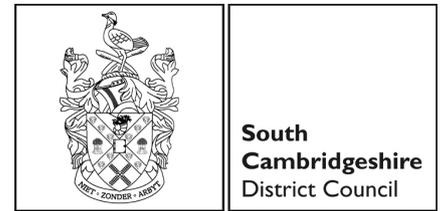


South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 03450 450 500
f: 01954 713149
www.scambs.gov.uk



5 February 2019

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

Quorum: 3

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 13 FEBRUARY 2019 at 10.30 a.m.**

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

Yours faithfully
Beverly Agass
Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

AGENDA

PAGES

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 October 2016) attached to the electronic version of the agenda on the Council's website.

PROCEDURAL ITEMS

1. **Apologies**
To receive apologies for absence from committee members.
2. **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.

3. Recorded voting

4. Minutes of Previous Meeting

1 - 4

To authorise the Chairman to sign the Minutes of the meeting held on 16 January 2019 as a correct record.

PLANNING APPLICATIONS AND OTHER DECISION ITEMS

To view plans, drawings and other documents submitted with the application, follow the link called 'Application file' and select the tab 'Plans and Docs'.

5. S/1486/18/FL - Impington (Land to north of Impington Lane (Land to the rear of 49-83 (odds) Impington Lane)

5 - 46

The erection of 26 dwellings with associated access, car and cycle parking, open space and landscaping

6. S/2439/18/FL - Longstanton (Land rear of The Retreat, Fewes Lane)

47 - 68

The erection of a 3 bedroom bungalow with parking

The Appeal Decision is attached to the officer report

7. S/4433/18/OL - Bassingbourn (Garage site off Knutsford Road)

69 - 80

Outline planning permission with all matters reserved except for access, layout and scale for the demolition of existing garages and development of 1No. bungalow for SCDC 'Self-Build' programme

MONITORING REPORTS

8. Enforcement Report

81 - 90

9. Appeals against Planning Decisions and Enforcement Action

91 - 100

GUIDANCE NOTES FOR VISITORS TO SOUTH CAMBRIDGESHIRE HALL

Notes to help those people visiting the South Cambridgeshire District Council offices

While we try to make sure that you stay safe when visiting South Cambridgeshire Hall, you also have a responsibility for your own safety, and that of others.

Security

When attending meetings in non-public areas of the Council offices you must report to Reception, sign in, and at all times wear the Visitor badge issued. Before leaving the building, please sign out and return the Visitor badge to Reception.

Public seating in meeting rooms is limited. For further details contact Democratic Services on 03450 450 500 or e-mail democratic.services@scambs.gov.uk

Emergency and Evacuation

In the event of a fire, a continuous alarm will sound. Leave the building using the nearest escape route; from the Council Chamber or Mezzanine viewing gallery this would be via the staircase just outside the door. Go to the assembly point at the far side of the staff car park opposite the staff entrance

- **Do not** use the lifts to leave the building. If you are unable to use stairs by yourself, the emergency staircase landings have fire refuge areas, which give protection for a minimum of 1.5 hours. Press the alarm button and wait for help from Council fire wardens or the fire brigade.
- **Do not** re-enter the building until the officer in charge or the fire brigade confirms that it is safe to do so.

First Aid

If you feel unwell or need first aid, please alert a member of staff.

Access for People with Disabilities

We are committed to improving, for all members of the community, access to our agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you. All meeting rooms are accessible to wheelchair users. There are disabled toilet facilities on each floor of the building. Infra-red hearing assistance systems are available in the Council Chamber and viewing gallery. To use these, you must sit in sight of the infra-red transmitter and wear a 'neck loop', which can be used with a hearing aid switched to the 'T' position. If your hearing aid does not have the 'T' position facility then earphones are also available and can be used independently. You can get both neck loops and earphones from Reception.

Toilets

Public toilets are available on each floor of the building next to the lifts.

Recording of Business and Use of Mobile Phones

We are open and transparent about how we make decisions. We allow recording, filming and photography at Council, Cabinet and other meetings, which members of the public can attend, so long as proceedings at the meeting are not disrupted. We also allow the use of social media during meetings to bring Council issues to the attention of a wider audience. To minimise disturbance to others attending the meeting, please switch your phone or other mobile device to silent / vibrate mode.

Banners, Placards and similar items

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

Since 1 July 2008, South Cambridgeshire District Council has operated a Smoke Free Policy. No one is allowed to smoke at any time within the Council offices, or in the car park or other grounds forming part of those offices.

Food and Drink

Vending machines and a water dispenser are available on the ground floor near the lifts at the front of the building. You are not allowed to bring food or drink into the meeting room.

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'.

This page is left blank intentionally.

Agenda Item 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 16 January 2019 at 10.30 a.m.

PRESENT: Councillor John Batchelor – Chairman
Councillor Pippa Heylings – Vice-Chairman

Councillors: Dr. Martin Cahn Peter Fane
Bill Handley Brian Milnes
Judith Rippeth Deborah Roberts
Peter Topping Heather Williams
Nick Wright

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), John Koch (Planning Team Leader (West)), Bonnie Kwok (Lead Urban Design Project Coordinator), Karen Pell-Coggins (Principal Planning Officer), Stephen Reid (Senior Planning Lawyer), Aaron Sands (Senior Planning Officer), Ian Senior (Democratic Services Officer), Charles Swain (Principal Planning Enforcement Officer) and Rebecca Ward (Principal Planning Officer)

Councillors Dr. Douglas de Lacey, Philippa Hart and Eileen Wilson were in attendance, by invitation.

1. APOLOGIES

There were no Apologies for Absence.

2. DECLARATIONS OF INTEREST

Councillor Philippa Hart declared a disclosable pecuniary interest in Minute 9 (S/3418/18/PA - Meldreth (Fenny Lane Farm, Fenny Lane)) as one of the applicants. Following consultation with the Independent person and the Chairman of the Civic Affairs Committee, the Deputy Monitoring Officer had granted Councillor Hart dispensation to address the Planning Committee. After doing so, Councillor Hart withdrew from the Chamber.

Councillor Heather Williams declared a non-pecuniary interest in Minute 12, paragraph 5(f) (Enforcement – 147 St. Neots Road, Hardwick). The landlords of no. 147 are also landlords of the neighbouring property, which is the headquarters building of the political association of which Councillor Williams is Deputy Chairman.

Land to the north of Church Street, Great Eversden (known as OSP148) had been considered by Planning Committee several times in the past. Councillors John Batchelor, Deborah Roberts and Nick Wright declared non-pecuniary interests in Application S/3450/16/FL at Great Eversden (Minute 7) as having been members of Planning Committee on at least one of those occasions. Each of them was considering the matter afresh.

3. RECORDED VOTING

Upon a show of hands, the Committee **agreed unanimously** that all substantive votes at the current Planning Committee meeting should be recorded by name and / or number

and name.

4. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 12 December 2018, subject to the following:

Minute 11 – Enforcement Report

Add the following paragraph

With reference to paragraph 5(a) of the report from the Joint Director for Planning and Economic Development (Smithy Fen, Cottenham), Councillor Nick Wright asked that the appropriate Legal Officer should attend Planning Committee to update Members about progress.

5. HAUXTON (DIVERSION OF PUBLIC FOOTPATH NO 5)

Further to the Planning Committee meeting on 14 November 2018, the Planning Team Leader (West) said that officers had reviewed Members' decision, at that meeting, that South Cambridgeshire District Council, as Order Making Authority, should refuse the application for the proposed diversion of part of Public Footpath No. 5 in Hauxton because such diversion was not deemed necessary to enable development to be carried out. Officers had concluded that the previous grant of planning permission for a housing development did require the realignment of what now amounted to the assumed route of Public Footpath number 5. There existed case law to substantiate officers' point of view.

The Committee **approved** the application by ten votes to nil. Councillor Deborah Roberts abstained from voting.

6. S/1823/18/FL - GIRTON (16-22 HIGH STREET (INCLUDING MICHAEL'S CLOSE)

Members visited the site on 15 January 2019.

Jennifer Lipscombe (objector), Robin Hiley (Girton Town Charity) and Councillor Dr. Douglas de Lacey (a local Member) addressed the meeting.

The Lead Urban Design Project Coordinator clarified objections to the proposal, focussing on

- Scale, form and mass
- Topography
- Impact on the local area and particularly number 14 High Street

During the ensuing debate, Members discussed

- The nature and appearance of the building
- Density
- The need for affordable housing and potential input from the Design Enabling Panel

By seven votes to four, the Committee **refused** the application for the reasons set out in the report from the Joint Director for Planning and Economic Development.

Councillors Cahn, Fane, Heylings and Milnes voted to approve the application. Councillors John Batchelor, Handley, Rippeth, Roberts, Topping, Heather Williams and Wright voted

for refusal.

7. S/3450/16/FL - GREAT EVERSDEDEN (LAND TO THE NORTH OF CHURCH STREET, KNOWN AS OSP148)

Members visited the site on 15 January 2019.

Richard Buxton (representing a group of objectors), Nick Green (applicant's agent) and Councillor Clive Dalton (The Eversdens Parish Council) addressed the meeting.

The Planning Team Leader (West) emphasised the importance of Members considering the matter afresh on the basis of the report from the Joint Director for Planning and Economic Development. He referred to paragraphs 146 and 147 and highlighted the fact that the application represented a departure from the Development Plan.

Members raised concern about the housing needs survey being five years old, and implications for the Council's Green Belt policies.

By ten votes to one, the Committee **deferred** the application to give officers time to carry out a further Housing Needs Assessment. Councillor Peter Fane voted against deferral.

8. S/2281/18/RM - COTTENHAM (LAND OFF OAKINGTON ROAD)

Brian Smith (objector), Jon Stokes (applicant's agent), Councillor Frank Morris (Cottenham Parish Council) and Councillor Eileen Wilson (a local Member) addressed the meeting. Councillor Wilson also read out a statement from Councillor Neil Gough (the other local Member).

The case officer confirmed that a Condition requiring the submission by the applicant, to the satisfaction of the Local Planning Authority, of a scheme of maintenance and management of surface water drainage was not required because this issue had already been addressed as part of the Outline planning application.

By ten votes to nil (Councillor Deborah Roberts abstained from voting), the Committee **approved** the application subject to

1. A Condition requiring the construction of a footway / cycleway link from the turning head serving plots 56 and 70-73 to the north boundary of the site; and
2. the Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development, the final wording and any minor amendments being delegated to officers in consultation with the Planning Committee Chairman and Vice-Chairman; and

9. S/3418/18/PA - MELDRETH (FENNY LANE FARM, FENNY LANE)

Members visited the site on 15 January 2019.

It was noted that the fourth line of paragraph 30 of the report from the Joint Director for Planning and Economic Development should refer to paragraph 26 not paragraph 27.

Councillor Philippa Hart addressed the meeting in a private capacity as one of the applicants. As a Member, she declared a disclosable pecuniary interest. [Following consultation with the Independent person and the Chairman of the Civic Affairs](#)

Committee, the Deputy Monitoring Officer had granted Councillor Hart dispensation to address the meeting. After doing so, Councillor Hart withdrew from the Chamber.

In response to Councillor Pippa Heylings' concern that obstacles should not be put in the way of the inclusion in the scheme of renewable energy, the Planning Team Leader (West) said that Class Q of the Permitted Development Rights only permitted such inclusion where it was deemed necessary.

By eight votes to one, with two abstentions, the Committee **approved** the application subject to the Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development, the final wording and any minor amendments being delegated to officers in consultation with the Planning Committee Chairman and Vice-Chairman.

Councillors John Batchelor, Cahn, Fane, Handley, Heylings, Milnes, Rippeth and Wright voted to approve the application, and Councillor Roberts voted to refuse it. Councillors Topping and Heather Williams abstained from voting.

10. **ENFORCEMENT REPORT**

The Committee **received, noted** and discussed the Update on enforcement action. With reference to paragraph 5(a) of the report from the Joint Director for Planning and Economic Development (Smithy Fen, Cottenham), Councillor Nick Wright again asked that the appropriate Legal Officer should attend Planning Committee to update Members about progress.

11. **APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION**

Members **received and noted** a report on Appeals against planning decisions and enforcement action.

The Planning Team Leader (West) referred Members to a summary of the decision to dismiss the Appeal in respect of Manor Oak Homes Ltd – Outline planning permission with all matters reserved except for access for the erection of up to 50 dwellings and associated works, including access, cart and cycle parking, open space and landscaping - Land off Beach Road, Cottenham.

The Meeting ended at 3.05 p.m.

Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 13 February 2019
AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/1486/18/FL

Parish(es): Histon and Impington

Proposal: The erection of 26 dwellings with associated access, car and cycle parking, open space and landscaping

Site address: Land to north of Impington Lane (to rear, Land to the rear of 49-83 (odds) Impington Lane, Impington, Cambridge, CB24 9NJ

Applicant(s): Hill Residential Ltd

Recommendation: Would have been minded to recommend approval subject to s106 agreement

Key material considerations: Principle of development
Affordable Housing and Housing Mix
Impact on the character of the area and landscape
Residential Amenity
Highway Safety
Drainage and Flood Risk
Biodiversity

Committee Site Visit: 9 October 2018

Departure Application: No

Presenting Officer: Rebecca Ward, Principal Planning Officer

Application brought to Committee because: Significant public interest and member call-in. Parish Council recommendation of refusal conflicts with officer recommendation. Planning committee now need to take a view on whether to support or defend an appeal that has been submitted against non-determination of the application

Date by which decision due: 14 November 2018

Executive Summary

1. Consideration of this application was deferred at the November 2018 Planning Committee meeting pending the receipt of further information and requested amendments to the application. The minutes for the meeting stated the following: 'Members engaged in debate and some, but not all, identified housing mix and the issue of 'pepper potting affordable housing throughout the development rather than grouping it in one location' as material reasons to refuse the application. There was

some support for attributing weight to the emerging Neighbourhood Plan. Members also expressed concerns about public engagement undertaken, the impact on landscape, biodiversity, and residential amenity concerns linked to construction phase, highway safety and drainage’.

2. The applicants have not agreed to an extension of time following the meeting and subsequently they have taken the decision to appeal the application on the grounds of non-determination. This means that the determination of the application is now the responsibility of the Planning Inspector (appointed by the Secretary of State).
3. The Planning Inspectorate has confirmed the appeal will be dealt with by the way of written representation and the Local Planning Authority has until 20 February 2019 to respond in writing to the appeal. To determine the content of this statement, officers need to understand whether in the event members were able to determine the application would they be minded:
 - a) to approve the application (in accordance with the details in this report) or
 - b) to refuse the application and, if so, to set out what the reasons for refusal would have been alongside the relevant planning policies.
4. The following paragraphs in this report are the same as that in the report considered at the November 2018 Planning Committee meeting, other than in terms of the revised recommendation to take account of the appeal.
5. In accordance with the National Planning Policy Framework (2018) paragraph 11, decisions should apply a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay.
6. The site has been allocated for development in the newly adopted Local Plan under policy H/1(d) and the scheme includes both market and affordable houses that accord with the respective policies in the Plan. These dwellings will contribute to maintaining the Councils five-year housing land supply and should be given full weight in the determination of this application. The sustainability of the location for the number of dwellings has been tested through the Local Plan examination and was deemed to be an acceptable one to develop. The sustainability of the village is also reflected through its allocation as a Rural Centre in the adopted Local Plan.
7. During the consultation process a significant number of third party objections were received raising various material planning considerations. These have been summarised in this report and amendments have been made to overcome these objections where it was necessary.
8. Following amendments during the consultation process, the layout, scale and appearance of the development are considered acceptable and presents a good quality scheme that will preserve the character and appearance of the area, landscape setting and be acceptable in relation to the impact on existing residential amenity. Officers consider that all the statutory consultee holding objections have been overcome to an acceptable degree and through the use of planning conditions.
9. A s106 agreement will need to be secured for contributions toward off-site provision, affordable housing, landscape and road maintenance plans and custom-build provision. Conditions will also need to be applied to any decision notice to ensure there is a suitable means of drainage from the site and the access is built in

accordance with the requirements from the Local Highways Authority.

10. For the above reasons, the proposal would accord with the development plan and therefore officers advise the scheme should be approved without delay.

Site and Surroundings

11. The site is situated north of Impington Lane on the northern edge of Impington. The site is 1.21 ha and is relatively level with a slight fall from the south west to north west. Following the adoption of the Local Plan on 27 September 2018, the site has been removed from the Green Belt and is a site allocated for housing development. The site is now therefore designated as being within the village development framework.
12. The site is former horticultural land and previously used a nursery associated with Unwin Seeds. There is some remaining hardstanding on the site and existing agricultural buildings lie adjacent to the eastern boundary. During the course of the application process the existing landowner has proceeded to demolish one of these buildings.
13. The site is bounded to the west by Merrington Place properties and their garden areas. To the north is open grassland boarded by mature hedgerows and trees. To the south the boundary abuts the existing residential properties 49-83 (odds) and their gardens.
14. There are currently two vehicular access points into the site, between No.51 and No.67 Impington Lane (however this is currently obstructed by a hedge) and between No.83 and No.87.

Planning History

15. S/0558/84/F Warehouse – Unwins Seeds Limited – Approved (1984)

PRE/0437/17 (2017) Pre-application advice for proposed residential development of 28 houses with associated access, roads

Design Enabling Panel (November 2017) Proposed residential development of 28 dwellings and associated access and landscaping.

Planning Policies

16. National Planning Policy Framework 2018 (PPG)
National Planning Practice Guidance (PPG)
17. South Cambridgeshire Local Plan 2018
 - 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/6 The Development Strategy
 - S/7 Development Frameworks
 - S/8 Rural Centres
 - CC/1 Mitigation and Adaptation to Climate Change
 - 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
 HQ/1 Design Principles
 H/7 Housing Density
 H/8 Housing mix
 H/9 Affordable Housing
 NH/2 Protecting and Enhancing Landscape Character
 NH/4 Biodiversity
 NH/5 Sites of Biodiversity or Geological Importance
 SC/2 Health Impact Assessment
 SC/7 Outdoor play space, informal open space and new developments
 SC/8 Open space standards
 SC/10 Lighting Proposals
 SC/11 Noise Pollution
 SC/12 Contaminated Land
 SC/13 Air Quality
 TI/2 Planning for Sustainable Travel
 TI/3 Parking Provision
 TI/8 Infrastructure and New Developments

Saved South Cambridgeshire LDF (2007) Supplementary Planning Documents (SPD):

Affordable Housing

Trees and Development Sites – Adopted January 2009

Biodiversity – Adopted July 2009

District Design Guide – Adopted March 2010

Landscape in New Developments – Adopted March 2010

Health Impact Assessment – Adopted March 2011

Cambridgeshire Flood and Water – Adopted November 2016

Consultation

18. Histon and Impington Parish Council - Comments dated 4 June 2018. All agreed to make a recommendation of refusal, commenting:

- Prematurity of application, noting status of land proposed for application currently Green Belt
- Inadequate access, need for further traffic survey data
- Inadequate housing mix, contrary to findings of Neighbourhood Plan Survey
- Noting Green Belt status, insufficient screening/planting belt for neighbouring properties Impington Lane and Clay Close Lane

Conditioning:

- Archaeological survey to be undertaken
 - Revised landscaping scheme to enhance screening
 - Protection of wildlife
 - Re-siting of play area to make more accessible
 - Revised visibilities splays
 - Road to be of adoptable standards and to be adopted on completion
- All agreed to request determination of application by SCDC Planning Committee

Comments dated 5 September 2018:

Green Belt status/prematurity of application - noting status of land being decided as part of the Local Plan Consultation, current status is Green Belt. No exceptional circumstances are demonstrated within this application to demonstrate the need to build on this site.

Mitigation measures (screening/planting) for neighbouring properties on Impington Lane, Merrington Place, Clay Close Lane and the pumping station has yet to be addressed.

Inadequate Access - dependant on maintenance of neighbouring properties vegetation. Safety concerns secondary access noting conflict of users (pedestrians, cyclists and reversing maintenance vehicle).

Housing Mix - contrary to findings of Neighbourhood Plan Survey and SCDC policy

Affordable Housing - shown as grouped, noting policy requirement or them to be distributed throughout the site

Road not constructed to an adoptable standard, contrary to policy in emerging Neighbourhood Plan

Drainage inadequate and contrary to Cambridgeshire Flood and Water SPD "design and layout should seek to manage and convey surface water above-ground avoiding the use of underground piping as far as possible noting the intention for underground piping discharging into the award drain. Noting issues raised, all in favour to make a recommendation of refusal

Conditioning - as above. Agreed to request application to be considered by SCDC Planning Committee.

