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Friday 31 March 2023

To: Chair – Councillor Peter Fane  
Vice-Chair – Councillor Geoff Harvey  
All Members of the Planning Committee - Councillors Henry Batchelor,  
Ariel Cahn, Dr. Martin Cahn, Bill Handley, Dr. Tumi Hawkins,  
William Jackson-Wood, Peter Sandford, Heather Williams and  
Dr. Richard Williams

Quorum: 3

Substitutes Councillors Graham Cone, Sue Ellington, Mark Howell, Bunty Waters,  
if needed: Dr. Shrobona Bhattacharya, Anna Bradnam, Brian Milnes,  
Richard Stobart, Dr Lisa Redrup and Helene Leeming

Dear Councillor

You are invited to attend the next meeting of **Planning Committee**, which will be held in the **Council Chamber - South Cambs Hall** on **Wednesday, 12 April 2023** at **10.00 a.m.**. **A weblink to enable members of the press and public to listen to the proceedings will be published on the relevant page of the Council's website , normally, at least 24 hours before the meeting.**

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  
**Liz Watts**  
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.**

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## Agenda

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| 1. <b>Chair's announcements</b>   |       |
| 2. <b>Apologies</b><br>To receive apologies for absence from committee members. |       |

### 3. **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.

#### 4. **Minutes of Previous Meeting**

To authorise the Chairman to sign the Minutes of the meeting held on 08 March 2023 as a correct record.

**5 - 10**

#### 5. **22/03729/FUL - Dry Drayton Methodist Church, Park Street, Dry Drayton**

Erection of a single storey side extension and a first floor rear extension together with the provision of two parking spaces and eight cycle parking spaces and the creation of a vehicular access to the site

**11 - 26**

#### 6. **23/00352/HFUL - 27 Silverdale Avenue, Coton**

Two storey side and rear extension

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#### 7. **Enforcement Report**

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#### 8. **Appeals against Planning Decisions and Enforcement Action**

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**Plans Pack**

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### **Exclusion of Press and Public**

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

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) ..... in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if

present, there would be disclosure to them of exempt information as defined in paragraph(s) ..... of Part 1 of Schedule 12A of the Act.”

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

### **Notes**

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

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# Agenda Item 4

## South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on  
Wednesday, 8 March 2023 at 10.00 a.m.

PRESENT: Councillor Peter Fane – Chair  
Councillor Geoff Harvey – Vice-Chair

Councillors: Ariel Cahn Dr Martin Cahn  
Peter Sandford Heather Williams  
Dr Richard Williams Dr Lisa Redrup  
Helene Leeming

Officers in attendance for all or part of the meeting:

Vanessa Blane (Senior Planning Lawyer), Christopher Braybrooke (Principal Planning Compliance Officer), Dominic Bush (Planning Officer), Phoebe Carter (Senior Planner), Beth Clark (Planning Officer), Laurence Damary-Homan (Democratic Services Officer), Michael Hammond (Principal Planner), Phil McIntosh (Interim Delivery Manager), Luke Mills (Principal Planner [Strategic Sites]) Tom Ruzsala (Asset Information, Definitive Map Officer [Cambridgeshire County Council]) and Alice Young (Senior Planner)

Councillor Natalie Warren-Green was in attendance as local Member.

Councillor Bill Handley was in attendance remotely.

### 1. Chair's announcements

The Chair made several brief housekeeping announcements.

### 2. Apologies

Councillors Henry Batchelor, Dr Tumi Hawkins and William Jackson-Wood sent Apologies for absence. Councillors Helene Leeming and Dr Lisa Redrup were present as substitutes. Councillor Bill Handley was present virtually and thus would not vote on any applications.

### 3. Declarations of Interest

With respect to Minute 6, Councillor Peter Fane declared that he was a member of Cambridge Past, Present and Future but had not been part of any discussion pertaining to the application. Councillor Heather Williams declared that she was a member of the Greater Cambridge Partnership Assembly.

With respect to Minute 8, Councillor Heather Williams declared that she knew the supporting public speaker, Ray Manning, but had held no discussions regarding the application.

With respect to Minute 9, the Chair declared that all Members had received communications regarding the application but had held no discussions and would be approaching the matter afresh.

#### **4. Minutes of Previous Meeting**

By affirmation, the Committee authorised the Chair to sign the Minutes of the meeting held on 08 February 2023 as a correct record.

