 is currently empty and not in breach of planning control. Planning application covering plots 1 to 5 inclusive subsequently submitted and validated. Planning Reference no S/0638/14 refers. Application referred to Planning Committee – Application considered by the Committee and refused contrary to officer recommendation within the report. A letter issued to owner/occupiers including a copy of the Planning decision notice and enforcement notice issued to Plots 1 to 5 Pine Lane instructing them to vacate the land as set out in the enforcement notice - Informed by the Planning Inspectorate (PINS) that an appeal has been submitted and validated. Start date offered is 18<sup>th</sup> February 2015

**c. Buckingham Business Park, Swavesey**

Complaint received regarding the stationing of buses belonging to Sun Fun Travel on land adjacent to the business park without the benefit of planning.

Retrospective planning application submitted under reference no S/0065/14/FL– Outstanding items submitted, application now validated – Planning application with external planning consultants – Planning application considered, The Council refused permission for use of land for parking of double decker buses / coaches and the laying of surfacing, erection of metal fencing and a gate (Part Retention) 17<sup>th</sup> September 2014. Sun Fun Travel instructed to vacate the land as soon as possible but no longer than 30 days. Sun Fun Travel failed to comply which has resulted in a file being submitted to the Councils Legal department and the subsequent issue of an enforcement notice. Reference No; PLAENF 1472, issued 6<sup>th</sup> January 2015 refers – Compliance period 1 Month.

**d. Land North West of Cambridge Road, Wimpole**

Without planning permission, the change of use of the affected land for the stationing and residential occupation of a mobile home Planning application submitted and validated. Planning enforcement notice issued, effective 30<sup>th</sup> April 2014 unless an appeal is made against it beforehand. Appeal against the enforcement notice submitted Waiting for start date. Planning application S/0583/14 delegated refusal. Planning appeal hearing held – Site visit carried out 17<sup>th</sup> December 2014. Waiting decision

**e. Pear Tree Public House, High Street Hildersham**

Complaint received regarding the reported change of use of the premises to residential without the benefit of planning. Investigation carried out; however the results did not reveal any breaches of planning control at this time. Further report received from parish council, content of which investigated resulting in an out of hour's inspection. Planning breach identified as ground floor being used for residential purposes. Breach resolved, situation being monitored. Planning application received 3<sup>rd</sup> January 2015. Reference no S/0040/15/FL. Application is for a change of use from shop & ancillary residential use (Use class A1) to a 4 bedroom dwelling (Use class 3)

## **Summary**

10. As previously reported Year to date 2013 revealed that the overall number of cases investigated by the team totalled 511 cases which was an 11.8% increase when compared to the same period in 2012. Although the total number of cases YTD 2014 totals 504 cases which when compared to the same period in 2013 is a 1.37% reduction. The December period totalled 52 cases, which was a 108% increase over the same period in 2013.
11. In addition to the above work officers are also involved in the Tasking and Coordination group which deals with cases that affect more than one department within the organisation, including Environment Health, Planning, Housing, Anti-Social behaviour Officers, Vulnerable Adults and Safeguarding Children Teams. Strategic Officer Group, dealing with traveller related matters

The team is also currently working with Cambridgeshire Police as part of a National crime initiative dealing with Human Trafficking/modern slavery

12. Enforcement contact details are as follows:

Charlie Swain – Tel: 01954713206 e-mail [charles.swain@scambs.gov.uk](mailto:charles.swain@scambs.gov.uk)

Alistair Funge- Tel: 01954713092 e-mail [alistair.funge@scambs.gov.uk](mailto:alistair.funge@scambs.gov.uk)

Gordon Mills – Tel: 01954713265 e-mail [gordon.mills@scambs.gov.uk](mailto:gordon.mills@scambs.gov.uk)

### **Effect on Strategic Aims**

13. This report is helping the Council to deliver an effective enforcement service by

**Engaging with residents, parishes and businesses to ensure it delivers first class services and value for money**

**Ensuring that it continues to offer an outstanding quality of life for its residents**

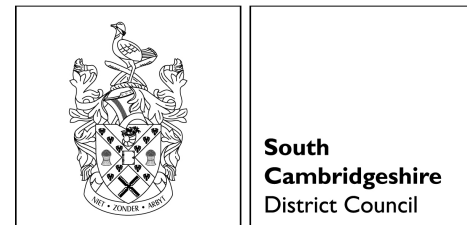
### **Background Papers:**

The following background papers were used in the preparation of this report:       None

**Report Author:**       Charles Swain – Principal Planning Enforcement Officer  
Telephone:     (01954) 713206

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# Agenda Item 17



South  
Cambridgeshire  
District Council

**REPORT TO:** Planning Committee  
**LEAD OFFICER:** Planning and new Communities Director

4 February 2015

## APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

### Purpose

1. To inform Members about appeals against planning decisions and enforcement action, and proposed hearing and inquiry dates, as 23 January 2015. Summaries of recent decisions of importance are also reported, for information.

### Decisions Notified By The Secretary of State

Ref.no	Details	Decision	Decision Date
S/2429/13/FL	Mr M Adler Moat Farm Main Street Hatley Caravan Storage facility	Dismissed	02/01/15
S/0452/14/FL	Mr & Mrs A Oliver 3 The Crescent Impington Dwelling garage studio, parking extsting access retained	Dismissed	02/01/15
S/2544/13/FL	Mr N Guvercin 288 High Street Cottenham Change of Use to Fish & Chip Take Away	Dismissed	05/01/15
S/1204/14/FL	Mr R Fella 103 Cambridge Road Great Shelford Dwelling	Dismissed	06/01/15
S/0641/14/FL	Mr & Mrs Berry North East of 353 St Neots Road Hardwick Dwelling	Allowed	09/01/15

### Appeals received

Ref. no.	Details	Decision	Received
S/1867/14/PJ	Mr J Akhtar	Refused	08/01/15

	Unit 11 North Hall Farm Barley Road Heydon Change of Use of Agricultural Building into 3 dwellings		
S/2320/14/FL	Mr A Waddington 43 North Road Great Abington Cambridge	Refused	09/01/15
S/1078/14/FL	Mr C Blundell 135 High Street Harston Extension and New dwelling	Refused	15/01/15

**Local Inquiry and Informal Hearing dates offered or confirmed in the next few months.**

4.

Ref. no.	Name	Address	Hearing
S/0767/13	HC Moss & Others	The Maltings Cottenham	Hearing 10 February 2015 Confirmed
S/0638/14/FL	Mr T Wall	1-5 Pine Lane Smithy Fen Cottenham	Hearing 18 February 2015 Confirmed
S/1451/14/FL	Mr T Buckley	The Oaks Meadow Road Willingham	Hearing 21 April 2015 Offered

**Summaries of recent decisions**

.5. None

**Background Papers: the following background papers were used in the preparation of this report:** None

**Contact Officer:** Tony Pierce – Development Control Manager

**Report Author:** Sara James- Appeals Admin  
Telephone: (01954) 713201