Update comments dated 3 October 2018: See appendix 2

19. **Urban Design Officer** - The scheme (a superseded layout) was presented to the Council's Design Enabling Panel (DEP) on 30 November 2018. The key areas for amendments on this application should include:
 - larger LAP area and allow the flats to have a positive frontage and views towards to the LAP and Green Belt beyond
 - Private flats should have private garden spaces
 - creation of a footpath between plots 14 and 15
 - move plots 7 to 13 further north and move plots 16 to 26 north to reduce the impact of overshadowing

20. **Landscape Officer** – Update comments following amendment: No objections with the proposed development. Drawings and documents considered with this application: Proposed site layout 094-PL10 Rev AH. No objections with the revised Site Layout. Relocating plots 21- 26 from the southern boundary has reduced the impact of permanent shade within their rear gardens. Recommended planning conditions for detailed hard and soft landscape specification and boundary treatments.

21. **Affordable Housing Officer** - This proposed scheme is for 26 dwellings; therefore 10 would need to be Affordable. The tenure mix for affordable housing in South Cambridgeshire District is 70% Rented and 30% Intermediate housing. The S106 agreement for this application, if given consent, should confirm that Affordable Rented Housing is to be provided within the Local Housing Allowance (LHA) cap.

The S106 agreement for this application, if given consent, should confirm that Intermediate Housing is to be provided as Shared Ownership Dwellings through a Registered Provider, unless agreed otherwise with the Council as other forms of Intermediate Housing (as described in the NPPF definition above).

The applicant's mix is weighted in favour of 1 bed dwellings, due to previous advice from a housing development officer at the pre app stage. Although there is significant demand locally for 1 bed affordable rented accommodation, almost half of that is from households over the age of 60. All of the house types should meet the Nationally Described Space Standards (NDSS).

22. **Education and Growth Team (Cambridgeshire County Council - Early years;** Child yield 6 (4 of which are entitled to free school provision), catchment setting Histon and Impington Infant School. The school is currently full. A contribution of £18,462 x 4 total of £73,848 has been required towards the new 52 place early years facility at Buxall Farm Primary School.

Primary years; Child yield 6, catchment setting Histon and Impington Primary School. The school is currently full. A contribution of £16,666x6 total of £99,996 is required towards a new 2FE primary school at Buxhall Farm to replace the infant school.

Secondary years; Child yield 4, catchment setting of Impington Village College. Spaces available.

Libraries and life-long learning; Histon Library is at capacity. County Councils solution to mitigate the impact to the service is to pool contributions of £2485.08 towards additional books resources and equipment.

Strategic Waste; Milton HRC is currently at capacity. The HRC already has 5 pooled S106 contributions and therefore the County Council is prevented from seeking further s106 strategic waste contribution.

23. **Health Impact Officer** - The assessment met criteria D and is not satisfactory as there was significant omissions or inadequacies in some of the important tasks including the description of the site and context, management, assessment and reporting.
24. **Archaeology Officer (Cambridgeshire County Council)** - Our records indicate that the proposed development site lies in an area of high archaeological potential, situated immediately adjacent to previous archaeological evaluation and excavation areas at the former Unwins site off Impington Road in 2009 (Cambridgeshire Historic Environment Record references ECB3186 and ECB3232) which produced material of predominantly Late Iron Age/Roman date.
- We therefore do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition.
25. **Air Quality Officer** - A minimum of 5% car park spaces will have electric vehicle charge points, with provision of electrical infrastructure to facilitate the future installation of an additional 15% EV charge points. The development shall utilise low NOx boilers that meet the NOx emission rating of 40 mg/kWh.
26. **Environment Agency** - Standing comments in regards to the discharge of water and pollution control. Foul drainage from the proposed development shall be discharged to

the public foul sewer unless it can be satisfactorily demonstrated that a connection is not reasonably available.

27. **Drainage Officer** - The development is acceptable subject to conditions for surface and foul water drainage.
28. **Lead Local Flood and Water Authority (Cambridgeshire County Council)** - Following a holding objection, an amended document 'Flood Risk and Drainage Strategy Report (Walker Associates Consulting) has been reviewed. The document now demonstrates that surface water from the proposed development can be managed through the use of permeable paving and geocellular storage units, restricting surface water discharge to 2.5 l/s into the award watercourse. Based on the revised details the LLFA have no objection in principle to the proposed development subject to a planning condition for a detailed surface water drainage strategy.
29. **Anglian Water** - No in principle objections to the application, however a detailed foul water drainage strategy condition would need to be imposed to ensure the development would not cause an unacceptable risk of flooding down stream
30. **Contaminated Land Officer** - The above site comprises a former Nursery which has potential for contamination to be present and the proposal is for a sensitive end use (residential). A Phase 1 report by Enzygo dated Dec 2017 has been submitted in support of the application.

An additional phase of investigation is required to determine whether the site is suitable for its proposed end use. It is likely that some spot-check confirmatory soil sampling in any proposed garden areas will also be employed to ensure the quality of soils are suitable for continued use as modern domestic gardens.

A planning condition is recommended for further investigations to be undertaken prior to the implementation of the development to ensure risks from land contamination to future users and neighbouring land are minimised.

31. **Minerals and Waste Planning Authority (Cambridgeshire County Council)** - The application site lies within a Mineral Safeguarding Area for sand and gravel. The site area is limited and there are dwellings close to the boundary. Even if sand and gravel of a suitable quality is located within the site it is unlikely to be viable to extract the mineral prior to development. An informative should be applied to any planning permission.

In terms of waste minimisation, re-use and recovery, the application does not appear to have addressed the matter of waste management. The following condition should therefore be applied; Waste Management Audit and Strategy.

32. **Local Highways Authority (Cambridgeshire County Council)** - Following a holding objection an amended document 'Pumping Station Access SP03' has been considered and no objections raised to the proposal in terms of highway safety subject to the following conditions:
 - In its current form the road will not be adopted – letter should confirm this.
 - Maintenance and management condition for roads
 - Modify the traffic order in respect of traffic calming features (speed cushion)
 - The junction of the access with the highway shall be laid out with 6m radius kerbs

- Falls and levels are such that there is no water run-off into the public highway
- Access is constructed using a bound material
- Traffic Management Plan condition
- Driveway lengths should be divisible by 5m
- Vehicular access to the parking court should be constructed using dropped kerbs
- 2x2m pedestrian visibility splays should be provided on the drawings

33. **Ecology Officer** - Original holding objection to the application: The site layout (drawing number 094-PL11 Rev AC) shows a narrow strip of vegetative boundary to the north of the site and retained (likely reduced) hedgerows. I am not convinced this represents a gain in biodiversity for the reptiles and I do not believe it shows an overall gain in biodiversity for the site. Requirement to dismantle existing buildings by hand under the supervision of a suitably qualified ecologist as absence has no been proven.

Updated comment: Holding objection removed. The revised details will include (but not limited to) hedgehog connectivity, bat and bird nesting boxes, and a greater extent of wild grassland planting within the margins, communal garden, and public open space. SCDC have also stated their preference for the area surrounding the pumping station to be wild grassland seeded, this should not interfere with maintenance access. Maintaining the north/ south corridor in the centre of the site was also discussed along with plug planting and enhancing current hedgerows.

Considering the space constraints on site and minimal areas available for ecologically enhanced habitat, I would recommend that the developer install integrated bat and bird boxes on all 26 dwellings, increase reptile hibernacula provision from three to four (utilising the area around the pumping station for example), and provide hedgehog connectivity throughout the site and make sure that all boundaries are permeable. These provisions can be secured through pre-commencement condition, so I don't believe there is further requirement for clarifications of amendments.

A CEMP and Landscape and Ecological Plan should be conditioned on any planning permission.

In regards to the building identified as having low suitability for bat roosting, it is my understanding that the land owner has now removed this building. The incident has been reported to the SCDC Planning Enforcement team who I assume have now taken appropriate action. If at any time there is evidence that an illegal act was undertaken (i.e. the removal of a bat roost without a licence) then the evidence should be taken to the Local Wildlife Liaison Officer at the Cambridgeshire Police Constabulary.

34. **Tree Officer** - Original comments: There are no Conservation Areas or TPO's on or directly adjacent to the site. However, from a quick desk study it is likely that some of the hedgerows on and adjacent to site would qualify as 'important hedgerows' under the Hedgerow Regulations 1997. It is very disappointing that these features have not been kept intact within open spaces or green infrastructure. There seems to be no reason not to retain as long a length of hedgerow as possible.

An Arboricultural Survey (dated 7 October 2016) has been submitted. This document does not appear to have considered the trees and hedgerows adjacent to site in neighbouring land. Some of these features are quite large and will impact on the development and future residents. I would have also expected a more detailed look at the quality of the constituent parts of G3 once it had been determined that this was a

feature that would be retained in part.

I also have concerns over the other units where the boundary trees, or those on adjacent will stand due south of the proposed rear gardens. It would be helpful to be supplied for a shade diagram once the sites tree and hedgerow survey has been updated.

Update comments: Following amendments to the layout (larger LAP to retain the G3 trees), moving the dwellings off the boundary) and details of shadowing; the development is considered to be acceptable. A tree protection condition should be included on any planning application to ensure third party trees and trees to be retained on site are protected during the course of construction.

35. **Environmental Health Officer** - The EHO has reviewed the Impington Lane, Histon, Cambridge, Noise Assessment, Reference: FV/JEB/P18-1419/02 and dated February 2018. The submitted noise assessment is sufficient to demonstrate the suitability of the site for residential development on noise grounds.

The effect of increased vehicle movements on Impington Lane in the vicinity of the proposed development and at the vehicular access road was also considered in the Noise Assessment. This assessment indicated that there would not be any significant impact from increased vehicle movements. Where a perceptible increase in noise has been indicated, the inclusion of a 1.8m high fence would be sufficient mitigation.

On balance we have no objection in principle to the proposals, but the following environmental health issues / health determinants need to be considered and effectively controlled subject to the following conditions;

- Delivery times 08:00 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday. No construction work or deliveries on Sunday or bank holidays.
- Prior to development details of any piling activity should be submitted
- Programme to minimise the spread of airbourne dust
- Construction programme should be submitted
- Noise insulation scheme should be submitted and comply with the British Standards
- Lighting scheme

36. **Representations**

Following public consultation on the original application and subsequent amendments, approximately 96 letters of objection have been received on this planning application. The comments received during the consultation process are viewable on the Councils website but the material planning considerations have been summarised below:

Flooding and drainage

- Application site and area surrounding No.85 Impington Lane is subject to flooding. Site specific flood modelling should be requested.
- The Cambridgeshire County Council Surface Water Management Plan reports an ongoing issue with surface water drainage in the village and the Cambridgeshire County Council Flood Risk and Drainage Report outlined concerns about the proposed below-ground surface water system.
- Land to the north of the site is in a Flood Zone 2/3.
- Award drain to the north of the site feeds into The Brook (adjacent to the Green) which often floods.
- Development on the site will increase flood risk elsewhere

- Waste water pumping station is overused

Ecology/Biodiversity

- Loss of proposed hedgerow along the northern boundary of the site - ecology and biodiversity
- Plans do not demonstrate a “no net loss or no net gain” to biodiversity
- Loss of wildlife will be irreparable
- The site contains a range of different species such as bats, butterflies, amphibians, fox, owls, reptiles, insects, deer, hedgehogs, badgers, birds and other wild life.
- Removal of valued hedgerows and trees
- Removal of outbuilding without consent
- Loss of bat habitat
- Requirement to protect hedgerows over 30 years old under the Hedgerow Regulations 1997.

Access and Highway safety

- Highway safety concerns with additional traffic to Impington Lane (primary route). Busy road with teenagers commuting to the village college (pedestrians, cyclists and vehicles).
- Visibility splay on the latest plan show the applicants ownership of the land. The visibility splay is insufficient and does not meet legal requirements.
- Visibility splays cut through third party land (trees and hedges). Cannot rely on hedgerows to be retained.
- Pedestrian footway has not been included along the secondary access.
- Movement of large vehicles to serve the pumping station will be dangerous.
- Amendment plan shows the raddi to be 5.9m rather than 6.0m as quoted in the highway report
- Vehicles will not be able to continue to park on the other side of Impington Lane (opposite the site access)
- No deliveries should be made during the times when students will be using the roads at peak hours
- Access should be located at Ambrose Way
- Queuing and knock on impact to the lights on the junction on Impington Lane

Demolition

- The developer/landowner has demolished one of the sheds on the site.

Residential amenity

- Additional screening needed on the boundary with plots 13 and No.14
- Loss of privacy to No.85 Impington Lane, garden areas to the rear of Merrington Place and garden areas to the rear of Impington Lane
- Overbearing and overlooking impact to properties on Merrington place. Distances are under the District Design Guide SPD.
- Overlooking between internal plots 7 and plot 16
- Tree survey plans need to be updated
- Extension to No.69 has not been included on the plan, however, an outbuilding to No.71 has been included
- Outbuilding to No.71 should not be material to the determination of this application
- Solar panels will reflect into properties along Merrington Place
- South facing gardens will get no sunshine

Environmental

- Noise and traffic pollution
- Increased noise impacts to the side of existing residential units

Trees

- Trees around the perimeter require root protection
- Proposed south facing gardens will not benefit from sunshine from midday to until early evening.
- Plots 11, 17-18, 19-20 showing existing trees almost touching the proposed dwellings. The proximity of the dwellings to trees will create significant issues for the owners of the plots.
- Existing trees are not accurately shown on the plans in terms of placement.

Green Belt and housing provision

- The Neighbourhood plan is imminent and should reflect this proposal
- Green Belt and therefore development is inappropriate
- No very special circumstances
- District Council can demonstrate a five year housing land supply
- Development on the site is not required to meet housing demand

Legal

- Boundaries of the site do not accurately reflect the actual boundaries

Other Matters

- Communal garden area should be located in the centre of the site with shared and accessible access
- The local facilities (school, doctors etc) will not be able to meet the demand of the development
- There is insufficient play space within the village
- Housing mix is not in accordance with the Local Plan
- Site delivers under 40% affordable homes
- No community involvement and no local residents have been consulted of the forthcoming application
- Archaeological investigation should be carried out following findings from the Merrington Place development
- Public art should be provided onsite like the Merrington Place development
- Noise during construction phases and impact to health

Planning Assessment

37. During the application process three rounds of amendments were consulted on to address concerns brought up during the consultation process. The following amendments were made:
- Site layout - including landscaping
 - Access arrangements
 - Ecology reports
 - Drainage report
 - Red-line site plan
 - Custom-build plot

The following assessment takes into account the amendments.

Principle of development and sustainability of the site

38. The 1.21ha site is within the village development framework of Histon and Impington and has been allocated for residential development in the newly adopted Local Plan.

The site is no longer in the Cambridge Green Belt. The proposal seeks full planning permission for 26 dwellings.

39. The provision of 26 dwellings will contribute towards the district housing need. In accordance with the Housing Trajectory (Annual Monitoring Report 2016-2017) the homes are due to be delivered in 2019/2020. They will contribute towards maintaining the Councils Five Year Housing Supply. The applicant has continued to show commitment to delivering within this timeframe.
40. Policy H/1 states that the site should be developed in accordance with the relevant Local Plan policy requirements and proceeds to state that the number of homes granted permission on the site may be higher or lower than the indicative capacity and should be determined through a design-led approach and contributions made towards any necessary additional infrastructure.
41. Site specific policy H/1(d) states that the site has an indicative capacity of 25 dwellings. The proposal seeks to introduce 26 new dwellings the number of units would therefore comply with this part of the policy. The policy also requires the development to:
 - create a significant landscape buffer along the boundary of the site where it adjoins or could be seen from the open countryside to provide a soft green edge
 - design to mitigate the impact on the conservation area and nearby listed buildings
 - no built development to take place in flood zone 2 or 3
42. The development has been assessed against these criteria under the relevant sections in this report. The principle of development, including its sustainable location has been supported by the District Council and the inspector through the Local Plan. The sustainability of Histon and Impington is also reflected in its allocation as a Rural Centre.
43. The development can no longer be said to be premature and would accord with the main aims of policy H/1 and H/1(d) of the adopted Local Plan (2018). These matters should be given full weight and regard to in the determination of this application.

Education provision

44. Policy TI/9 states that developers should engage with the Children Services Authorities at the earliest opportunity to ensure the appropriate mitigation is identified and can be secured.
45. Several third party comments have raised concerns to the capacity of the local schools. Cambridgeshire County Council Education department (children's services) have review the scheme in terms of the impact of the development on early, primary and secondary schools in the catchment. The catchment setting for early years for the proposed development is Histon and Impington Infant School.
46. The proposed development will generate an early years child yield of 6 (four of which will be entitled to free school provision). The CCC have confirmed there is no capacity to take on students from the proposed development and therefore mitigation towards an offsite project is required. A new 52 place early years facility is being built at Buxhall Primary School. Based on the child yield of 4 students, the proposed development will need to contribute £73,848.

47. The catchment setting for primary years for the proposed development is Histon and Impington Primary School. The proposed development will generate a primary year child yield of 6 students. The CCC has confirmed there is no capacity to take on the students from the proposed development and therefore mitigation towards an offsite project is required. A new 2FE primary school at Buxhall Farm is being built to replace the infant school. Based on the child yield of 6 students, the proposed development would need to contribute £99,996.
48. The catchment setting for secondary school years for the proposed development is Impington Village College. The proposed development will generate a secondary yield of 4 students. The CCC has confirmed there is capacity to take on the students from the development and therefore a contribution is not required.
49. The developer has agreed to provide contributions toward early years and primary years in accordance with the comments above and they will be secured via the s106 agreement. The contributions are considered to be directly related, reasonable and necessary to mitigate the impact of development and therefore would accord with the CIL regulations. In addition to this the infrastructure payment would accord with the requirements of site specific policy H/1 of the Local Plan.

Health Care and Impact Assessment

50. The site is located in close proximity to Firs House Surgery. A development of this scale would not generate a significant number of residents that would warrant a contribution towards the expansion of the surgery NHS England.
51. Given the scale of the scheme the application is accompanied by a rapid HIA. Policy SC/2 of the Local Plan states that new development should have a positive impact on the health and wellbeing of new and existing residents. For developments between 20 and 100 the policy states that the Health Impact Assessment should be a rapid assessment that is appropriate to the scale and nature of the proposed development.
52. The HIA is a method of considering the positive and negative impacts of development on the health of different groups in the population, to enhance the benefits and minimise any risks to health. The HIA recognises that during construction there will be an 18-month period where activities might give rise to short term negative impacts. However, concludes that this can be mitigated through the use of planning conditions to control activity. The HIA goes onto recognise that the scheme will also bring health benefits for future occupiers for being in a sustainable location and provision of high quality more sustainable housing.
53. The Health Impact Officer has marked the document down as it was absent on a number of details including; site description and its surroundings, context of the site and highlighting policies in the Local Plan and National Framework. It goes onto states that more work needs to be undertaken to assess the impact.
54. Whilst this level of information would be desirable to get an in-depth picture, the scheme is for only 26 dwellings and therefore officers consider the rapid assessment undertaken when read alongside the planning statement and design and access statement as part of this application, the information would be sufficient and would accord with the requirements of policy SC/2 of the Local Plan and would be a suitable form of development that will have a positive impact on the health and wellbeing of new and existing residents.

Housing Density

55. The overall density of the development is an average of 23 dwellings per hectare. Whilst this is below the threshold of 30 dwellings per hectare set in adopted policy H/7, local circumstances including the shape of the site and the location of existing residential amenity dictate that a lower density is needed. The indicative density was accepted as part of the sites allocation.

Affordable housing

56. Adopted policy H/9 states that all developments which increase the net number of homes on a site by 10 or more should provide 40% affordable housing on-site. The proposal would meet this policy requirement and includes 10 affordable housing units (40%) on plots 17-26. The tenure split of the affordable units is as follows to meet identified local need:

- 6x 1bedroom apartments
- 2x 2bedroom dwelling
- 2x 3bedroom dwelling

57. The tenure mix of these 10 units is in accordance with the Council's Affordable Housing SPD, which is 70% affordable rented (plot 17-20, 21-22) and 30% intermediate/shared ownership housing (plot 23-26). The units will be secured in a S106 agreement. The proposed development is in accordance with policy H/9 of the Local Plan together with guidance contained within the Council's Affordable Housing SPD. The Councils Housing Officer has supported the proposal. All of the house types meet the Nationally Described Space Standards (NDSS) accordance with policy H/12 of the Local Plan.

Housing mix

58. Adopted policy H/9 requires development to deliver a wide choice, type and mix of homes to meet the needs of different groups in the community. Market homes should consist of 30% 1-2 bedrooms, 30% 3 bedrooms, 30% 4 or more homes with 10% flexibility.
59. The policy also requires that on all sites of 20 or more dwellings developers will supply dwelling plots for sale to self and custom builders and that 5% of market homes in a development should be built to the accessible and adaptable dwellings M4(2) standard (rounding down to the nearest whole property).
60. The proposal includes the provision of 16 market dwellings. In accordance with the policy the 30% requirement each dwelling type should be at least 4.8 units. The proposed mix includes:
- 4 x 2bedroom unit (one of which will be for custom-build)
 - 6x 3bedroom unit (one of which will be an adaptable dwelling M4(2))
 - 6 x 4/5bedroom unit
61. At this stage, the housing mix policy does not set criteria for how many self-build/custom build units are to be provided within a development. The proposal would introduce one custom-build unit (plot 1). Two optional layouts have been put forward. This will equate to 6% of the market mix. This provision would accord with the standards that are being set by other local authorities in the country. This plot will be secured in the s106 agreement and the appropriate marketing of the plot will be undertaken in accordance with the agreed details and in consultation with our housing

strategy officers. Plot 16 has been designed to M4(2) accessible and adaptable standard. This provision has been rounded down to the nearest whole in accordance with the terms of the policy. A compliance condition will be included on the decision notice to ensure it is finished to this specification.