#### **5. P120 - Application to stop up part of Public Footpath No. 12, Sawston and Public Footpath No. 9, Babraham and replace them with a Public Bridleway and two Public Footpath Connections**

The Asset Information, Definitive Map Officer (Cambridgeshire County Council) presented the report. Members enquired as to if there would be access to the bridleway from Plantation Road and were informed that the applicant had stated that there would be access, but this access would be informal and was not part of the application and therefore access would be down to the discretion of the landowner. Clarity was provided over the conditions laid out in the Reserved Matters permission linked to the application and what they secured, including upgrades to the grass section of part of the proposal and provisions for any footpath closures in the case of works being undertaken. Access to Stanley Webb Close was discussed and the Committee was informed that the landowner did not intend to open access to the footpath due to the road being unadopted which resulted in concerns that increased foot traffic could lead to increased management costs for residents. Further clarity was provided over surface materials and the considerations regarding equestrian access.

Concerns were raised over the lack of guaranteed access from Plantation Road, but it was noted that it was not part of the application; the Definitive Map Officer stated that he hoped the landowner would change their position over time and allow public access but that this was outside of the remit of the Public Path Order. Members stated that they would like to see access from Plantation Road secured but would not vote against the application to ensure that the public benefit of the application could be fully realised. Councillor Dr Martin Cahn, seconded by Councillor Dr Lisa Redrup, proposed that the Committee move to a vote and this was agreed by affirmation.

By affirmation, the Committee approved the making and confirmation of a Public Path Order and agreed to the Recommendations listed in the report from the Asset Information, Definitive Map Officer.

#### **6. 22/03363/FUL - Dale Manor Business Park, Sawston**

The Senior Planner, Alice Young, presented the report and provided a number of updates. Measurements in paragraphs 6.42 and 10.17 were corrected to state a height of 14.3m to cope level and 17.015m to the roof top plant. The wording of condition 10 was to be altered to make it a compliance condition, ensuring that the details of the submitted Construction Environmental Management Plan were followed. Officers were granted delegated authority to make minor changes to the trigger points of the conditions. The Chair noted that a site visit for the application had been held on 07 March 2023. Clarity was provided on the relationship between Building Regulations and policy CC/3 of the South Cambridgeshire Local Plan 2018. The Committee was informed that conditions secured details of carbon efficiency and that a Building Regulations application would be submitted at a later date if the Committee were to approve the application- the relevant Building Regulations at the time would apply to any relevant application. A question was raised on the maintenance of the site post-development and the Committee was informed that condition 3 required the submission of a landscape maintenance and management

plan, with the duration of the management strategy to be agreed at a later date. The Senior Planner informed the Committee that water management details were to be secured, as specified in condition 7, and that condition 2 would secure BREAAAM compliance as and when appropriate. Queries were raised over the relationship of the site with the proposed CSET transport plan and concerns were raised over the direct link between CSET and the Section 106 (S106) contributions. Members were informed that the design of the site had incorporate the CSET proposals but that these proposals could change- the Chair noted that the status of CSET was not a material consideration for the application. A question was raised on the Principle of Development and the change of allocation on the site; officers confirmed that the departure from residential use was acceptable as the entirety of the site was no longer deemed appropriate for housing and thus would not be brought forward into the next Local Plan as part of the housing allocation. The Committee noted that consent had been provided for employment use of the site.

The Chair used his discretion to vary the order of public speakers. The Committee was addressed by the agent of the applicant, Emma Woods. A question of clarity was raised on the S106 contributions and the agent stated that the contribution had been recommended by Cambridgeshire County Council and that the developers understood the contribution would be used for sustainable transport, with the Highways Authority allocating it to schemes they deemed appropriate. A question was raised the colour of the cladding on the development and the Committee was informed that the developer would use a lighter coloured cladding, in response to recommendations from consultation. The Committee was addressed by an objector, Sarah Nicholas of Cambridge Past, Present and Future. Members asked questions of clarity over the visual impact of the development on views in the surrounding area. The Committee noted that the development would have some visual impact on the surrounding area.