62. All of the house types meet the Nationally Described Space Standards (NDSS) in accordance with policy H/12 of the Local Plan.
63. The proposed market mix for two-bedroom units would fall short of being compliant with the criteria by 0.8 units. Officers requested an amendment to the application; however, the applicant has chosen not to make any amendments to the housing mix. On this basis officers have to consider the scheme on its merits in light of this shortfall. Despite the fact this is a small scheme, the agent has overall still demonstrated that a wide choice of homes will be delivered on the site with a mixture of market homes and would therefore comply with the main aims and objectives of policy H/9 and paragraph 61 of the National Planning Policy Framework.

Impact on the character of the area and landscape

64. Most of the proposed development is located behind existing properties that front onto Impington Lane and Merrington Place. The heights of the dwellings will be limited to two-storey with some of the larger units being two-half storey.
65. Views into the site will be limited to the proposed access points, views from private gardens and glimpses between properties along the street-scenes. Given the existing established landscape boundary to the north, views from the wider landscape setting will be more limited.
66. Beyond the northern boundary is the remainder of the two fields which are then bounded by dense mature hedgerows with hedgerow trees. This thick hedgerow screens any views to the other agricultural fields in the wider landscape to the north.
67. A landscape buffer will span across the northern boundary connecting to the existing buffer along the rear boundary of Merrington Place. It will be 5m in depth for the majority, however, it will go down to 2m on the central section to ensure sufficient room is given between the new units and the garden amenity area of properties along Impington Lane. Most of the dwellings, apart from plot 6 and plot 15, will be set a further 8m from the edge of the buffer and this will also help in limiting the sites impact on the surroundings.
68. The proposal would therefore continue to preserve the character of the local area and would provide a significant landscape buffer that would mitigate the impact of the development to the open countryside in accordance with criteria in site specific policy H/1(d) and HQ/1(a) of the adopted Local Plan.

Heritage Assets

69. Policy H/1 (d) allocating the land for development requires the design of the development to 'mitigate impact on the conservation area and nearby listed buildings'. The proposed site is not within a conservation area. Due to the mass and density of the boundary vegetation along the eastern boundary of the site, which is to be retained, views of the development will be limited from Clay Close Lane. Views along Impington Lane would also be seen within the context of the existing village edge and other housing development. The proposal would therefore preserve the setting of the Conservation Area and nearby listed buildings in accordance with H/1(d) and HQ/14

of the Local Plan.

Layout

70. A full set of technical studies have been submitted with the application and have informed the proposed layout and design of the scheme. This includes climate change mitigation and adaptation. The scheme has also been discussed at pre-application stage and with the Councils Design and Enabling Panel.
71. The proposed layout and design of the development has been amended during public consultation to minimise the impact on the adjoining residential properties and to improve the public open space.
72. The existing access between 51 and 67 Impington Lane will be upgraded and provide access to the site with a new road within the development. Appropriate turning areas for emergency, refuse and service vehicles have been incorporated into the proposed layout.
73. The affordable housing is in the centre of the site and will comprise 10 units (6 of which are apartments). This will also include the shared ownership tenure units.
74. Based on the previous Local Development Framework, the Affordable Housing policy HG/3 (in paragraph 4.13) advised clusters should typically be around 6-8 units. An appeal inspector at for a development of 35 dwellings with 14 affordable units in one area at Greenacres Duxford (September 2017) found that the policy and SPD should not be applied rigidly or exclusively when material consideration indicate an exception may be necessary. They found that the separate tenure groups of affordable housing were not contiguous and were separated by integral roads, parking and landscaping. The development would also be tenure blind as thus would be well integrated. There was also support from a Housing Provider who stated they would be better managed in that format.
75. The newly adopted policy H/10 states that affordable housing should be provided in small groups or clusters distributed through the site. Paragraph 7.48 of policy H/10 states that affordable homes should be integrated with market homes in small groups or clusters to create sustainable communities. The policy does not now define what a suitable size cluster is.
76. Whilst some concern has been made raised to clustering in the consultation process, there would still be a mixture of tenure types within this area. This includes their location adjacent to the boundaries market units along Impington Lane and on the site, the variation of housing types within the cluster (1 bedroom flats - 2 bedroom houses) and in inclusion of shared ownership units. In addition the overall design would be tenure blind so materials used in the external surfaces would be compatible with the other dwellings on the site. Officers are also mindful that an Registered Provider has shown interest in taking on the properties subject to planning permission.
77. As such a mixed and balanced community would be created in accordance with the adopted policy H/10 and National Planning Policy Framework.
78. To overcome concerns of the urban design officer, the open space/LAP in the centre of the site has been made larger to create a more inclusive form of development with views out to the green belt. The agent has considered the comments about the footpath additional connection to the south-west of the site but due to the site constraints was not able to fit this in around the pumping station. Notwithstanding this,

due to the small scale size it is still considered reasonable for occupiers 15 to use the main access and is unlikely to put them off walking or cycling to get to facilities close by.

79. Several third-party comments have raised concerns to the location of the 'communal garden' in the south western corner of the site with concerns over security. This area will be a private space and will solely serve the residential flats of plot 17-21. The applicant has submitted an amended landscape proposal for this area which includes low level fencing and additional planting reflecting its intended use. The precise details can be secured via a landscape planning condition.
80. Within the layout of the scheme provision is made for informal open space with proposed tree planting. Following amendments this area was made larger so existing trees/hedgerow could be retained and work alongside a LAP.
81. In terms of renewable energy, the southerly aspect of the site has been utilised with modest sized rear gardens facing south with most houses being able to achieve higher levels of passive solar gain.

Scale and Appearance

82. The proposed 26 homes are contained within two-storey-two-half storey buildings, following traditional forms. The scale of the development is reflective of other domestic dwellings found within the wider context of Histon.
83. The DEP and Urban Design Officer felt that the design of the adjoining Merrington Place had many good features. As this site is a continuation of that development, the spatial, material and massing qualities of Merrington Place should be reflected in the proposed development.
84. The Design and Access Statement (Hill Residential) includes an analysis of Merrington Place and how the key design principles have been used in the proposed scheme. This includes but not limited to; mixture of eaves and gable ends facing the road, minimal front gardens and off-road parking, use of vernacular materials including brick timber, cladding and render and contemporary style windows.

Landscape and trees

85. The application is accompanied by a Typographical Survey, Arboricultural Survey and the Root Protection Areas plotted on the Tree Constraints Plan. This has informed the proposed layout.
86. Within the site a category B hedgerows (moderate quality and value making a contribution for more than 20 years) was identified running north to south through the centre of the site. The trees within this hedgerow are currently obscured by dense scrub, ivy and vegetation. The buffer with some of the trees has been plotted in an approximate location on the typo survey and laid over the proposed site layout plan. The buffer is approximately 11m wide. Some of the buffer is within the ownership of the applicants and some within third party land.
87. The Countryside Hedgerows: Protection and Management guidance by Natural England (August 2017) which underpins the Hedgerows Regulations 1997, states that applicants are not required to apply to the Local Planning Authority to remove the hedgerow from an area that benefits from a planning permission. As such the loss of part of the hedgerow should be considered on its merits in relation to this application.

88. The applicant proposes to narrow and remove part of the category B hedgerow running north to south through the site to accommodate the proposed development. There will also be parts of the hedgerow that will need to be managed and cut back that are close to residential properties, in particular those that are close to plots 17-20. The typo survey demonstrates that most of the trees with the hedgerow are likely to be retained, apart from one, adjacent to plot 10.
89. During the consultation process, the LAP on the site has been increased to allow more of the hedgerow to be retained and there is some flexibility on retaining the hedgerow around the communal garden area.
90. In addition, the applicant proposes to remove the hedgerow (to accommodate the access) adjacent to Impington Lane. Part of the hedgerow in the centre of the site (to accommodate the road and LAP area) and part of the hedgerow near the existing barns (to accommodate the pumping station).
91. To mitigate the impact and loss of part of the hedgerow, a 5m, reducing down to 2m at the central section, landscape buffer will span along the northern boundary (approx. 185m) which can comprise of mixed native hedgerow species, small trees and species of rich wildflower grass. This will connect the existing landscape buffer to the rear of Merrington Place and the established hedgerow to the east. Additional tree/shrub planting will line the streets. Unlike the existing, the hedgerows will be maintained by the management company on the site in perpetuity.
92. The types, species, location, stock and details of planting to be retained and new planting will be requested via planning condition. A tree protection plan will also be required by planning condition to ensure trees around the boundary in third party ownership are protected during construction. For the above reasons that proposal is therefore considered to comply with policy HQ/1(a) of the Local Plan which seeks to ensure developments are of a high quality and sympathetic to the surroundings.

Renewable Energy and Water Consumption

93. A renewable energy statement supports the application. The SAP calculations demonstrate the development would achieve 10.8% reduction of the schemes predicted energy requirements and reduce onsite regulated CO2 emissions by 22.32%. This recommends a combination of demand-reduction measures, energy efficient measures and renewable energy (including photovoltaic panels on unshaded parts of the roof) will deliver the requirement for on-site CO2 reductions. The Councils Sustainability Officer has concluded that the proposal in the statement would make the scheme fully compliant with Local Plan policy CC/3 in reducing carbon emissions by a minimum of 10%.
94. In terms of water consumption, the application has set out details of how the development would achieve levels below 105 litres/person/day. This includes dual flush WC, volume baths, water consumption appliances. This provision would accord with policy CC/4 of the adopted Local Plan. A condition will be applied to the decision notice for a full water conservation and management plan to ensure the applicant complies with the requirements of the policy.

Residential Amenity

95. Policy HQ/1 (n) seeks to protect the health and amenity of occupiers and surrounding

uses from development that is overlooking, overbearing or results in a loss of daylight which avoids unacceptable impacts such as noise, vibration, odour, emissions and dust. The Council also has a District Design Guide which also seeks to guide development in the area.

96. The gardens to the dwellings will be a minimum of 50 square meters and the apartments 30 square meters and therefore would provide a suitable level of private residential amenity for future occupiers.
97. The trees around the edge of the site but outside the redline boundary are in third party ownership and therefore due regard has to be given to them in assessing the impact they might have on proposed garden areas.
98. In addition to the above the tree officer raised concern about the potential overshadowing of the garden areas serving plots 23 & 24 by the tall hedgerow/trees that run along the southern boundary (outside of the ownership of the applicant). In response to this the agent, undertook a tree shadow diagram.
99. The diagram demonstrates that during the summer months the garden areas will receive a good degree (approximately 50% coverage) of direct sunshine, however, during winter months this coverage will decrease in the afternoons to the area outside the back doors. On balance officers consider a reasonable level of sunlight will enter the garden areas through the year and would not be significantly harmful to their residential amenity. Reflection from solar panels is not considered to cause a detrimental impact to residential amenity given the distance from the boundaries.
100. Residents have raised concerns about the potential noise impacts from the new access into the site. Given the site will serve only 26 units, vehicle movements will be more limited and likely to be negligible against noise from traffic along Impington Lane. The Council's Environmental Health Officer has considered the implications of the noise assessment report and has raised no objections. The impact of vehicle lights to ground floor rooms can be mitigated by landscape or low-level fencing.
101. During the consultation process, third party concerns have been raised about overlooking and overbearing impact from some of the plots. The layout has been amended to address these concerns. The following assessment has been undertaken in relation to nearby dwellings:
102. Impact to No.4-No.14 Merrington Place - The back-to-back distances between the residential units are approximately 27m and distances to garden boundaries from the proposed development are 20m (15m garden depth and 5m landscape buffer). The inter-relationship in terms of overlooking to habitable rooms and garden areas is acceptable and would accord with the principles in the Council's District Design guide.
103. Impact to No.67-71 Impington Lane - These properties and their garden areas currently back onto the application site. The rear boundaries of the gardens are lined with tall trees and hedgerows. Their garden depths are approximately 17-26m. The back-to-back distances between the proposed and existing properties at first floor level is approximately 30m. These distances would exceed the distances in the design guide (set at 25m) and therefore overlooking to first floor habitable rooms would be limited.
104. In terms of overlooking to garden areas, as amended, the proposed dwellings will sit 13.5m-13.9m from the shared boundary. The District Design Guide (para.69) states that *'to prevent the overlooking of habitable rooms to the rear of residential properties*

and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. It goes onto state that where a potential problem is evident protective boundary treatments, garden walls and planting, can assist in obscuring views.

105. The garden areas of the existing dwellings are relatively deep and exceed the standards in the design guide. The trees/hedgerows on the southern boundary of the site are within the ownership of the existing properties and will help in providing a screen to limit the impact of overlooking. Together these considerations mean that the perception of overlooking to existing garden spaces will not be significant or adverse and therefore the guidance in the design guide should not be applied rigidly having regard to all the other material considerations.
106. Impact to No.49-51 Impington Lane - The distance from the rear elevation of No.51 to the side elevation of plot 1 is approximately 22m. There are no first-floor side facing habitual windows and therefore no direct overlooking would be obtained.
107. In terms of overbearing given the suns direction from east to west and given that the proposed dwelling will be 3m off the shared boundary there will be no significant or adverse overbearing impacts or loss of light.
108. Impact to No.75 Impington Lane - Plots 17-20 will set 7m from the shared boundary of No.75 and to the existing tree belt. The first-floor rear elevation will contain two habitable room windows facing into the garden of No.75. Given that No.75 has a garden depth of approx. 65m and the proposed windows will face the garden at its furthest point from the main house, a suitable level of private amenity will be maintained for this property.
109. Impact to No.85 Impington Lane - Plot 14 has been angled towards the pumping station to avoid any direct overlooking impacts to No.85. The southern elevation of the garage (with rooms above) will contain roof lights; however, these will be located 1.7m from the finished floor level to avoid overlooking. This can be conditioned on the planning permission. Future occupiers will still have a good level of privacy as the plot extends around the corner.
110. For the reasons set about above, the proposal is considered to accord with policy HQ/1(n) and provides a good level of amenity for existing and future occupiers.

Highway safety

111. The National Planning Policy Framework paragraph 109 states developments should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
112. The site is located in a highly accessible location within close proximity to regular bus services. Whilst Impington Lane does not have dedicated cycle lanes, it is near cycle networks that lead into Cambridge.
113. Following the third party concerns, officers visited the area during the PM peak hour. It was clear that Impington Lane is a heavily used road by vehicles, pedestrians and cyclists. One factor that contributes to this level of activity is the proximity to Impington Village College.
114. The application is accompanied by a Transport Statement (TS) by TPA (dated March

2018). Within the TS estimations have been made on the quantum of trips that may be generated by the proposed development. It concludes that roughly 16 two-way vehicle trips in the AM peak (between 8am-9am) and 1 two-way vehicle tip in the PM peak (5pm-6pm).

115. The low quantum of vehicle trips that would be generated from this development would not cause a detrimental impact on the local highway network. The Local Highways Authority has reviewed the planning application and has not raised any objections on highway safety grounds linked to the capacity of the network.
116. In terms of suitability of the access points, the TS data supports the applicant's proposal and demonstrates vehicle visibility splays to the main vehicle access into the site can be achieved within the ownership of the applicant and across highway authority land. As such this demonstrates vehicles can enter and leave the site safely.
117. The secondary vehicle access point currently serves No.85 Impington Lane and the agricultural barns. As a result of the proposal there will be no pedestrian or vehicle through traffic and would continue to serve No.85 and a pumping station linked to the development. There will be roughly two vehicle movements a year associated with the maintenance of the pumping station.
118. Due to the constraints, the movement plan in the TS demonstrates the maintenance vehicle will need to reverse into the lane from main road. A traffic management plan condition can ensure that any trips associated with the pumping station are made outside of peak hours unless there needs to be emergency repair work. This will limit highway safety risk to pedestrians or cyclists.
119. With respect to relevant national and local planning policies, the cumulative transport impact of the development is not considered to be severe, nor does the proposal demonstrate that there would be an unacceptable highway safety risk.
120. Despite the significant number of objections to the application on these grounds, there are no reasons on highways or transport grounds to refuse the planning application for development in this location. The proposal would therefore comply with policy SC/11 of the Local Plan. A travel plan will be secured via planning condition to ensure sustainable modes of transports are encouraged when the dwellings are occupied.
121. Requests have been made for double yellow lines to be included adjacent to the access into the site to prevent on street car parking. Officers have looked into this request with the highways authority, however, it is not considered reasonable to secure as part of the planning application as it would require its own Traffic Regulation Order. This is a legal process that can only be carried out by the highways authority and will need to go through its own public consultation process. As such it cannot be guaranteed with this planning application that the yellow lines will be approved or implemented. Notwithstanding this, the applicant/parish council can take this suggestion forward independently of this application if this becomes an issue.

Parking

122. Each house will be provided with a minimum of two parking spaces. All apartments will contain a single parking space. Every dwelling will have provision for lockable cycle storage facilities, either within the garages or where no garages within secure garden sheds or communal stores. Conditions will be included on the decision notice for the details of the cycle storage.

Flood Risk and Drainage

123. Drainage The site consists of a steady fall from the south to the north across the site. In accordance with the Environment Agency flood maps that site falls within a flood zone 1, comprising land assessed as having a less than 1 in 1000 annual probability of flooding. To the north and outside of the redline is a flood zone 2/3.
124. Flood Risk - To determine whether the development would have a detrimental off-site impact to surrounding properties a Flood Risk Assessment was undertaken by Walker Associates Consulting on behalf of the applicants. Flooding from other sources such as groundwater, sewers, surface water and from other artificial sources have been found not affect the proposed development. But in case of this occurrence, the raising of finished floor levels a minimum of 150mm above ground level is considered adequate protection from this form of flooding. The Environment Agency has not raised any in principle objections to the application
125. Surface Water Drainage Discharge - The surface water drainage strategy was amended in July 2018 following a holding objection from the Lead Local Flood and Water Authority (LLFA).
126. As amended, the surface water run-off will be to the local watercourse to the northern field boundary. As the topography of the site falls in this direction the connection from the site will be in line with this natural hydrology. The Lead Local Flood and Water Authority have confirmed the discharge rates will be like that of greenfield rates. The management of the surface water runoff will be provided by permeable paving and geo-cellular storage units. A condition for a detailed drainage scheme for the site, based on the agreed strategy will need to be applied to the decision notice.
127. Third party concerns have been submitted about the capacity of the brook to take additional flows and the knock on impacts this would have to the area around the green. Whilst officers understand the capacity of the network is a wider concern and a wider water strategy for the Histon and Impington area is being pursued by the County Council, the drainage strategy for this site demonstrates that the discharge rates would be similar to green field and thus there should be limited impact as a result of this development.
128. Foul water drainage - The foul water generated from the site will be via two connections to the adopted sewer located in Impington Lane. One of these connections will be made by gravity; however the other will require the installation of a new private foul water pumping station, located to the rear of plot 14.
129. Whilst this indicative strategy demonstrates a connection can be made to existing infrastructure, Anglian Water have requested a condition for a detailed drainage strategy to be submitted to ensure the development would not lead to an unacceptable risk of flooding downstream.
130. The foul drainage from this development is in the catchment of Cambridge Water Recycling Centre which does not currently have capacity to treat the flows from this development. However, Anglian Water are obligated to accept the foul flows from the development with the benefit of planning permission and would therefore take the necessary steps to ensure that there is sufficient treatment capacity.
131. For the above reasons, the proposed development is in accordance with policies CC/7, CC/8 and CC/9 of the adopted Local Plan and guidance contained within the Cambridgeshire Flood and Water SPD (2016).

Biodiversity

132. The majority of the application site is comprised of semi-improved grassland, with intact species-rich hedgerows with trees on the eastern boundary and in a central belt that currently separates the two fields. There are also areas of tall ruderal and continuous scrub. The site does sit within the impact zone of a nearby statutory-protected site; however it does not meet the criteria required for a statutory consultation with Natural England. The species records for the area indicate a very healthy farmland bird population.
133. The application is supported by a Preliminary Ecological Appraisal, and a series of phase 2 survey reports. The Councils Ecology Officers considers that sufficient survey effort has been applied to this site to inform the determination of this application, and no further surveys are required at this time. The reports have highlighted several ecological receptors that will require avoidance and mitigation to remove any residual impact to them caused by this application. This specifically includes bats and reptiles.
134. Paragraph 170(d) of the National Planning Policy Framework (NPPF) states that planning decisions should; *contribute to and enhance natural and local environment by minimising impact on and providing net gains for biodiversity*. Paragraph 175(a) states that when determining planning applications the following principles should be applied; *if significant harm to biodiversity resulting from a development cannot be avoided adequately mitigated or at least compensated for then planning permission should be refused*. Part (d) of the paragraph states that; *development whose primary objective is to conserve or enhance biodiversity should be supported; whilst opportunities to incorporate biodiversity improvements in and around developments should be encouraged*. Policy NH/4 of the adopted Local Plan echoes this advice.
135. In terms of bat roosts, the surveys concluded building 1 (barn to the east of the site) is a low suitability bat roost due to having a number of roof lights. Prior to its demolition by the current owner (Unwin Seeds), the Councils Ecology Officer recommended it was dismantled under supervision of qualified ecologist. This was to be conditioned in the decision notice.
136. In terms of reptiles, the applicant suggests that if any individual reptile is found during construction it will be removed to the land north of the site by a suitably qualified Ecologist. As the population of reptiles has been deemed low in the surveys, the Councils Ecologist considers this to be adequate mitigation to prevent physical harm during construction phase. This will be conditioned in the decision notice.
137. In terms of minimising the impact and providing net gains for biodiversity as encouraged by national and local planning policy, given the allocated housing density and size of the site, as designated in the Local Plan, measurable net gains in biodiversity through habitat creation and management is unachievable. Without any further mitigation or compensation measures significant harm to biodiversity is therefore likely.
138. However, In accordance with biodiversity hierarchy in paragraph 175(a) of the NPPF and policy NH/4(3), other mitigation and compensation measures have been maximised including hedgehog connectivity, communal garden and open space, bird and bat boxes, around the pumping station and maintaining parts of the central corridor and enhancing/adding hedgerows. These compensation features are over and above the standard provision we would expect for a development site given a net

gain is unachievable. These features would be secured by planning conditions as proposed by the Councils Ecology Officer.

139. Therefore whilst the application cannot demonstrate a measurable net gain in biodiversity, sufficient compensation measures have been incorporated to demonstrate that the proposed development would not result significant harm to biodiversity to warrant the application for refusal. The proposal would therefore comply with the minimum requirements set out in policy NH/4 and paragraph 175 of the NPPF.
140. During the application process, the current owner has since removed building 1 (existing barn) from the application site. This incident was reported to the Councils Enforcement team and a warning was issued to the landowner but no further action was taken as the surveys indicated a low probability of bat roosts and the Council had no further evidence to suggest a bat roost was there. Officers are not aware of any case/evidence being taken to the Cambridge Police Constabulary by third parties.

Other Matters

141. Waste and recycling - The proposed development takes into account appropriate accommodation for waste storage in accordance with the RECAP Waste Management Design Guide SPD.
142. Broadband - A telecoms plan (by Virgin Media) has been submitted with the application to identify Virgin Media apparatus. A trench line runs along either side Impington Lane and will be accessible for connection to high speed broadband services. A compliance condition will be included on the decision notice to ensure the ducting from the properties is provided prior to occupation.
143. Off-site contributions - The Councils S106 officer has consulted with the Parish Council and applicant on proposed projects within the village that the development contribute towards to mitigate the impact of the development.
144. In terms of formals sports an offsite contribution of £26,878.22 towards playing pitch provision at the either (i) recreation ground or (ii) Victor Unwin Community Park (if this is permitted). Formal children's open space £34,956.08 towards new children's play equipment on either (i) recreation ground or (ii) Victor Unwin Community Park (if this is permitted). Informal children's play space and open space has been provided onsite. In terms of community space an offsite contribution of £12,202.72 towards a community building on the (i) parish council building at the recreation ground or (ii) Victor Unwin Community Park.
145. The provision of public art in the form of a contribution of £13,000 towards the commissioning and installation of bespoke public art works in the village in accordance with the local 'Theories of Home' project. This contribution would comply with policy HQ/2 'Public Art' of the Local Plan.
146. The Councils S106 Officer has reviewed the projects and officers consider in this format they meet the tests of CIL regulations 123 and are necessary to mitigate the impact of the development. They will be secured via s106 agreement and the heads of terms is attached to this committee report. The contributions area considered required in accordance with policies SC/6, SC/7, and SC/8 of the Local Plan.
147. Archaeology - A condition will be placed on the decision notice for a written scheme of investigation to record any findings on the site and prevent any damage to heritage

assets in accordance with policy NE/14 of the adopted Local Plan.

148. Neighbourhood Plan – The Histon and Impington neighbourhood plan is currently being drafted by the Parish Council. It has not yet gone out for formal consultation and therefore is at an early stage of preparation. Only limited weight can be given to the plan in the determination of this application.
149. Community Involvement - Local representation has commented that Community & Parish Council engagement has been inadequate commenting that there was just a single meeting with the Parish Council and that the contents of which were not incorrectly documented in the report. The agent has commented that discussions were held with both the parish council and the community when the site was brought forward as an allocation. Whilst more community engagement would have been encouraged to resolve some of the outstanding issues in relation to the layout/design etc, the Local Planning Authority cannot require that the developer engages before submitting an application, as per paragraph 40 of the National framework.
150. Boundaries - Third party objection has been received comments that the boundaries of the site do not accurately reflect the actual boundaries. Boundary disputes are a civil matter and will need to be resolved directly with the landowners involved. The applicant is comfortable that the boundaries of the site are in accordance with the legal title.

Conclusion

151. In accordance with paragraph 11 of the National Planning Policy Framework, decisions should apply a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay.
152. The site has been allocated for development in the newly adopted Local Plan and includes both market and affordable houses. These will contribute to maintaining the Councils five-year housing land supply.
153. In terms of economic and social benefits, contributions towards education and off-site community facilities will mitigate the impact of future occupiers and enhance existing facilities within the village.
154. In terms of environmental benefits, the sustainability of the location for the number of dwellings has been tested through the Local Plan examination and was deemed to be an acceptable one to develop. Following amendments, the layout, scale and appearance of the development are considered is considered to be acceptable and presents a good quality scheme that will preserve the character and appearance of the area, landscape setting and be acceptable in relation to the impact on existing residential amenity. Whilst the proposal does not demonstrate a net gain in biodiversity the overall benefits are considered to outweigh any harm.
158. A s106 agreement will need to be secured for contributions toward off-site provision, affordable housing, landscape and road maintenance plan and custom-build provision. Conditions will also need to be applied to any decision notice to ensure there is a suitable means of drainage from the site and the access is built in accordance with the requirements from the Local Highways Authority.
159. For the above reasons, the proposal would accord with the development plan and officers continue to recommend that the application should be supported.

Recommendation

160. Notwithstanding the earlier decision to defer the application, officers recommend that the Planning Committee be minded to approve the application subject to:

Requirements under Section 106 of the Town and Country Planning Act 1990

See appendix 1 - Heads of terms

Conditions and Informatives

Planning conditions and Informatives as set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the submission of the local authority's appeal statement:

General

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

094 PL005 rev F Proposed Location Plan
094 PL006 rev F Proposed Site Red Line Boundary
094 PL007 rev A Proposed Tree Retention/ Removal Plan
094 094 PL010 rev AH Proposed Site Layout (B&W)
094 PL011 rev AH Proposed Site Layout (Colour)
094 PL060 rev J House Type A Plans & Elevations
094 PL065 rev J House Type B Plans & Elevations
094 PL070 rev I House Type C Plans & Elevations
094 PL075 rev H House Type D Plans & Elevations
094 PL076 rev H Custom Build Plans & Elevations (option 1)
094 PL077rev A1 Proposed Custom Build Internal Layout Options (option 2)
094 PL080 rev H House Type D1 Plans & Elevations
094 PL085 rev J House Type E Plans & Elevations
094 PL086 rev H House Type E1 Plans & Elevations
094 PL090 rev H House Type F Plans & Elevations
094 PL100 rev I House Type G1 Plans & Elevations
094 PL110 rev f House Type G2 Plans & Elevations
094 PL200 rev C Bike Store
094 PL201 rev C Bin Store

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

3. Except for demolition, no development shall take place above slab level, 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 HQ/1 of the adopted South Cambridgeshire Local Plan 2018).

Landscaping and boundary treatment

4. Prior to the first occupation of the development, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. 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 HQ/1 and NH/6 of the adopted South Cambridgeshire Local Plan 2018).
5. 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 HQ/1 and NH/6 of the adopted South Cambridgeshire Local Plan 2018.)
6. No demolition, site clearance or building operations shall commence until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected around trees to be retained on site at a distance agreed with the Local Planning Authority following BS 5837. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority. (Reason - To protect trees which are to be retained in order to enhance the development, with Policies HQ/1 and NH/6 of the adopted South Cambridgeshire Local Plan 2018.)
7. Prior to the first occupation of the development a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. 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 HQ/1 of the adopted South Cambridgeshire Local Plan 2018.)

Ecology

8. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan has

been submitted to and approved in writing by the local planning authority. The plan shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timings of sensitive works to avoid harm to biodiversity features.
- e) The times during which construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved plan shall be ahead to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. (Reason – To conserve biodiversity in accordance with policy NH/4 of the adopted South Cambridgeshire Local Plan 2018).

9. No development shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed, to include integrated bat and bird nesting boxes on all dwellings, provision of four reptile hibernacula, hedgehog permeability throughout the whole site, provision of wildflower grassland, strengthening of current boundaries, and a strong north/ south corridor through the centre of the site.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results form monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details. (Reason - To conserve biodiversity in accordance with policy NH/4 of the adopted South Cambridgeshire Local Plan 2018).

Highways

10. No demolition or construction works shall commence on site until a construction traffic management plan has been agreed with the Planning Authority. The principle areas of concern that should be addressed are:
 - i) Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway).
 - ii) Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
 - iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
 - iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway(Reason - In the interests of highway safety in accordance with Policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018).

10. Prior to the first occupation of the development, details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).(Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe in accordance with HQ/1 of the adopted South Cambridgeshire Local Plan 2018).

11. Notwithstanding the details in plan 1604-49 PL01revA, the junction of the access with the highway carriageway shall be laid out with 6m radius kerbs and not 5.9m as shown on the submitted drawing. The junction shall be laid out in accordance with the agreed details prior to first occupation. (Reason - In the interests of highway safety in accordance with policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018)

12. Prior to the first occupation of the development, the proposed access is constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. The access shall be constructed and using a bound material to prevent debris spreading onto the adopted public highway. (Reason - In the interests of highway safety in accordance with policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018).

13. Prior to the occupation of the development covered and secure cycle parking details shall be submitted to and approved in writing by the local planning authority. The cycle parking shall be installed in accordance with the agreed details prior to the occupation of the dwelling to which it relates. (Reason – To ensure the development complies with policy TI/3 of the adopted South Cambridgeshire Local Plan 2018)

14. No dwellings shall be occupied until a Travel Plan to reduce car dependency and to promote alternative modes of travel 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.)

Drainage

15. No development other than site preparation, ground works and enabling works shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk and Drainage Strategy Report by Walker Associates Consulting (ref: 6923 rev 3) dated July 2018 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently be implemented in full accordance with the approved details before development is completed. (Reason - To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development in accordance with policy CC/8 and CC/9 of the adopted South Cambridgeshire Local Plan 2018).
16. No development other than site preparation, ground works and enabling works shall commence until a foul water drainage strategy 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 prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority. (Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies CC/7 and CC/8 of the adopted South Cambridgeshire Local Plan 2018).
17. Prior to the first occupation of any dwellings hereby permitted details of the long-term maintenance arrangements for the surface water drainage system (including SuDs features) to be submitted to and approved in writing by the Local Planning Authority. The submitted details should identify run-off sub catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter. (Reasons - To ensure that satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraph 103 and 109 of the National Planning Policy Framework).

Environmental Health - during construction

18. No development shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out the management measures which builders will adopt and implement for the construction effects on the surrounding environment and community. The development shall be carried out in accordance with the agreed details. (Reasons - To protect amenities of nearby residential properties and the environment in accordance with policy SC/11 of the adopted Local Plan 2018)
19. Prior to the installation of any floodlighting, security or street lighting, a lighting scheme for that particular phase of development shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include layout plans (including proximity to existing residential properties) and elevations with luminaire locations annotated and full isolux contour map. The

approved lighting scheme shall be installed, maintained and operated in accordance with the approved details. (Reason - To protect local residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with SC/10 of the adopted South Cambridgeshire Local Plan 2018.)

20. No construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority. (Reason - To protect the amenities of nearby residential properties in accordance with policy SC/10 of the adopted South Cambridgeshire Local Plan 2018.)

22. In the event of the foundations for the proposed development requiring piling, prior to piling taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details. (Reason - To protect the amenities of nearby residential properties in accordance with Policies HQ/1 and SC/11 of the adopted South Cambridgeshire Local Plan 2018.)

Contaminated Land

23. Except for demolition, no development shall be commenced until

- a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
- b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation Method Statement) have been submitted to and approved in writing by the Local Planning Authority.
- c) Thereafter and following the commencement of development as necessary, works specified in the Remediation Method Statement shall thereafter have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved details in b) above.
- d) If, during remediation and/or construction works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.

(Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/12 of the adopted South Cambridgeshire Local Plan 2018).

Sustainability and renewable energy

21. No development above slab level shall take place until an Electric Vehicle Charging Plan has been submitted to and approved in writing by the local planning authority. The Plan should include the details of the provision of cabling infrastructure location having regard to parking associated with various planning class uses. (Reasons – To ensure charging points can be installed as the request of future occupiers to enhance the sustainability credentials of the development in accordance with CC/4 of the adopted South Cambridgeshire Local Plan 2018).
22. No development above ground level shall take place until an Energy Delivery Strategy which shall demonstrate how at least 10% of the expected energy requirements for the development will be delivered from renewable sources or low carbon technologies. The development shall be implemented in accordance with the approved strategy. (Reason - To ensure an energy efficient and sustainable development in accordance with CC/3 of the adopted South Cambridgeshire Local Plan 2018).
23. Prior to the fitting out of any dwelling house, a water conservation statement detailing water conservation and management measures has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail water efficiency measures sufficient to ensure that residential development achieves a minimum water efficiency standard of 105 litres per person per day (additional 5 litres for outdoor use). The development shall be carried out in accordance with the agreed details (Reason - There is a high demand for limited water resources in the East of England; therefore it is necessary to manage water use in accordance with South Cambridgeshire Local Plan policy CC/4).
24. Prior to the first occupation of the development, infrastructure to enable the delivery of broadband services to industry standards should be provided for each of the dwellings. (Reason – Support the implementation of the South Cambridgeshire Economic Development Strategy in accordance with policy TI/10 of the adopted South Cambridgeshire Local Plan 2018.)

Permitted Development

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Classes B or C of Part 1 of Schedule 2 of the Order shall take place on plots 23-26 unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason - In the interests of protecting the amenity of the nursery school in accordance with Policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018.)

Archaeology

26. No demolition/development shall take place until a written scheme of investigation (WSI) for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:

- a) The statement of significance and research objectives;
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- c) Programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material.

The programme shall include the timetable for the investigation is included within the details of the agreed scheme. The development shall be carried out in accordance with the agreed details. (Reason - To protect historic assets in accordance with policy NH/14 of the adopted South Cambridgeshire Local Plan 2018.)

- 27. Notwithstanding the approved plans, the dwelling on plot 16, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016). (Reasons - To ensure the units are accessible and adaptable in accordance with policy H/9 of the adopted South Cambridgeshire Local Plan 2018).

Informatives

1. This permission is subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated
2. During 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.
3. In the event that the Planning Authority is so minded as to grant permission to the proposal please add an informative to the effect that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
4. Constructions or alterations with an ordinary watercourse require consent from the Lead Local Flood and Water Authority under the Land Drainage Act 1991. Ordinary watercourse include every river, drain, stream, ditch, dyke, sewer and passage through which water flows that do not form part of the main rivers. The applicant should refer to Cambridgeshire County Council Culvert policy.

Background Papers:

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs
- Planning File reference S/1486/18/FL

Report Author:

Rebecca Ward

Principal Planning Officer

Telephone Number:

01954713236

Heads of terms for the completion of a Section 106 agreement

**Land to north of Impington Lane (to rear, Land to the rear of 49-83 (odds)
Impington Lane, Impington, Cambridge, CB24 9NJ (S/1486/18/FL)**

Affordable housing summary:

Affordable housing percentage	40%
Affordable housing tenure	70% - 7 units affordable rent 30% - 3 units shared ownership
Local connection criteria	n/a
Local connection villages	n/a

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years	CCC	£73,848.00
Primary School	CCC	£99,996.00
Libraries and Life Long Learning	CCC	£2,485.08
Formal Sports	SCDC	£26,878.22
Formal Children's play space	SCDC	£34,956.08
Indoor community space	SCDC	£12,202.72
Public art	SCDC	£13,000.00
Monitoring	SCDC	£500
Household waste bins	SCDC	£73.50 per dwelling and £150.00 per flat
TOTAL		£263,866.10 (not including bins)
TOTAL PER DWELLING		£10,148.69

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Landscape and open space maintenance scheme	SCDC	
Secure onsite custom build plot 1	SCDC	

Planning condition infrastructure summary:

Item	Beneficiary	Summary
Drainage maintenance		conditions
Road/street maintenance		conditions

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	Development Control Policy DPD DP/4
Required	Yes

Trigger	100% Prior to occupation
Fixed/Tariff	Fixed
Detail	The proposed development will generate an early years child yield of 6 (four of which will be entitled to free school provision). The CCC have confirmed there is no capacity to take on students from the proposed development and therefore mitigation towards an offsite project is required. A new 52 place early years facility is being built at Buxhall Primary School. Based on the child yield, the proposed development will need to contribute £73,848.00.
Number of pooled obligations	

Ref	CCC2
Type	Primary School
Policy	Development Control Policy DPD DP/4
Required	Yes
Detail	The catchment setting for primary years for the proposed development is Histon and Impington Primary School. The proposed development will generate a primary year child yield of 6 students. The CCC have confirmed there is no capacity to take on the students from the proposed development and therefore mitigation towards an offsite project is required. A new 2FE primary school at Buxhall Farm is being built to replace the infant school. Based on the child yield, the proposed development would need to contribute £99,996.
Fixed / Tariff	Fixed
Trigger	100% prior to commencement
Number Pooled obligations	

Ref	CCC3
Type	Secondary school
Policy	Development Control Policy DPD DP/4
Required	No

Ref	CCC4
Type	Libraries and lifelong learning
Policy	Development Control Policy DPD DP/4
Trigger	100% Prior to occupation
Required	Yes
Detail	Libraries and life-long learning; Histon Library is at capacity. County Councils solution to mitigate the impact to the service is to pool contributions of £2485.08 towards additional books resources and equipment.

Ref	CCC5
Type	Strategic waste
Policy	RECAP Waste Management Design Guide
Required	No

Ref	CCC6
Type	CCC monitoring
Policy	N/A
Required	No

Ref	CCC7
Type	Transport
Policy	Development Control Policy DPD TR/3

Required	No
-----------------	----

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Formal Sport
Policy	Local Plan Policy SC/7 and Open space in new development SPD
Required	Yes
Details	In terms of formals sports an offsite contribution of £26,878.22 towards playing pitch provision at the either (i) recreation ground or (ii) Victor Unwin Community Park (if this is permitted).
Fixed/tariff	Fixed
Trigger	100% prior to occupation
Number of pooled obligations	

Ref	SCDC2
Type	Formal Children's play space
Policy	Local Plan Policy SC/7 and Open space in new development SPD Open space in new development SPD
Required	Yes
Detail	Formal children's open space £34,956.08 towards new children's play equipment on either (i) recreation ground or (ii) Victor Unwin Community Park (if this is permitted).
Fixed / Tariff	Fixed
Trigger	100% prior to occupation
Number Pooled obligations	0

Ref	SCDC3
Type	Informal open space and play space
Policy	Local Plan Policy SC/7 and Open space in new development SPD Open space in new development SPD
Required	Yes
Detail	On-site
Fixed/ Tariff	Fixed

Ref	SCDC4
Type	Offsite indoor community space
Policy	Local Plan Policy SC/6
Required	Yes
Detail	In terms of community space an offsite contribution of £12,202.72 towards a community building on the (i) parish council building at the recreation ground or (ii) Victor Unwin Community Park.
Fixed / Tariff	Fixed
Trigger	100% prior to occupation
Number Pooled obligations	

Ref	SCDC6
Type	Household waste receptacles
Policy	RECAP Waste Management Design Guide
Required	YES
Detail	£73.50 per house and £150 per flat

Project	Towards the Receptacle provision of household waste receptacles necessitated by the Development. £73.50 dwellings and £150.00 flats.
Fixed / Tariff	Fixed
Trigger	Paid in full prior to occupation of first dwelling
Number Pooled obligations	None

Ref	SCDC7
Type	S106 Monitoring
Policy	Portfolio holder approved policy
Required	YES
Detail	To monitor the timely compliance of the planning obligations, specifically onsite infrastructure including affordable housing and public open space
Project	monitoring of the proper and timely performance of the Owner's covenants under the terms of the Agreement
Quantum	£500
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
Number Pooled obligations	None

[S/1486/18/FL](#) Land to north of Impington Lane, Impington The erection of 26 dwellings with associated access, car and cycle parking, open space and landscaping. **14 day amendment: Amendment to layout; Ecology Report; Custom Building plot information**

All in favour to recommend refusal, comments outlined below:

- The proposed path width on the access road of 1.8m is to our understanding not sufficient to comply with the adoptable roads standard requirements. Hence, the roads in the development will not be adopted, contrary to the requirements of the emerging neighbourhood plan and the conditions demanded by the County Highways response to this application.
- It was noted that the existing extension to 69 Impington Lane now shown correctly, with resulting movement of plans north resulting in an unacceptable reduction of the original wide “green barrier” with the Green Belt. This is much reduced from the original plans and inadequate in comparison to the much wider barrier insisted by planners at the time of construction of the adjacent and co-linear Merrington Place
- No changes proposed to housing mix and still not matching the housing requirements of the villages, and not consistent with SCDC policy
- Furthermore all the affordable homes are designated in a single cluster, which is contrary to SCDC policy (and also the requirements of the emerging Neighbourhood Plan)
- One of the two suspected bat loft containing sheds has been removed, both physically and from the drawings
- The PC understands that an Ecology expert has advised local residents there are no Biodiversity net gains in the proposal: this concerns the PC especially as the reduction in the Green Belt Barrier further reduces the opportunities for the developer to achieve net gains.
- Concerns still exist of the servicing of the pumping station requiring a 12 tonne truck to back up a private track of similar width to the truck: this track is used by residents on foot and bicycle.
- As the Planning Inspector, after a full hearing, has rejected the application to further extend the allocation of more Green Belt to the north of this development for further development, the 2 access points to rear fields now inappropriate
- The access to this development is onto a road which is 30mph limited and the splays should be constructed and maintained to the requirements for this speed. It was noted that County Highways have already required an enlargement from these amended plans, and the PC would wish this to be enforced. The continuing achievement of a required visibility splay will be dependent on owners of properties neighbouring the exit to maintain hedgerows: The PC is concerned about the sustainability of adequate visibility splays at all times. The site is particularly sensitive as it abuts footpaths where two different age groups of schoolchildren cross in opposite directions on their way to school, and is close to where those with buggies etc have to cross over because of the very narrow footpath just a little further west on the south side of Impington Lane.

If minded to approve the application, The Parish Council requests that because the access proposed to this development is poor and problematic that the condition is imposed that this road is only used for access to the proposed development and not used for the traffic in the construction and use of further developments. Since the Planning Inspector had agreed to release this parcel of land from the Green Belt, the Parish Council were not opposed to the principle of development on this site.

Noting the above comments, members request this application be determined by SCDC Planning Committee

This page is left blank intentionally.



FOR INTERNAL USE ONLY

Scale - 1:5000

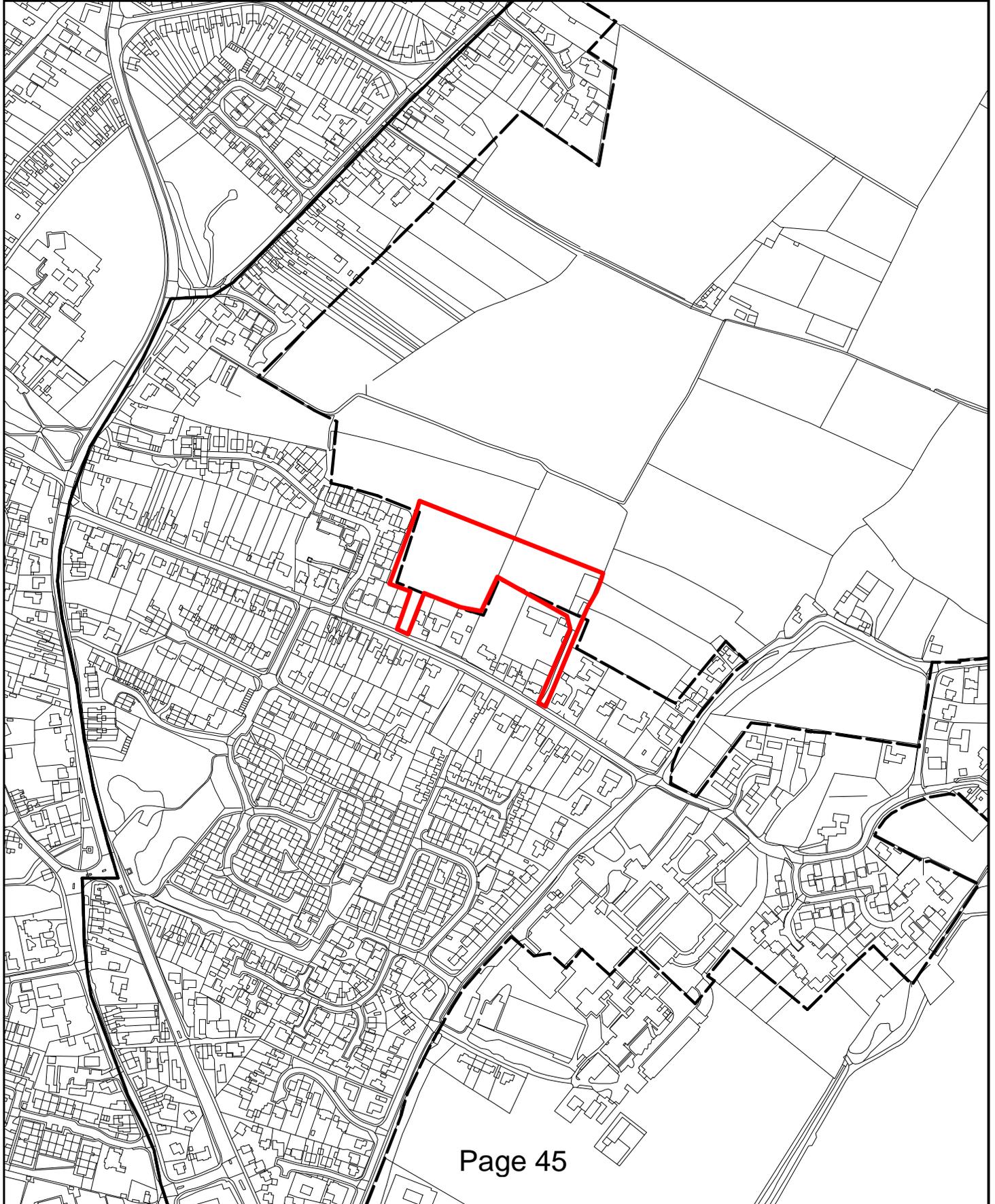
Time of plot: 12:30

Date of plot: 25/09/2018



**South
Cambridgeshire
District Council**

© Crown copyright [and database rights] (2015) OS (100022500)



This page is left blank intentionally.

Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 13 February 2019
AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/2439/18/FL

Parish(es): Longstanton

Proposal: The erection of a 3 bedroom bungalow with parking

Site address: Land rear of The Retreat, Fews Lane, Longstanton, Cambridge, Cambridgeshire, CB24 3DP

Applicant(s): Mr and Mrs G Caddoo

Recommendation: Approval

Key material considerations: Principle of development
Impact on the character of the area
Impact on residential amenity
Highways Matters
Other Matters

Committee Site Visit: 12 February 2019

Departure Application: No

Presenting Officer: Alison Twyford, Senior Planning Officer

Application brought to Committee because: Wider Public Interest

Date by which decision due: 21 August 2018

Executive Summary

1. The application seeks planning permission to erect a 3 bedroom bungalow and associated parking. Concerns have been raised by neighbouring properties regarding the access to the site and the decision making process. An amended site plan and new ownership certificate were sought to address these concerns and a full re-consultation of the application was undertaken. In order to ensure that all parties feel that they have been able to fully engage in the decision making process the application has been referred to the Planning Committee.
2. The siting, design and scale of the proposed dwelling is identical to that allowed at appeal on 27 September 2018 but this application has an amended red line site plan to display access up to the Public adopted Highway. The previous application was refused on grounds of highway safety and was appealed successfully. In the light of that decision and the details submitted with the current application, officers are of the view that the proposed development is acceptable.

Planning History

3. S/2937/16/FL- Proposed erection of a 3-bedroomed bungalow with parking.-Appeal allowed. A copy of this decision is attached as appendix A.
S/1498/15/FL- Erection of 2 dwellings- Approved
S/2561/12/FL – Erection of 2 bungalows – Approved
S/0999/14/FL – Extension and alteration to existing bungalow to provide a house – Approved

Commented [RP1]: Please refer to the separate paragraph on the strong fallback position that im recommending be inserted in the planning assessment and which is a material planning consideration

Planning Policies

4. National Planning Policy Framework 2018
National Planning Practice Guidance (NPPG)

5. **South Cambridgeshire Local Plan 2018**

S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/7 Development Framework
S/10 Group Villages
CC/1 Mitigation and Adaptation To Climate Change
CC/3 Renewable and Low Carbon Energy
CC/4 Water Efficiency
CC/6 Construction Methods
CC/7 Water Quality
CC/8 Sustainable Drainage Systems
HQ/1 Design Principles
NH/2 Protecting and Enhancing Landscape Character
NH/4 Biodiversity
NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
H/8 Housing Density
H/16 Development in Residential Gardens
SC/7 Outdoor Play Space, Informal Open Space and New Developments
SC/11 Land Contamination
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments
TI/10 Broadband

6. **Supplementary Planning Documents (SPD)**
District Design Guide – Adopted 2010

Consultation

7. **Longstanton Parish Council -**
Amended Information Comments:
I am writing on behalf of Longstanton Parish Council regarding the new site plan, new ownership certificate and advertisement connected with the erection of a 3-bedroom bungalow with parking at land rear of the Retreat, Few's Lane, Longstanton, Cambridge.

Having considered the plans under item 18-19/137a, at a planning meeting of the

Parish Council held on 26th November 2018, the council have recommended this development for Parish Council OBJECTION wishing to reiterate their objections raised in July 2018 which are still in effect as the application has not been decided. In addition, the change in land ownership includes the addition of the whole of Fewes Lane (which was not clear on a very small map on a larger map supplied by the applicant) and councillors raised concerns that with the number of homes down the lane, would the landownership not be shared between all properties.

Original Comments:

Having considered the plans under item 18-19/48g, at a meeting of the Parish Council held on 9th July 2018, Longstanton Parish Council have recommended this development for Parish Council OBJECTION (as per their previous objection from November 2016 to a similar application made). Their objection is as follows:

the development would be over development of the site in both density and layout. Considering the original number of dwellings that were down the private track (also a well used public footpath) this additional dwelling would effectively double the number of dwellings from 3 to 6. Longstanton Parish Council raised concerns on all applications for this area and continues to be concerned about the increase in traffic for this single track drive and the affect this will have on highway and pedestrian safety.

8 Environmental Health Officer –

Amended information comments: I note the additions to the application to read: *New site plan, new ownership certificate and advertisement connected to the ownership certificate received.*

Please refer to attached memo for which should still apply to this application.

Should consent be granted, in addition to the attached, I would also request the informative below:

In the event of an air source heat pump being proposed, prior to the commencement of development, a noise impact assessment and insulation scheme detailing the technical details and sound power/noise output of the air source heat pump and any mitigation measures in order to minimise the level of noise emanating from the said plant and or equipment shall be submitted to and approved in writing by the Local Planning Authority. Any noise insulation scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details and shall not be altered without prior approval.

Original Comments:

I would advise that the following conditions/informatives should be attached to any planning consent granted;

Conditions:

No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or despatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with local planning policy.

There shall be no burning of any waste or other materials on the site, without prior

consent from the environmental health department.
Reason: To ensure nuisance is not caused to local residents.

Informatives

The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.

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.

9 Archaeology Officer -

Amended information comments:

We have reviewed the above referenced planning application and I am writing to advise that the additional information received does not affect the advice previously issued by this department on 10/07/2018, namely that we have no objections or requirements for development within the redline area indicated (see attached).

Original comments:

I am writing to confirm that this site has previously been subject to an archaeological evaluation carried out in conjunction with earlier planning approval S/1498/15/FL (Cambridgeshire Historic Environment record reference ECB4360) and that consequently we have no further objections or requirements for development within the boundary of the evaluation area.

10. Scientific Environmental Health Officer

I wish to confirm that I have received a copy of the above application, and have considered the implications of the proposals in relation to potential risks from contaminated land. I have also reviewed the relevant sections of the Design and Access Statement submitted in support of the application.

The site is being developed into a sensitive end use (housing) and appears low risk in terms of contamination. The site does not appear to have previously been developed where the information provided within the design and access statement indicates that it served as a contractor's compound for the construction works of the adjacent plots in 2017. On this basis it is possible that some made ground may be present at the surface which does not meet the quality standards of modern domestic gardens.

As such I would advise that a Phase I Environmental Desk Study is required to determine whether the site is suitable for its proposed end use. It is likely that some spot-check confirmatory soil sampling in any proposed garden areas should also be employed to ensure the quality of soils are suitable for modern domestic gardens.

Unless this information is made available prior to determination of the planning application, please attach the following condition to the subsequent decision notice.

a) The application site has been subject to a detailed desk study and site walkover, to be submitted to and approved by the Local Planning Authority.

b) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.

c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

d) The works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

e) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.

Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007

11. **Local Highway Authority –**

(comments received 25.01.2019) The Highway Authority requests that the application be refused in its present format on the grounds of highway safety for the following reason:

Point 3.2.3 page 5 paragraph 2 – The delivery timings as proposed include for one of the busiest times for pedestrian movements along this street which is likely to increase conflict between the most vulnerable highway users and motor vehicles.

This request can be overcome if the applicant undertakes the following amendments: The Highway Authority would also require that no deliveries be made to the site/removals from site between the hours of 9.30 and 15.30.

Other comments:

Please add a condition to any permission that the Planning Authority is minded to issue in regard to this proposal requiring that the existing Public Right of Way be constructed using a bound material, for the first ten metres from the back of the footway along High Street. Reason: in the interests of highway safety

In the event that the Planning Authority is so minded as to grant permission to the proposal please add an informative to the effect that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.

Original Comments:

The Highway Authority requests that the application be refused in its present format on the grounds of highway safety for the following reason:

The proposed Traffic Management Plan is insufficient to substantially guarantee the safety of highway users.

This request can be overcome if the applicant undertakes the following amendments: 3.2.5 : Details of the parties that the contractor will contact should be provided.

3.2.2 – reinstatement Paragraph 2:

Details of the length/street names of where the condition survey is to take place should be provided. The contractor must contact the Local Highway Officer for Longstanton to arrange a suitable time for a joint inspection of the adopted public highway.

Paragraph 6 – Please could the applicant clarify where the proposed wheel wash will drain?

The Highway Authority would also require that no deliveries be made to the site/removals from site between the hours of 7.30-9.30 and 15.30-18.00.

No contractor/visitor motor vehicle parking will be permitted within the public adoptable highway at any time during the construction period

In accordance with the previous requests of the Highway Authority in connection with the development of this land (application numbers S/2561/12/FL,S/1498/15/FL and S/2937/16), please add the following condition to any planning permission the Planning Authority is minded to grant in respect of this proposal.

The access to Fews Lane from High Street shall be widened to a minimum width of 5m from a distance of not less than 5m from the boundary of the adopted public highway (in this case the back of the footway), to enable two domestic cars to pass each other with ease while both are off the adopted public highway. Reason: For the safe and effective use of the public highway.

Please add a condition to any permission that the Planning Authority is minded to issue in regard to this proposal requiring that the amended access way be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. The use of permeable paving does not provide sufficient long term surety of drainage and as such the Highway Authority will still seek positive measures to prevent private water entering the adopted public highway. Reason: for the safe and effective operation of the highway

Please add a condition to any permission that the Planning Authority is minded to issue in regard to this proposal requiring that the amended access be constructed using a bound material, for the first five metres from the boundary of the adopted public highway into the site, to prevent debris spreading onto the adopted public highway. Reason: in the interests of highway safety

In the event that the Planning Authority is so minded as to grant permission to the proposal please add an informative to the effect that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.

Representations

12. 9 Letters of representation have been received in connection with the planning merits of the application which make the following points/raise the following concerns:

- Proposal not considered to be in character with surrounding pattern of development and therefore considered contrary to Policies (S/7a) (H/16 i), (H/16 iii) and sections 5.19-5.28 of the District Design Guide SPD
- Unacceptable levels of overshadowing, loss of privacy and loss of direct sunlight to the back gardens of both neighbouring dwellings contrary to Policy (H/16 ii) and the District Design Guide SPD. No daylight or sunlight analysis has been submitted as is required by the District Design Guide SPD
- No provision of adequate infrastructure for safe access contrary to Policies S/7c and H/16 iv

- Concerns traffic management plan will not give sufficient safety provision for neighbouring properties or users of Fews Lane
- The application also does not comply with the minimum requirements stated by the Cambridgeshire Fire and Rescue Service for access to dwellings. Specifically, the application does not provide sufficient carriageway width (minimum kerb-to-kerb width of 3.7 metres) or turning area for a fire appliance to approach within 45 metres of the dwelling as is required by the fire and rescue service and as is stated in the *Manual for Streets*.
- Suggestion that permitted development rights should be removed if approval recommended in order to protect residential amenity
- The application does not comply with Policy S/7 of the Local Plan, which requires that “development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan”.
- The proposed development would create an increased and unacceptable risk to the safety of users of the public highway and users of the public footpath that extends through the application site.
- Concerns regarding noise that may be created by the development
- Concerns regarding possible smells and fumes if proper provision is not made to exhaust them
- More screening may be lost through the additional development to the original plot which has already lost habitat for wildlife
- There is no need to the additional property given the provision of new homes just up the road at Northstowe

Planning Assessment

13. *Principle of Development*
Policy S/2 of the South Cambridgeshire Local Plan sets out the Plan objectives based on principles of sustainable development. Policy S/3 provides a presumption in favour of sustainable development. In locating new residential development, policy S/6 sets out the development strategy based on a sequential approach to development.
14. Policy S/7 states that development and redevelopment of unallocated land and buildings within development frameworks will be permitted provided that:
 - a. Development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and
 - b. Retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance; and
 - c. There is the necessary infrastructure capacity to support the development;”
15. It is noted that representations have been raised which state the proposal is not considered to comply with this Policy on basis of criterion 1a. Officers have considered this point but do not agree that it would be contrary to Policy S/7 as the application is considered to of a scale, density and character appropriate to its location, and is consistent with other policies in the Local Plan.

16. Policy S/10 classifies Longstanton as a group village where residential development will be permitted of up to 8 dwellings. Therefore the principle of a new dwelling within the village framework as proposed would be considered acceptable subject to other material planning considerations discussed below.
17. Concerns have been raised by the Parish Council in relation to the density of the scheme. The site has an area of approximately 0.05 hectares and the proposed dwelling would have a density of 20 dwellings per hectare which is below the 30 dwellings per hectare usually sought by Policy standards. Given the constraints of the site adjacent to the other residential properties and the surrounding pattern of development a lower density is considered acceptable in this instance. Neither would the erection of an additional dwelling result in an excessive density of housing in the wider area. The proposal is considered to comply with the aims and objectives of Policy H/8.

Design and Character

18. Policy HQ/1 of the adopted Local Plan states that all new developments should preserve or enhance the character of the local area and be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportions and materials.
19. Policy HQ/1 also states that planning permission will not be granted where the proposed development would, amongst other criteria, have an unacceptable adverse on village character.
20. Policy H/16 relates to development in residential gardens and states that:
The development of land used or last used as residential gardens for new dwellings will only be permitted where:
 - a. The development is for a one-to one replacement of a dwelling in the countryside under Policy H/14 and/or:
 - b. There would be no significant harm to the local area taking account of:
 - i. The character of the local area;
 - ii. Any direct and on-going impacts on the residential amenity of nearby properties;
 - iii. The proposed siting, design, scale, and materials of construction of the buildings;
 - iv. The existence of or ability to create a safe vehicular access;
 - v. The provision of adequate on-site parking or the existence of safe, convenient and adequate existing on-street parking;
 - vi. Any adverse impacts on the setting of a listed building, or the character of a conservation area, or other heritage asset;
 - vii. Any impacts on biodiversity and important trees;
 - viii. Ensuring that the form of development would not prevent the development of adjoining sites
21. Concerns have been raised within the representations that the proposals are not considered to comply with the above policies.
22. The surrounding area has a mix of styles and designs of residential properties but is generally characterised by compact residential properties set within close proximity of one another. The character of this part Longstanton also comprises mainly detached dwellings which sit within modest plots. The proposal would comprise a single storey dwelling of a similar scale to that of the host dwelling at The Retreat. The new

dwelling will sit within a plot of a similar size to its direct neighbours and will sit in a rear position of what was originally one site, adjacent to other properties that have recently been built which have divided to the original plot now into 4.

23. The materials for the dwelling will consist of a natural slate roof with brick walls using Ibstock Ivanhoe cream buff multi-facing Brick with cream render finish to two sections of walling. Officers consider that such materials will be in-keeping with the surrounding buildings and contrary to the views provided in the representations consider that the proposals will be appropriate in terms of scale, mass, form, siting, design, proportions and materials.
24. The proposed dwelling is not considered to cause harm to the character of the area and is considered to comply with policies HQ/1 and H/16 of the adopted Local Plan 2018.

Highway Matters

25. A number of concerns have been raised in respect of Highways concerns from both the Parish and in local representations. The Highway Authority has also objected to the application stating "Point 3.2.3 page 5 paragraph 2 – The delivery timings as proposed include for one of the busiest times for pedestrian movements along this street which is likely to increase conflict between the most vulnerable highway users and motor vehicles.
26. This request can be overcome if the applicant undertakes the following amendments: The Highway Authority would also require that no deliveries be made to the site/removals from site between the hours of 9.30 and 15.30". Officers have considered the objection and have also considered if a condition which prohibits deliveries and site/removals could be applied to any application that may be granted to overcome this concern and ensure that there is no compromise to Highway safety.
27. In considering this Officers have also had due regard to the recent appeal decision relating to the same application site. Within the decision the Planning Inspector considered whether the construction of one additional dwelling would lead to an unacceptable impact upon highway safety. He concluded that it would not. The hours specified in the above paragraph were not specifically controlled through any condition and it was stated that "The application site is not unduly constrained. Traffic on the High Street is relatively light. None of these circumstances indicates a need for any particular requirements regarding construction traffic."
28. Considering the above material planning considerations of the consultee view, the previous planning history and the Planning Inspector's decision it is considered on balance that a reason for refusal of the application relating to highway safety grounds would not be reasonable in this instance.
29. Officers have also considered the recommended conditions relating to the levels and materials of the proposed driveway and the widening of the access to Few's Lane. In considering the proposed conditions Officers have again looked at the planning history for the application site, the planning history of adjacent sites and the Planning Inspector's decision of the recent planning appeal for the application site. It is noted that the appeal inspector imposed a surface water drainage condition controlling run-off from the new dwelling's driveway and accordingly, a surface water drainage condition is proposed. No other highway related conditions were attached to the Inspectors decision, and the previous request from the Local Highway Authority to widen the access at the top of Few's Lane was not attached to previous planning

decisions for other dwellings built adjacent to the application site.

30. In accordance with paragraph 55 of the NPPF, the Local Authority can only impose conditions which are reasonable. Officers note that a number of dwellings use the access off Fewes Lane and the addition of 1 no. dwelling to this access is not considered likely to have a significant impact that would warrant a change to the existing access onto the High Street. On balance, the proposed conditions are not considered to pass the reasonable or necessary tests of Paragraph 55 and are therefore not proposed for attachment in this instance.
31. The proposal accords with the adopted parking standards, and the level of vehicle movement is unlikely to be so significantly above the existing level that could realistically arise from the site that it would cause material harm above the proposal. On the whole, the proposal is considered to accord with policies HQ/1, TI/2 and TI/3 with regards to parking and highway matters.

Residential Amenity

32. The building would have an overall height of 5.1 m and an eaves height of 2.3 m. The site is bordered by residential properties on either side and a dwelling to the rear. Concerns have been raised in the representations regarding the possible and perceived impacts upon neighbouring residential amenity. Officers have considered the impacts in respect of residential amenity and have given particular weight to the findings of the Planning Inspector from the recent appeal decision.
33. This states (at paragraph 19) "The proposed dwelling would be single storey, and therefore would not cause any overlooking or overshadowing to other nearby properties. The site is in a residential area, where other properties are quite close to each other, and hence there is no reason to think that one more dwelling would be likely to add unacceptably to the level of noise, nor create unacceptable odours from cooking or refuse bins. In none of these respects is there any apparent likelihood of any significant adverse effects on neighbouring properties."
34. Officers generally agree with the view of the Planning Inspector. There would likely be a very small level of overshadowing to a small part of the rear garden of The Elms in the early part of the day and similarly a small amount of overshadowing to the rear garden area of 6 Mitchcroft in the latter part of the day. Nonetheless, officers are satisfied that the proposal would protect the health and amenity of neighbours and thus comply with Policy HQ/1 in this regard.
35. The internal layouts of the proposal have been assessed against the provisions of policy H/12 and are considered to provide a good standard of amenity that would allow the long term usability and sustainability of the proposed dwellings in accordance with policy H/12.
36. The Environmental Health Officer has recommended conditions for attachment in respect of working hours and burning of waste. The working hours condition is considered reasonable for attachment in accordance with Policy CC/6 but the burning of waste is not considered to pass the necessary or reasonable tests of paragraph 55 of the NPPF and is therefore not proposed for attachment.
37. The informative relating to an air source heat pump is considered reasonable for attachment.
38. Officers have considered the request in the representations that permitted

development rights are removed. A restriction on additional single-storey extensions so far as they amount to permitted development are not considered necessary or necessary or reasonable in order to protect concerns such as overlooking, overshadowing and loss of light. Similarly, the roof space is relatively shallow and the insertion of dormer windows or rooflights would result in oblique overlooking to the rear the Elms or have a back to back distance of approximately 22 metres with The Retreat. These relationships are not considered harmful enough to warrant the removal of permitted development rights in this regard.

Drainage and Flood Risk

39. It is noted that comments have been provided in respect of drainage. While limited information has been submitted in respect of surface water and foul water drainage, officers note the indication the proposal would include soakaway measures and a sustainable drainage system in respect of surface water would be satisfactory. Nonetheless, as stated above, a surface water drainage condition is recommended. Foul water drainage is detailed to be connected to the existing system and can be addressed through building regulation requirements.

Other Matters

40. Officers have considered the request of a condition relating to possible contamination from the Scientific Officer but do not consider that this would be reasonable for attachment in this instance as, and noted within the consultee comments, there is no history of contamination on the site, and the possible risk is considered to be low.
41. The concerns relating to the guidance of Manual for Streets in respect of emergency vehicle access have been considered, however Few's Lane is noted to serve a number of residential properties, and other dwellings have been recently approved on the same wider plot. It would therefore not be considered reasonable to refuse the application on these grounds.
42. Comments in the representations that there is no need for a dwelling in this location given the proximity of the Northstowe development is not a matter that can be afforded significant weight within the consideration. Officers must consider the application before them in line with the National and Local Plan policies, which support development within the development framework boundaries.
- Concern was also raised in the representations relating to the loss of screening and vegetation that may serve as habitat for existing wildlife. During the site visit to the application site, and site visits made to the most adjacent neighbouring properties it was noted that there is some existing boundary planting. There was no evidence of protected species on the application site or within the site constraints. Officers note that the submitted plans detail the existing boundary hedging is to be retained and added to. As such, Officers are satisfied that this issue will not lead to harm from the development both in respect of residential amenity and in relation to biodiversity.
- 43.
44. Conditions are required in respect of a scheme for renewable energy, water efficiency measures and broadband provisions to accord with newly adopted Plan policies CC/3, CC/4 and TI/10 respectively. These were not imposed by the appeal inspector given that the appeal was determined having regard to policies as part of the former Local Development Framework and not the current Local Plan.
45. Concerns of land ownership and the validation of application have been made by third parties. Officers are unable to attach any weight to these concerns and are satisfied

that the correct ownership certificates have been submitted and procedural regulations in terms of advertising and site notices have been followed.

Fallback Position

46. In considering all of the relevant material planning considerations it is important that members acknowledge the fallback position.
47. Having paid due regard to the submission of an amended red line site plan to display access up to the public adopted highway and revised ownership certificates, the proposed development is essentially the same as originally approved. It has been submitted as the appeal decision was delayed and had not been made until after the current application had been submitted.
48. The appeal decision confirms that the applicant already has planning permission to erect a dwelling on this site. The proposed size, siting, layout and design of the dwelling are identical to that allowed on appeal. The means of access is also identical to that allowed on appeal. The adoption of the Local Plan in September 2018 does not contain any new or additional policies that militate against the proposed development. In essence, therefore, officers do not consider there is any material difference between the two proposals in this respect.
49. The appeal decision is clearly a strong material planning consideration in considering the merits of the application.

Conclusion

50. In conclusion, the principle of the development is considered to accord with adopted national and local policy and the proposals are not considered to cause harm that would be sufficient to warrant a reason for refusal of the scheme.

Recommendation

51. Planning conditions and Informatives as set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission:

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: and FLL-NB2-01 Rev C and FLL-NB2-02
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).
- (c) During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays or before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Commented [RP2]: I suggest here you provide a brief summary of what the Applicant can choose to implement without this permission and highlight the fact this is a material planning consideration

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018).

- (d) No development above slab level shall take place until a scheme has been submitted that demonstrates a minimum of 10% of carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The scheme shall be implemented and maintained in accordance with the approved details prior to the occupation of the dwelling. (Reason – In accordance with policy CC/3 of the South Cambridgeshire Local Plan 2018 and paragraphs 148, 151 and 153 of the National Planning Policy Framework 2018 that seek to improve the sustainability of the development, support the transition to a low carbon future and promote a decentralised, renewable form of energy generation.)
- (e) The dwelling hereby approved shall not be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with.
(Reason – To improve the sustainability of the dwelling and reduce the usage of a finite and reducing key resource, in accordance with policy CC/4 of the South Cambridgeshire Local Plan 2018.)
- (f) No development above slab level shall be commenced until full details of the proposed arrangements for surface water drainage, both from the building itself and from the proposed driveway area, have been submitted to and approved in writing by the local planning authority. The new dwelling shall not be occupied or brought into use until the surface water drainage has been installed and made operational, in accordance with the approved details.
(Reason – To ensure a satisfactory means of drainage in accordance with policy CC/8 of the South Cambridgeshire Local Plan 2018.)
- (g) The dwelling hereby approved shall not be occupied until the dwelling has been provided with sufficient infrastructure, including sockets, cabling and connection points, sufficient to enable Wi-Fi, and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate fibre optic cabling, unless otherwise agreed in writing with the Local Planning Authority.
(Reason – To ensure sufficient infrastructure is provided that would be able to accommodate a range of persons within the property and improve opportunities for home working and access to services, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.)

Informatives

- (a) In the event of an air source heat pump being proposed, prior to the commencement of development, a noise impact assessment and insulation scheme detailing the technical details and sound power/noise output of the air source heat pump and any mitigation measures in order to minimise the level of noise emanating from the said plant and or equipment shall be submitted to and approved in writing by the Local Planning Authority. Any noise insulation scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details and shall not be altered without prior

approval.

Background Papers:

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

- South Cambridgeshire Local Plan (adopted September 2018)
- Planning File Ref:S/2439/18/FL
- Inspector's appeal decision dated 27 September 2108
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Report Author:

Alison Twyford

Job title: Senior Planning Officer

Telephone Number:

01954 713264

APPENDIX A:



Appeal Decision

Site visit made on 6 September 2018

by **John Felgate BA(Hons) MA MRTPI**

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

Decision date: 27 September 2018

Appeal Ref: APP/W0530/W/18/3197008

Land at rear of 'The Retreat', Fewes Lane, Longstanton, Cambs CB24 3DP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Gerry Caddoo against the decision of South Cambridgeshire District Council.
 - The application Ref S/2937/16/FL, dated 28 October 2016, was refused by notice dated 4 September 2017.
 - The development proposed is the erection of a 3-bedroomed bungalow with parking.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of a 3-bedroomed bungalow with parking, on land at the rear of 'The Retreat', Fewes Lane, Longstanton, Cambs CB24 3DP, in accordance with the terms of the application, Ref S/2937/16/FL, dated 28 October 2016, subject to the conditions appended hereto.

Preliminary Matters

2. The Council's decision to refuse planning permission cited two reasons. One of these related to affordable housing. Subsequently, in an email dated 6 September 2018, the Council has confirmed that it no longer wishes to pursue that refusal reason.
3. During the course of the appeal, in July 2018, the revised version of the National Planning Policy Framework (the NPPF) came into effect. The appellant and the Council were given the opportunity to comment on any implications for the appeal.
4. An application for costs has been made by the appellant against the Council. That application is the subject of a separate decision.

Procedural Matters

5. A neighbouring occupier, Mr D Fulton, questions the validity of the appeal, and raises issues of procedural fairness. In this connection, my attention is drawn to various provisions in the Town and Country Planning (Development Management Procedure) Order 2015 (the DMPO), and also to the Planning Practice Guidance (PPG), and the Council's own local validation requirements. Amongst other things, the 'red line' around the application site should include all the land necessary to carry out the proposed development. As examples, this may include land required to access the site from a public highway, and visibility splays.

<https://www.gov.uk/planning-inspectorate>

6. However, these examples are not necessarily relevant in all cases. In the present case the application site, as defined on the submitted Location Plan, encompasses the proposed new dwelling and its garden area. Although access to the site is via an unadopted road (Fews Lane) and a shared private driveway, no alterations are proposed to either of these, nor to their visibility splays, and for reasons that I shall explain, I do not consider that any such alterations are reasonably required. In addition, whilst land outside the red line might be needed for parking and other purposes during construction, these are not part of the development itself. No development is therefore proposed or required outside the application site, and on this basis, I consider that the boundary as defined meets the necessary statutory requirements. In this respect the development now proposed is clearly distinguishable from the appeal case cited by Mr Fulton¹.
7. The application and appeal were each accompanied by an ownership Certificate under DMPO Article 14. As far as I am aware, there is no challenge to the accuracy of those certificates. With regard to Fews Lane and the shared driveway, there was no requirement for notice to be served on the owners of these areas, because they are outside the application site. In any event, it is evident that adjoining occupiers were notified by the Council, and a notice was placed in a local newspaper. There is no evidence that any owner has been denied the opportunity to comment, or otherwise disadvantaged.
8. The local validation requirements, and the PPG, also ask for any adjoining land owned by the applicant to be outlined in blue. In the present case, no such land was identified. It is not clear whether this was an error, bearing in mind the potential for ownership to be split between related individuals and companies, but to my mind nothing turns on the point. It is clear that the Council was aware that the applicant either owned or controlled the existing property 'The Retreat', and took this into account. There is nothing to suggest that any other land outside the application site could or should have been identified as blue land. Consequently any failure in this respect cannot have affected the Council's decision, and nor is there any apparent reason why it should affect the outcome of this appeal.
9. In addition, Mr Fulton requests that a decision on the appeal be held back for four weeks, to allow him further time to comment, because of difficulties in accessing some of the documents via the Council's website. However, I note that the documents are also available to inspect at the Council's offices, and Mr Fulton acknowledges that he has been aware of the appeal since March of this year. Comments were initially requested by 8 August 2018, but in Mr Fulton's case, this was extended up to 18 September. In the circumstances, I see no compelling reason to delay my decision further.
10. In view of all the above matters, and having regard to the particular facts of this case, I am satisfied that the appeal is valid, and that there is no evidence of any procedural unfairness to any interested party. I have therefore proceeded to determine the appeal on this basis.

Main Issue

11. In the light of all the above matters, there is one main issue in the appeal. This concerns the proposed development's effects on highway safety.

¹ APP/K1128/W/17/3187008, land at Venn farm, Brixton, Devon

Reasons for decision

12. The Council's remaining refusal reason relates to highway safety issues, during the construction period only. The refusal notice suggests that construction vehicles could cause disruption of the highway and interference with the passage of through vehicles, on a road where the principal function is said to be carrying traffic freely and safely between centres of population. To my mind this paints a picture which is at odds with reality.
13. On my visit I saw that the village of Longstanton lies close to the B1050, which is a local road running from the A14 at Bar Hill to Earith, and thence providing access to a network of smaller roads and settlements in the Fens. At one time, the B1050 evidently ran through the centre of Longstanton, along the High Street, but some years ago the village was by-passed, so that the signposted route now skirts its western edge. This new by-pass is a high-standard modern road, which appears to have ample capacity for the likely volume of through traffic. In contrast, the old route through the village centre and the High Street, which is now unclassified, is a slower alternative with no discernible advantage. At the time of my visit, despite being around 9am on a school day, the level of traffic in the High Street appeared quite low. There is no evidence before me to suggest that these conditions were in any way unusual.
14. Few's Lane is an unmade road with a gravel surface. The lane does not meet modern highway standards in terms of its geometry or its construction, but it serves only five existing dwellings, including two recently built adjacent to the appeal site. There is sufficient width in the lane for two cars or light vans to pass each other, and for either of these to pass a pedestrian or cyclist. When a larger vehicle is involved, there will be a need for some care, but that is not an unusual situation, and nor does it mean the lane is dangerous. Visibility at the junction with the High Street is slightly restricted, but not unduly so. There is no evidence of any accident record. The proposed development would add only one further dwelling, of no more than average size. Apart from construction traffic, the Council does not dispute that the traffic generated by the new dwelling can be accommodated safely. In all these respects, the proposed development would provide safe and appropriate access, complying with the relevant provisions of Policy DP/3².
15. With regard to the construction phase, the appellant has submitted a Traffic Management Plan (TMP)³. The Council considers that this is insufficient to guarantee the safety of all highway users, and this view reflects the advice of the Highway Authority (HA), whose consultation response identifies various detailed criticisms of the TMP. But the HA acknowledges that what it sees as defects in the TMP could be overcome by relatively minor amendments. The Council has made no further comment, and therefore appears to accept the HA's advice on these points. I note that an earlier TMP was agreed with the same applicant in connection with the adjoining development. It is therefore quite clear that, were I to agree that some form of management plan for construction traffic was necessary, an acceptable plan could be secured by condition.

² Of the South Cambridgeshire Development Control Policies, adopted July 2007

³ The document referred to here is the Traffic Management Plan submitted with the application; subsequently, on 6 September 2018 the appellant submitted a Construction Transport Management Plan by SLR Consultants, but this was ruled inadmissible because it was outside the usual appeal deadlines, and I have paid no regard to it

16. However, having regard to all the above matters, that is not my view. The proposed development is only a single dwelling, and the construction period envisaged in the TMP is fairly short. The appeal site is not unduly constrained. Traffic on the High Street is relatively light. None of these circumstances indicates a need for any particular requirements regarding construction traffic. Many small developments are able to take place without any specific or detailed conditions relating to construction traffic, and there seems no reason why the appeal scheme should be any different. It follows that the Council's refusal reason is not justified.
17. Returning briefly to Mr Fulton's contentions, the suggestion seems to be that if the red line had included Few's Lane, and the theoretical visibility splays, then the Council could have imposed conditions relating to these, possibly requiring widening, resurfacing, or clearance of vegetation. But in the light of my findings above, such works are not necessary on safety grounds, and I note that this view is also shared by the Council. Indeed, the Council comments that their effect would be visually damaging, and I agree.
18. I therefore conclude that the appeal proposal would not have any significant effects on highway safety. In this respect the scheme accords with the relevant policy requirement under Policy DP/3.

Other Matters

19. The proposed dwelling would be single storey, and therefore would not cause any overlooking or overshadowing to other nearby properties. The site is in a residential area, where other properties are quite close to each other, and hence there is no reason to think that one more dwelling would be likely to add unacceptably to the level of noise, nor create unacceptable odours from cooking or refuse bins. In none of these respects is there any apparent likelihood of any significant adverse effects on neighbouring occupiers.

Conclusions

20. For the reasons explained above, I conclude that that the proposed new dwelling would have no significant adverse effects on highway safety, and in this respect it would accord with the development plan. No other material considerations have been demonstrated that justify withholding planning permission. The appeal is therefore allowed.
21. In granting permission, although I have found that conditions relating to traffic management or road improvements are unjustified, I agree that a number of others are needed. In particular, conditions relating to foul and surface water drainage are necessary, to prevent flooding, and these need to take effect prior to commencement, to ensure an orderly sequence of works. A restriction on the hours of noisy operations is reasonable, during construction, to protect living conditions in the area. A condition requiring adherence to the approved plan is needed, in the interests of certainty. These conditions are set out in the attached schedule. However, a specific condition controlling run-off from the new dwelling's driveway is unnecessary, as this can be controlled by the condition that I have imposed relating to surface water drainage.

J Felgate

INSPECTOR

SCHEDULE OF CONDITIONS

The planning permission to which this decision relates is granted subject to the following conditions:

- 1) The development shall begin not later than 3 years from the date of this decision.
- 2) The development shall be carried out in accordance with the approved plan, Drawing No. FLL-NB2-02.
- 3) During the period of the construction of the development, no power-operated machinery shall be operated in connection with the development, and no deliveries of materials or equipment shall be either received or despatched from the site outside the following hours:
Weekdays: 08.00 – 18.00 hours
Saturdays: 08.00 – 13.00 hours
Sundays and Bank Holidays: none
- 4) No construction work shall be commenced until full details of the proposed arrangements for foul water drainage have been submitted to the local planning authority and approved in writing. The new dwelling shall not be occupied or brought into use until the foul water drainage system has been installed and made operational, in accordance with these approved details.
- 5) No construction work shall be commenced until full details of the proposed arrangements for surface water drainage, both from the building itself and from the proposed driveway area, have been submitted to the local planning authority and approved in writing. The new dwelling shall not be occupied or brought into use until the surface water drainage system has been installed and made operational, in accordance with these approved details.



FOR INTERNAL USE ONLY

Scale - 1:1250

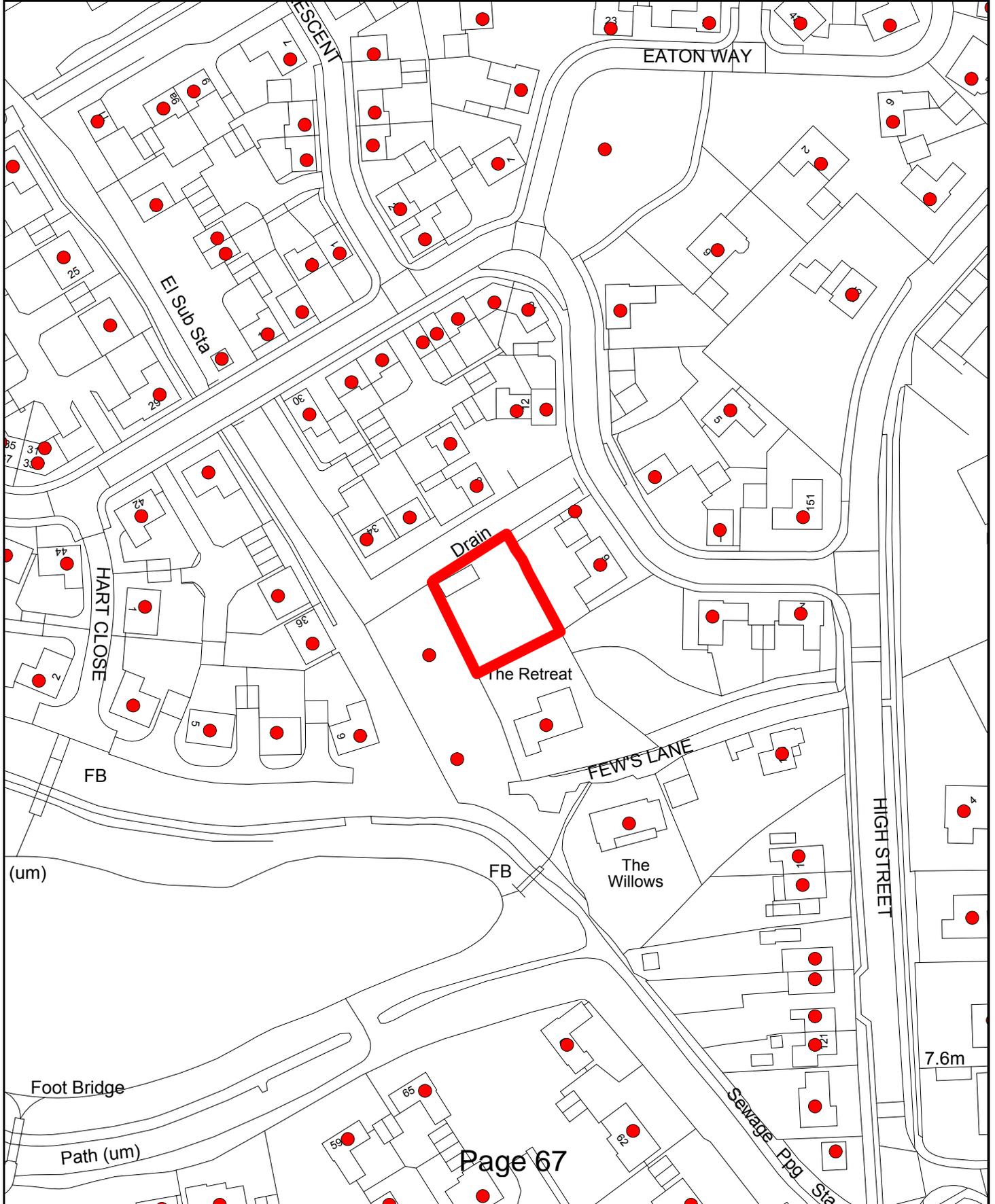
Time of plot: 15:08

Date of plot: 29/01/2019



South Cambridgeshire District Council

© Crown copyright [and database rights] (2015) OS (100022500)



This page is left blank intentionally.

Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 13 February 2019
AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/4433/18/FL

Parish(es): Bassingbourn

Proposal: Outline planning permission with all matters reserved except for access, layout and scale for the demolition of existing garages and development of 1No. bungalow for SCDC 'Self-Build' programme.

Site address: Garage site off Knutsford Road, Bassingbourn, Royston, Herts, SG8 5HS

Applicant(s): Laurence Castle

Recommendation: Approval

Key material considerations: Principle of Development
Design and Character
Highway Safety and Parking
Residential Amenity
And Other Matters

Committee Site Visit: 12 February 2019

Departure Application: No

Presenting Officer: Alison Twyford Senior Planning Officer

Application brought to Committee because: Application on behalf of the authority which has received a representation on material planning grounds

Date by which decision due: 15 February 2019

Executive Summary

The application seeks outline planning permission for a single storey dwelling within the site. The applicant has requested that matters relating to access, layout and scale are to be agreed at this stage. Subject to conditions the proposals are considered acceptable.

Planning History

No relevant planning history

Planning Policies

National Planning Policy Framework 2018

South Cambridgeshire Local Plan 2018

S/1 – Vision

S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development

S/7 – Development Frameworks

S/10 – Group Villages

CC/1 Mitigation and Adaptation to Climate Change

CC/3 Renewable and Low Carbon Energy in New Developments

CC/4 Water Efficiency

CC/6 Construction Methods

CC/7 Water Quality

CC/8 Sustainable Drainage Systems

HQ/1 Design Principles

NH/2 Protecting and Enhancing Landscape Character

NH/4 Biodiversity

H/8 Housing Density

H/9 Housing Mix

H/12 Residential Space Standards

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

SC10 Noise Pollution

SC/11 Land Contamination

TI/2 Planning and Sustainable Travel

TI/3 Parking Provision

TI/8 Infrastructure in New Developments

TI/10 Broadband

Supplementary Planning Documents

District Design Guide SPD – Adopted March 2010

Consultation

Bassingbourn Parish Council – No comments received.

Environmental Health Officer – No objection, advises conditions relating to hours of work and burning of waste, informatives relating to minimising the potential for disturbance to neighbouring residents and driven pile foundations.

Local Highway Authority – No objection, advises conditions relating to driveway falls and levels, driveway material, kerb requirements, and times for deliveries connected to the works and an informative relating to works to or within the public highway.

Tree Officer - I have no arboricultural or hedgerow objections to this application. There are trees on or adjacent to site with legal protection through the Conservation Area. There are also trees on or adjacent to site with no statutory protection. An Arboricultural Implications Assessment Report (dated October 2018) has been submitted this is sufficient for the site and proposal. Should this application be approved please ensure the Arboricultural Implications Assessment Report is listed as an approved document.

Environment Agency - We consider that outline planning permission could be granted to the proposed development if the condition for a scheme to demonstrate that no raising of ground levels shall take place is included and recommended informatives.

Drainage Officer - Recommends conditions for attachment

Scientific Officer- I wish to confirm that I have received a copy of the above application, in particular the Phase I & II Geo-Environmental Assessment by EPS dated October 2018.

The site comprises extensive hardstanding and a number of domestic garages and is being developed into a sensitive end use (residential).

The report identified potential risks associated with the current use that required further investigation. Sampling of the underlying soils and made ground was undertaken and identified a single elevated concentration of Benzo(a)Pyrene. I have sought further clarification from EPS and they have confirmed in an email dated 31st January 2019 (attached) that no additional testing is considered necessary.

Given the sensitive nature of the proposed development, the following informative should be attached to any consent granted to cover the eventuality of any unexpected contamination.

If during the development contamination not previously identified is found to be present at the site, such as putrescible waste, visual or physical evidence of contamination of fuels/oils, backfill or asbestos containing materials, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved to the satisfaction of the Local Planning Authority

Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

Representations

One representation was received which commented: “I think that in taking down of all those garages you will be depriving the residents of places to park their cars securely.”

Planning Assessment

Principle of Development

The application site comprises brownfield land that currently provides garages that can be rented for private use. The site is located within the village framework boundary of Bassingbourn within which Policy S/7 of the adopted Local Plan support the principle of residential development. Bassingbourn is identified as a Minor Rural

Centre under Policy S/9 of the adopted Local Plan. The policies states that residential development and redevelopment up to an indicative maximum scheme size of 30 dwellings will be permitted within the village frameworks of Minor Rural Centres.

In accordance with the Self-build and Custom Build Act 2015, Local Planning Authorities are now required to give due weight to this factor in the determination of a planning application. The provision of up to one self build plot will contribute towards the demand in the district. This factor weighs in favour of the proposal, but the proposal still must be considered against all other planning policies that address the principle of development.

The proposed development would accord with Policies S/7 and S/9 and would provide a self build property to contribute to the demand within the District and is therefore considered acceptable in principle.

Policy H/8 of the adopted Local Plan seeks that all residential developments make the best use of the site by achieving net densities of at least 30 dwellings per hectare in Minor Rural Centres. Policy H/8 of the emerging Local Plan also states that the net density on a site may vary from the above where justified by the character of the locality, the scale of the development, or other local circumstances.

The proposed site was calculated as having an area of approximately 0.08 hectares, including the vehicular access. The provision of a dwelling on the site would create a density of 13 dwellings per hectare. Although this is below the requirement of Policy H/8 of the Local Plan, given the character of the area and the constraints of the application site, the density is considered acceptable in this instance.

Design & Character

Notwithstanding the matters reserved, the proposed dwelling would be located to the centre of application site. There is a mixed pattern of development along Knutsford Road but generally there are small groups of dwellings in small linear groups. That said, it is noted that there are detached residential properties to the north of the site along the High Street. The erection of a detached property that would be of a single storey scale would only be seen from glimpses in the main street scene and from the rear gardens of private properties as detailed in the indicative plan provided. As no detailed elevations have been submitted Officers consider that a condition that the proposed dwelling shall not exceed one storey in height and all accommodation contained within it shall be on the ground floor only is reasonable for attachment, so that the proposed development is satisfactorily assimilated into the area (and to protect neighbour amenity).

In light of the above, the provision of a detached single storey dwelling is not considered to be out of character with the area to an extent which would warrant a refusal of the application and would comply with the requirements of Policy HQ/1 of the Local Plan.

Highways Safety & Parking

The proposed development shows a point of vehicular access onto Knutsford Road. The Local Highways Authority has been formally consulted on the proposal and has raised no objection, offering a number of conditions and an informative in the interests of highway safety. The conditions are considered reasonable and necessary to ensure that the proposed development does not result in significant harm to highway safety and complies with Policy HQ/1 of the Local Plan in this respect.

Concerns have been raised within the representations regarding the loss of parking to

the local area and how this could impact upon parking capacity generally. Policy TI/3 relates to provision of car parking for new developments but does not specify a policy position in respect of loss of existing garages. As the garages are let on a commercial basis and are not allocated to specific residential properties, the loss of parking is not be considered to be significant in the planning balance.

The site is of a sufficient size that it would be able to meet the parking requirements for both vehicles and bicycles to accord with the requirements of Policy TI/3 of the adopted Local Plan.

Residential Amenity

The application seeks outline planning permission for a single storey dwelling with some matters reserved. Indicative sketches have been provided however full details as to the precise, appearance and landscaping have not been provided at this stage. However, it is considered likely that a single storey dwelling could be accommodated on the site without resulting in significant harm to the amenities of neighbouring properties by way of a significant loss of light, loss of privacy or overbearing impact. As noted above, a condition restricting the height and accommodation of the proposed dwelling is recommended, which would protect the amenities of neighbouring properties.

A full assessment of the potential impact upon neighbouring properties would be carried out at reserved matters stage when full details of the proposed dwelling have been submitted.

The comments of the Council's Environmental Health Officer are noted. It is considered reasonable and necessary to impose a condition restricting the hours of work to protect neighbour amenity, and informatives relating to burning of waste, driven pile foundations and minimising the potential for disturbance of neighbouring properties.

Subject to the conditions noted above, the proposal would not result in significant adverse harm to neighbour amenity and would therefore comply with the requirements of Policies HQ/1 and SC/10 of the emerging Local Plan.

Other Matters:

Consultees have suggested conditions with regard to surface and foul water drainage for the site. The site is in an area at a high risk of flooding and as a result consider that the conditions are required in this instance. The condition from the Environment Agency regarding levels is also considered reasonable for attachment in view of the site constraints.

The recommended informative from the Scientific Officer is considered reasonable for attachment.

Conditions in relation to water consumption, renewable energy and broadband requirements are considered reasonable for attachment in accordance with local plan policies.

Conclusion

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

Recommendation

Planning conditions and Informatives as set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission

Conditions

- (a) Approval of the details of the the appearance of buildings and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
(Reason - The application is in outline only.)

- (b) Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
(Reason - The application is in outline only).

- (c) The development hereby permitted shall be carried out in accordance with the following approved plans: 1604-P-501 Revision D, 1604-P-502 Revision E and Arboricultural Implications Assessment Report (dated October 2018).
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).

- (d) The surface of the driveway to serve the dwellings hereby approved shall be constructed on a level that prevents surface water run-off onto the highway and shall be constructed from a bound material so as to prevent displacement of material onto the highway. The development shall be retained as such thereafter.
(Reason - In the interest of highway safety in accordance with Policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018)

- (e) During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays or before 0800 hours and after 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 CC/6 of the South Cambridgeshire Local Plan 2018).

- (f) The dwelling hereby approved shall not be occupied until the dwelling has been made capable of accommodating Wi-Fi and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate fibre optic cabling or other emerging technology, unless otherwise agreed in writing with the Local Planning Authority.

(Reason – To ensure sufficient infrastructure is provided that would be able to accommodate a range of persons within the property and improve opportunities for home working and access to services, in accordance with

policy TI/10 of the South Cambridgeshire Local Plan 2018.)

- (g) The dwelling hereby approved shall not be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with. (Reason – To improve the sustainability of the dwelling and reduce the usage of a finite and reducing key resource, in accordance with policy CC/4 of the south Cambridgeshire Local Plan 2018.)
- (h) All deliveries to the site and all muck away movements are to be carried out only between 09.30hrs – 16.00hrs Monday to Friday and at no other time. (Reason - In the interest of highway safety in accordance with Policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018)
- (i) As part of the details of the reserved matters to be submitted a scheme for the disposals of surface water and foul water that can be maintained for the lifetime of the development shall be provided for consideration to the local planning authority.
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage and to prevent the increased risk of flooding in accordance with Policies HQ/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018)
- (j) As part of the reserved matters for the scheme a scheme shall be submitted to demonstrate that no raising of ground levels shall take place within Flood Zone 3. The scheme shall be fully implemented and subsequently maintained in accordance with a timing/phasing arrangements embodied within the scheme, or within any other period as may be subsequently agreed in writing by the Local Planning Authority.
(Reason- To ensure that the development does not increase flood risk to the site or elsewhere in accordance with Policies HQ/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018).
- (k) The dwelling hereby permitted shall not exceed one storey in height and all accommodation contained within it shall be on the ground floor only.
(Reason - To ensure the development is satisfactorily assimilated into the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).
- (l) No development above slab level shall take place until a scheme has been submitted that demonstrates a minimum of 10% of carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The scheme shall be implemented and maintained in accordance with the approved details prior to the occupation of the dwelling.
(Reason – In accordance with policy CC/3 of the South Cambridgeshire Local Plan 2018 and paragraphs 148, 151 and 153 of the National Planning Policy Framework 2018 that seek to improve the sustainability of the development, support the transition to a low carbon future and promote a decentralised, renewable form of energy generation.)
- (m) No development approved by this planning permission shall take place until such time as a scheme to demonstrate that no raising of ground levels shall

take place within Flood Zone 3 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

(Reason: To ensure that the development does not increase flood risk to the site or elsewhere in accordance with Policies HQ/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018).

Informatives

- (a) The applicant is advised that the vehicular access should be constructed using dropped kerbs rather than the radii ones as shown. The use of dropped kerbs reinforces the message that pedestrians have the right of way over the access and that vehicles entering or leaving the private property should give way.
- (b) The applicant is advised that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
- (c) The applicant is advised that there should be no burning of any waste or other materials on the site, without prior consent from the environmental health department.
- (d) The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.
- (e) The applicant is advised that 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.
- (f) In the event of an air source heat pump being proposed, prior to the commencement of development, a noise impact assessment and insulation scheme detailing the technical details and sound power/noise output of the air source heat pump and any mitigation measures in order to minimise the level of noise emanating from the said plant and or equipment shall be submitted to and approved in writing by the Local Planning Authority. Any noise insulation scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details and shall not be altered without prior approval.

Background Papers:

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

- South Cambridgeshire Local Plan (adopted September 2018)
- Planning File Ref: S/4433/18/OL
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Report Author:

Alison Twyford

Senior Planning Officer

Telephone Number:

01954 713264

This page is left blank intentionally.



FOR INTERNAL USE ONLY

Scale - 1:1250

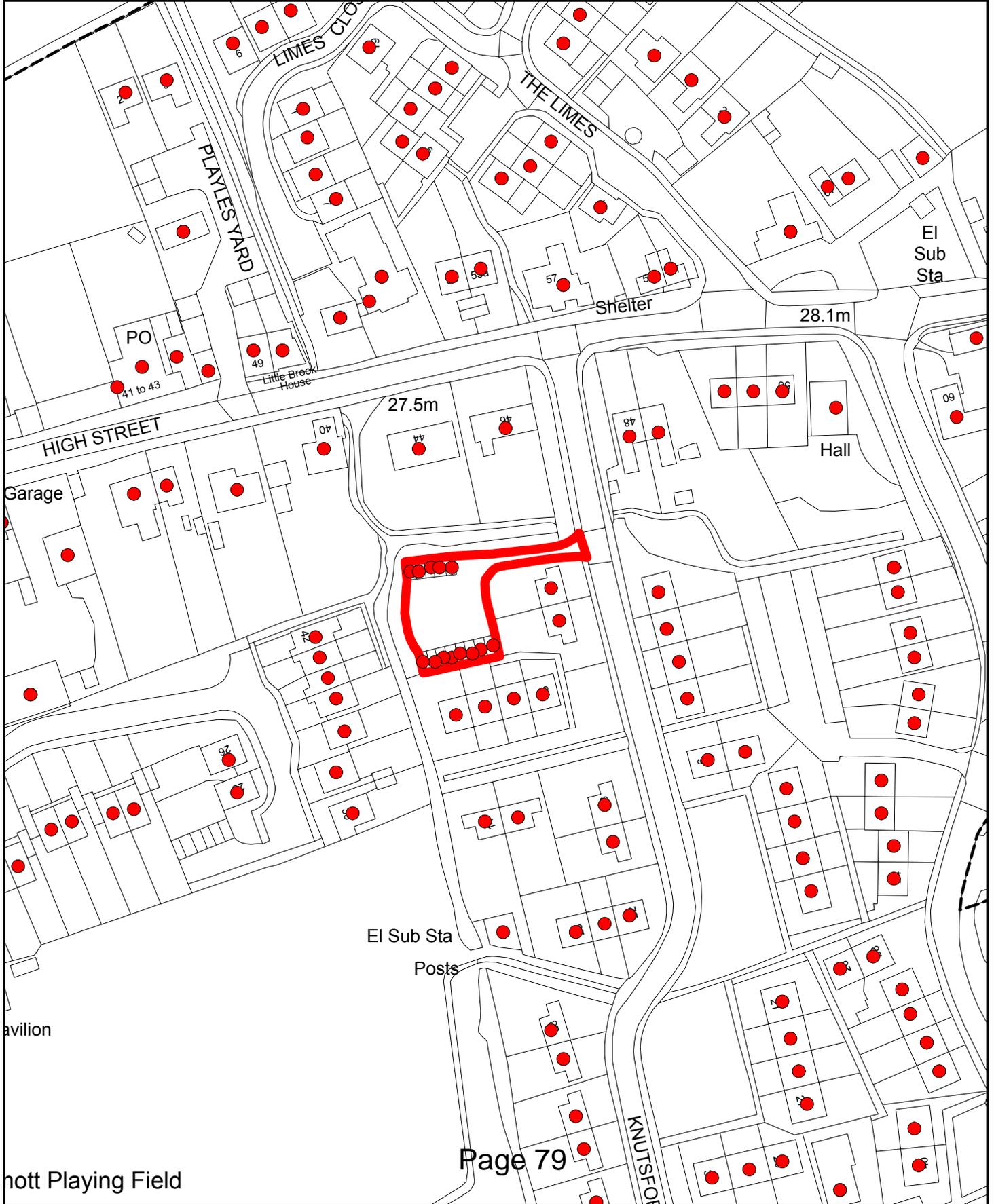
Time of plot: 15:13

Date of plot: 29/01/2019



South Cambridgeshire District Council

© Crown copyright [and database rights] (2015) OS (100022500)



This page is left blank intentionally.

Agenda Item 8



REPORT TO: Planning Committee

13 February 2019

LEAD OFFICER: Joint Director of Planning & Economic Development

Enforcement Report

Purpose

1. To inform Members about planning enforcement cases as at 31 January 2019. Summaries of recent enforcement notices are also reported, for information.

Executive Summary

2. There are currently at the end of December 82 active cases (Target is maximum 150 open cases, Stretch target 100 open cases).
3. 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.
4. Statistical data is contained in Appendices 1, and 2 to this report.

Updates to significant cases

5. Updates are as follows:

(a) **Cottenham - Smithy Fen:**

Work continues on Setchel Drove, following the placement of a number of static caravans on four plots in breach of the current planning consent and High Court Injunction applicable to each plot. Formal letters have been issued to those reported owners and occupants on Setchel Drove, covering the breaches of planning control and breach of the High Court Injunction - Copies of the Injunction and Housing leaflets, covering those that may be threatened with homelessness or eviction has been issued – Given the complexity and number of departments within the organisation that may be involved in any future action the Councils Tasking & Coordination group are facilitating a joint approach with Planning, Environmental Health, Housing, Benefits & Council Tax, and Legal.

Following a full survey of the site , Including Needs assessments preparation

was made for the issue of twenty two (22) Breach of Condition Notices covering five plots in Water Lane, one plot in Orchard Drive, four plots in Pine Lane, three plots in Park Lane, and nine plots in Setchel Drove, who have been found to breach their planning permission.

A compliance inspection carried out after the 31 July 2017 confirmed that 54% of the plots previously identified as being in breach of their planning permission in relation to planning conditions are now complying with them. Work is currently underway to identify the persons continuing to breach planning and to instigate prosecution proceedings against them. Investigation now complete and prosecution files relating to ten (10) plots, which are still in breach of the notice have been submitted to the council's legal team for summons. Cambridge Magistrates Court are now currently processing the application for Summons. All cases have now been heard and where breaches were identified Cambridge Magistrates levied fines totalling £72,566.57p – A further inspection and survey of the site has now been carried out on the 26th June 2018 which revealed that 12 plots are currently in breach of planning control. Further prosecutions will now be considered /carried out in addition to two further breaches of Condition Notices issued and one prosecution in the High Court for breaching the current site Injunction. A further application to the High Court for an Injunction is to be made at the earliest opportunity. Barrister identified, detailed chronology compiled next steps agreed - Work in progress

(b) **Whaddon – 9A Bridge Street**

Without planning permission the erection of a six metre high pole for CCTV equipment. Enforcement Notice SCD-ENF-094/17/A was issued with a compliance date of 25th November 2017 to remove the pole and CCTV equipment. The notice has not been complied with and a file was submitted to the Councils Legal office to issue a Summons. The date of the summons was set for 10am 15th March 2018 however the accused did not attend and the Court issued a Warrant for his arrest. Case continues - No further information at this time – Legal office have liaised with the Court and have been informed that the Arrest Warrant is live and waiting to be executed by Police. Referred back to legal as Police have no current knowledge of the Warrant – No further details at this time.

(c) **Gothic House 220 High Street Cottenham**

The property which is a grade 2 Listed building is unoccupied and in a serious state of disrepair which not only affects the fabric of the building but is also considered an immediate danger to the Public. A s215 Amenity Notice was issued in order to address the immediate concerns with a compliance date of 19 May 2018. Which due to circumstances was extended to 19th June 2018 An inspection carried out on the 21 June 2018 revealed that no works had commenced and the situation remained outstanding. A prosecution file was raised and a date to attend Cambridge Magistrates Court was set for the 9th August 2018. The owners of the property appeared before the Court and admitted the charge and were fined £907.00p with costs totalling £150.00p and Victim surcharge of £90.00p The grand total being £1147.00p. Work has now commenced to comply with the s215 Notice – Monitoring continues

(d) **73 High Street West Wrattling**

Following reports that the amenity of the above property including the main building which was a Public House known as the Lamb Inn and had been closed for many years a s215 Notice was issued to address the unacceptable

amenity issue. The compliance period given was to complete the works by no later than 19th June 2018 however the building caught fire during the early hours of Friday 8 June 2018 before works had commenced and the building was destroyed leaving only the outer walls standing. The site has been fenced off to prevent access to unauthorised persons. The owners have submitted an application to demolish the building due to its condition and safety to the Public. Separate planning application to be submitted to develop the whole site Situation continues to be monitored. Further s215 Notice to be considered

- (e) **147 St. Neots Road, Hardwick**
A fire which took place several years ago and severely damaged the building on the site and although heavily screened by high hedging has remained unrepaired and a general eyesore to the neighbouring properties and the general Public passing the site. The owner of the land who has stated that he will demolish the building however the Neighbouring business unit has not given its authority for the National Grid to disconnect the live main gas supply which it shares with number 147 St Neots Road. Given the time that has elapsed and opportunity for the parties concerned to resolve the Gas termination to no 147 the Council is reviewing its powers under s79 in order that arrangements can be made with the relevant statutory undertakers for the disconnection of the gas supply, electricity and water as applicable, and the building demolished. The gas governor was due to be disconnected by the end of September 2018 however the company carrying out the work was again refused access and turned away. Local Parish informed of current impasse. Work continues to resolve access issues. Possible April 2019 date given to resolve. Situation to be monitored.
- (f) **19 Bandon Road Girton**
Not built in accordance with approved drawings relating to visibility splays Breach of Condition Notice issued 22 February 2018 with 28 day compliance period. Despite compliance discussions with the builder works still not carried out. Prosecution file has been raised, waiting issue of summons.
- (g) **31 High Street Rampton**
Unauthorised works to a listed building and pre-commencement conditions not discharged prior to commencement of works on site.
Prosecution file has been raised, summons issued. The Court date listing originally set for the 24 January 2019 has been moved to the 14th February 2019 at Cambridge Magistrates Court.
- (h) **Land Adjacent Broadway, Haverhill Road, Castle Camps**
Not built in accordance with approved plans – materials not approved Breach of Condition notice issued 8 June 2018. Three month compliance period.
Site inspection carried out after the compliance date revealed that the notice had not been complied with. A prosecution file has now been raised for the failure to comply with Breach of Condition Notice. Summons issued. The Court date listing is the 14th February 2019 at Cambridge Magistrates Court. Planning application received to address identified issues, prosecution suspended.
- (i) **Land at Black Pit Drove Willingham**
Following the occupation of land at Black Pit Drove without the appropriate planning consent the occupiers and owners of the land were issued with a planning enforcement notice reference SCD-ENF-0443/18. The notice which

was not appealed required them to cease using any part of the land for the siting of residential caravans, motor vehicles and residential paraphernalia and sheds. The notice required the removal of the caravans, motor vehicles and residential paraphernalia and sheds by November 12th 2018

The occupiers and owners failed to comply with the notice and have been placed on notice that the matter will be referred to the High Court and an Injunction sought The notice deadline was the 30th November 2018.

The occupants of the site still remained in defiance of the enforcement notice after the 30th November therefore an application to the High Court was made and is to be heard by Mr Justice Jay on the 17th December 2018.

The defendants failed to turn up or have legal representation on the day as a result the High Court approved an interim Injunction preventing further caravans on site but wanted to give the occupiers and owners the opportunity to defend the action against them. A further hearing was set for 4th February 2019 at the Royal Court of Justice, London.

(j)

14 Church End Rampton – Grade2 Listed Building

The above property is a thatched cottage that has fallen into disrepair in particular the thatch and woodwork. The owners have failed to engage with the Council and as a result an Amenity Notice s215 was served on the owners 11th October 2018 to carry out urgent repairs to the building. The compliance date was 6 months in order to allow specialist contractors to carry out the work. The owners have decided to challenge the Council which is their right and their appeal will be heard at Cambridge Magistrates Court on the 10th January 2019 The owner attended the Court but was unrepresented or in a position to make his appeal therefore in the circumstances the Court adjourned the case until the 8th May 2019. Due to the owners age it was agreed that we would assist the Court and the owner by preparing the evidence bundles.

(k)

Land Adjacent to 1 Beech Farm Cottages, Button End, Harston

Without planning permission i) material change of use of the land to residential use ii) Construction of a building for residential use a planning enforcement notice was issued on the 18th October 2017 under reference ENF/0182/16 An appeal under section 174 of the Town & Country Planning Act 1990 as amended by the planning and Compensation Act 1991 was made.

An Inspector was appointed by the Secretary of State and following a site inspection and written representation the inspector dismissed the appeal. The owners are now required to cease using the land for residential purposes, demolish the building and remove all resultant material from the land. They are also required to remove all materials used in construction of the driveway / parking area from the land and cease using the land for parking of motor vehicles and remove all motor vehicles from the land. Remove all residential paraphernalia The compliance period is 18th March 2019. Situation to be monitored

Investigation summary

- 6 Enforcement Investigations for December 2018 reflect a small reduction in the number of cases investigated when compared to the same period in 2017. Forty five (45) cases in total for the December period versus Fifty five (55) cases in 2017

The number of cases investigated year to date December 2018 totals 670 which when compared to the same period in 2017 (602 cases) represents a 11.3% increase.

A review of the thirty five (35) cases closed in December 2018 revealed that 12 cases were found not to be in breach of planning control or were permitted development, 12 complied, 2 cases were not expedient to enforce. The remaining 9 cases were as a result of express consent already granted, consent on appeal and express consent granted – Time Limited, awaiting further instruction and retrospective planning applications submitted..

Effect on Strategic Aims

- 7.. South Cambridgeshire District Council delivers value for money by engaging with residents, parishes and businesses. By providing an effective Enforcement service, the Council continues to provide its residents with an excellent quality of life.

Background Papers:

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

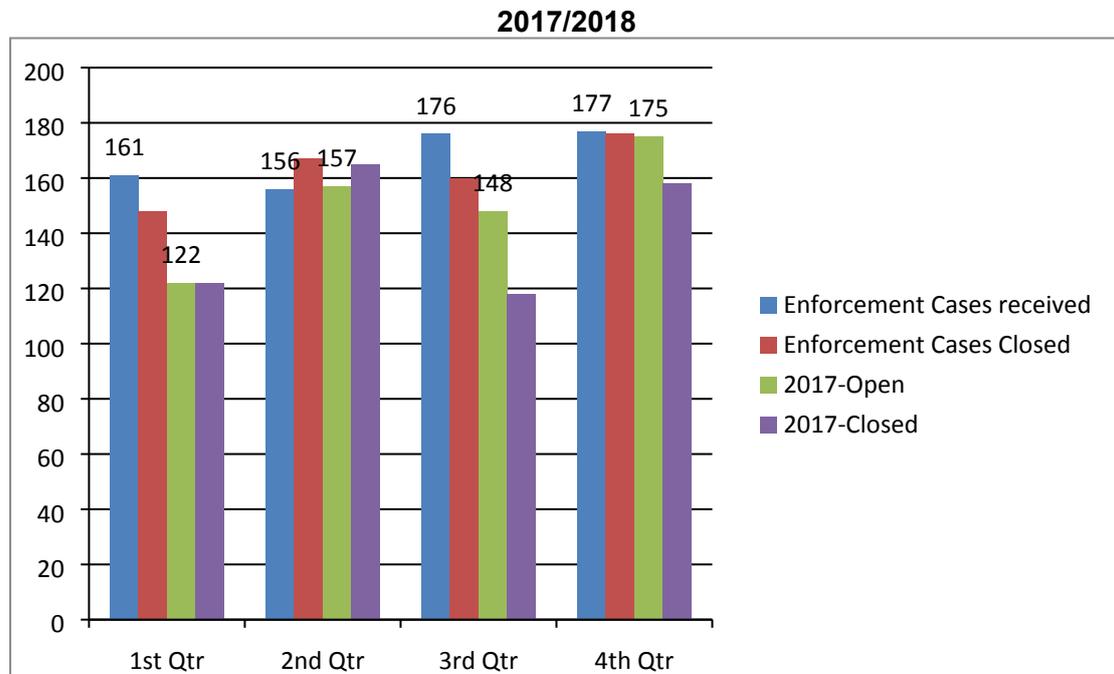
- **Appendices 1 and 2**

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

This page is left blank intentionally.

Enforcement Cases Received and Closed

Month – 2018	Received	Closed
October 2018	79	92
November 2018	53	49
December 2018	45	35
1 st Qtr. 2018	161	148
2 nd Qtr. 2018	156	167
3 rd Qtr. 2018	176	160
4 th Qtr. 2018	177	176
1 st Qtr. 2017	122	122
2 nd Qtr. 2017	157	165
3 rd Qtr. 2017	148	118
4 th Qtr. 2017	175	158
2018 - YTD	670	651
2017 - YTD	602	563
2016 - YTD	565	563
2015 - YTD	511	527
2014 -YTD	504	476



This page is left blank intentionally.

Notices Served and Issued

1. Notices Served

Type of Notice	Period	Calendar Year to date
	December 2018	2018
Enforcement	0	8
Stop Notice	0	0
Temporary Stop Notice	0	4
Breach of Condition	1	23
S215 – Amenity Notice	1	4
Planning Contravention Notice	0	4
Injunctions	0	1
High Hedge Remedial Notice	0	0

2. Notices served since the previous report

Ref. no.	Village	Address	Notice issued
SCD-ENF-0645-18 Construction of a side extension without planning	Cottenham	4 Lake House The Lakes Twenty Pence Road	Enforcement Notice
SCD-ENF-0623-18 Removal of equipment and materials from the exterior of the enclosed land and adjacent enclosed land	Shudy Camps	The Old Stack yard Mill Green	S215 – Amenity Notice

3. Case Information

Twenty three of the 45 cases opened during December were closed within the same period which represents a 51.1% closure rate.

A breakdown of the cases investigated during December is as follows

Low priority - Development that may cause some harm but could be made acceptable by way of conditions e.g. Control on hours of use, parking etc. Three (3) cases were investigated.

Medium Priority -Activities that cause harm (e.g. adverse affects on residential amenity and conservation areas, breaches of conditions) Forty (40) cases were investigated.

High Priority (works which are irreversible or irreplaceable (e.g. damage to, or loss of, listed buildings and protected trees, where highways issues could endanger life) Two (2) cases were investigated.

The enquiries received by enforcement during the December period are broken down by case category as follows.

Adverts	x 01
Amenity	x 02
Breach of Condition	x 20
Breach of Planning Control	x 01
Built in Accordance	x 03
Change of Use	x 05
Conservation	x 00
High Hedge	x 00
Condition	x 00
Listed Building	x 02
Other	x 03
Unauthorised Development	x 07
Unauthorised Demolition	x 00
Permitted Development	x 01
Monitoring	x 00
<u>Total Cases reported</u>	<u>45</u>

Agenda Item 9



REPORT TO: Planning Committee

13th February 2019

LEAD OFFICER: Joint Director for Planning and Economic Development

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 of 1st February 2019 Summaries of recent decisions of importance are also reported, for information.

Statistical data

2. Attached to this report are the following Appendices:
 - Appendix 1 - Decisions Notified by the Secretary of State
 - Appendix 2 – Appeals received
 - Appendix 3 - Local Inquiry and Informal Hearing dates scheduled

Contact Officer: Stephen Kelly Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire

Telephone Number:: 01954 713350

Report Author: Ian Papworth Technical Support Team Leader (Appeals)

Telephone Number: 01954 713406

This page is left blank intentionally.

Appendix 1

Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date	Planning Decision
S/2339/18/FL	78 Moat Way, Swavesey	Take the side boundary fence enclosing the rear garden to the edge of the front garden boundary and enclose the front lawn into the rear garden.	Dismissed	09/01/2019	Refused
S/4601/17/FL	Moat Farm, East Hatley, Hatley	Change of Use of Domestic Outbuildings to Two Dwellings (Part Retrospective)	Allowed	09/01/2019	Refused
S/0822/18/FL	89 Whitwell Way, Coton	Erection of dwelling and garage	Dismissed	10/01/2019	Refused
S/4002/17/FL	26, Cambridge Road, Linton, Cambridge, Cambridgeshire, CB21 4NN	Proposed new single storey dwelling, associated parking and improved access.	Dismissed	11/01/2019	Refused
S/3127/18/FL	76 Wimpole Road, Barton	2 storey rear extension, alteration to existing front porch and detached car port and cycle store	Dismissed	14/01/2019	Refused
S/4145/17/FL	Land to the rear 27, Everton Road, Gamlingay, Sandy, Cambridgeshire, SG19 2JJ	Erection of detached 3 bedroom bungalow and erection of detached double garage with office above.	Dismissed	15/01/2019	Refused
S/0588/18/FL	Land adjacent to 245, Barton Road, Comberton,	New detached dwelling and new vehicle access	Dismissed	16/01/2019	Refused

Appendix 1

	Cambridge, CB23 7BU				
S/0655/18/OL	Land adj 77 Station Road, Over	Outline planning permission for Erection of a single dwelling with associated access and infrastructure, with some matters reserved except for access.	Dismissed	24/01/2019	Refused

Appeals Received

Reference	Address	Details	Date Appeal lodged
ENF/0645/18	4 The Lakes, Twentypence Road, Cottenham	Extension constructed without planning permission	24/12/2018
S/1235/18/FL	Land East of 12 Church Lane, Little Eversden	Proposed erection of a live/work unit with associated parking and landscaping including the demolition of silos.	08/01/2019
S/3794/18/FL	7 London Road, Harston	two storey extension south side and front, first floor and single storey extension to rear, detached garage	08/01/2019
S/3746/18/FL	Old Plantation Cottage, Heath Road, Gamlingay	1 no dwelling following demolition of existing, 1 no annexe following demolition of existing. 1no garage & alterations to access and associated provision of hardstanding	09/01/2019
S/2286/18/OL	Ashpole House, The Cinques, Gamlingay, Sandy, SG19 3NU	Erection of a dwelling to replace existing curtilage buildings	11/01/2019
S/4055/18/FL	207 Alms Hill, Bourn	Retrospective loft extension	14/01/2019

Appendix 2

S/1279/18/FL	30 New Road, Over	Demolition of Nos. 30 and 32 New Road, Over, and redevelopment of land at and to the rear of these properties for 44 residential units, public open space provision, landscaping, means of access and associated works.	18/01/2019
S/3510/18/FL	58 , Haverhill Road, Stapleford	Erection of two storey front, side and rear extensions and a single storey rear extension and installation of rooflights.	22/01/2019
S/2225/18/OL	Land between 69 and 71 Station Road, Willingham	Erection of a 5 bed bungalow with detached carport/garage and formation of new vehicular access	22/01/2019
S/4117/18/FL	Land at 28 Highfields Road, Highfields Caldecote	Erection of 2no. Semi-Detached Dwellings	24/01/2019
S/3480/18/FL	Deane Croft, High Street, Guilden Morden	Erection of detached garage	28/01/2019

Appendix 2

S/4397/18/FL	1 Evans Way, Sawston	Single storey studio	28/01/2019
--------------	-------------------------	----------------------	------------

This page is left blank intentionally.

Appendix 3

Local Inquiry and Informal Hearing dates scheduled

- **Local Inquiries**

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/ proposed
S/2844/14/FL	Sawston Joinery Ltd	Langford Arch, London Road Pampisford	Planning Decision	30 th April 2019 and 1 st May 2019
S/4099/17/OL	Mrs Emma Fletcher	Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford (Agri-Tech)	Planning Decision	11 th - 13 th June, 18-21 st June 2 nd - 5 th July and 9 th July 2019 (Total 12 days)

- **Informal Hearings**

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/ proposed
S/3873/17/OL	Mr A Ashley	Land at Mill Lane, Sawston	Planning Decision	TBC
S/2141/17/OL	Mr Peter Williams, Countryside Properties Plc	Land to the west of Cambridge Road, Melbourn	Planning Decision	TBC
ENF/0587/17	Mr Barry Arliss	Riverview Farm, Overcote Road, Over	Enforcement	TBC
S/1373/18/FL	Mr & Mrs G Fagg	Land adjacent to Pettetts Barn, High Street, Hinxton	Planning Decision	TBC
S/1266/18/FL	Mr James Munns	4 Pound Lane, Willingham	Planning Decision	TBC
S/1279/18/FL	D & R Rolfe, Abbey Properties Cambridge Ltd	30 New Road, Over	Planning Decision	TBC
S/3566/17/FL	Thriplow Farm Ltd	Land East of Fowlmere Road, Foxton	Planning Decision	20 th March 2019 (TBC)

This page is left blank intentionally.