In the debate, Members commended the principle of development. The Committee felt that it was a good use of brownfield land, would enhance the growth of the area and that the development would fit in well with the surrounding context. The concerns over the impact on views in the surrounding area were noted, but it was felt that the design of the building was better than some of the existing buildings in the area and that the development would not be intrusive, instead it held the potential to improve aesthetics of the area. Queries were raised in relation to the S106 contribution and the direct link to the CSET proposals. Some Members expressed a desire to change the wording of the Heads of Terms to include wider sustainable transport measures, in the event CSET did not come forward, to ensure appropriate sustainable transport mitigation was provided- the agent of the applicant indicated that the applicant would be content for such a change to be implemented. Councillor Heather Williams, seconded by Councillor Dr Richard Williams, proposed that the wording of the Heads of Terms be amended. The Committee agreed by affirmation that, if it were minded to approve the application, that the wording in the Transport Obligation in the Heads of Terms be amended to read as follows:

“A financial contribution of £323,505 to be used towards CSET or alternative sustainable transport infrastructure in agreement with the Highway Authority”

By unanimous vote, the Committee **approved** the application in accordance with the officer’s recommendation, and subject to the conditions and satisfactory completion of a Section 106 Agreement, as laid in the report from the Joint Director of Planning and Economic Development.

**7. 22/04540/S73 - Former Barrington Cement Works, Haslingfield Road, Barrington**

The Principal Planner presented the report and confirmed that the application was to vary conditions of an existing Section 73 permission to allow the delivery of existing Full permissions. The Committee was addressed by the agent of the applicant, Liz Fitzgerald. The Committee noted the lack of objections listed in the report. By affirmation, the Committee agreed to the vote as proposed by Councillor Dr Martin Cahn and seconded by Councillor Dr Richard Williams.

By affirmation, the Committee **approved** the application in accordance with the officer's recommendation, and subject to the conditions, laid out in the report from the Joint Director of Planning and Economic Development.

## **8. 22/04011/FUL - The Bungalow, Haden Way, Willingham**

The Senior Planner, Phoebe Carter, presented the report. Members enquired as to how long the property had been occupied without the agricultural tie that was conditioned in a previous permission, dating back to 1975, and expressed concern that this had not been enforced. The Committee was informed that the condition had only come to light in the lifespan of the application and that the landowner was not aware of the condition at the time of purchase, with the condition not being found during Land Searches. Further clarity over the status of the agricultural tie condition and the history of use of the existing dwelling and former piggery was given. A query was raised on encroachment into the countryside and development outside of the Village Development Framework was raised, with the removal of Permitted Development Rights as part of the permission being noted. Members were informed that the proposal would improve the energy efficiency of the building and were assured that any further development would require a new application which would be assessed on its merits. Members enquired as to the weight that could be given to the condition on the existing dwelling as a consideration in making a decision on the application. The Senior Planning Lawyer advised that a decision could be made but that it would have been preferable for the Applicant to seek to remove the condition via a separate planning application, prior to this application being determined. The Senior Planner stated that the applicant was not willing to withdraw the application and seek to remove the condition via a separate application. The Chair noted the legal advice and the Committee proceeded to determine the application.

The Committee was addressed by a neighbour who supported the application, Ray Manning. Members asked questions of clarity over ownership of the access road and the agricultural tie. Councillor Neil Harris of Willingham Parish Council spoke on behalf of Willingham Parish Council who objected to the application. In response to a question, Councillor Harris informed that Committee that the Parish Council objected to the application as it was outside of the Village Development Framework and due to the fact that the agricultural tie condition was still in place.

In the debate, Members expressed views that the application would improve the site. Further discussion around the agricultural tie condition was held. The Interim Delivery Manager informed the Committee that there were provisions in the Local Plan (policy H/19) to relax conditions like the one in question on a case by case basis and that there was no obligation for the applicant to remove the condition before applying for a new permission on the site. The Committee noted that the Local Plan supported one for one dwelling replacements outside the Village Development Framework (policy H/14). Members noted the concerns of the Parish Council regarding the agricultural tie and concerns over precedent setting, but the Committee was content that a precedent would not be set and that a judgement could be made on the merits of the application.



By unanimous vote, the Committee **approved** the application in accordance with the officer's recommendation, and subject to the conditions, laid out in the report from the Joint Director of Planning and Economic Development.

**9. 23/00113/FUL - Land North of Pathfinder Way, Northstowe**

The Principal Planner (Strategic Sites) presented the report and informed the Committee that a late representation had been received which provided clarity on the one-way access road between Stirling Road and Pathfinder Way and the impact on parking spaces; Members were informed that there would be no change to existing parking provision and that orientations of parking spaces shown indicatively within the planning application were incorrect. Further update was given on further documentation which had been submitted during the determination period, including an updated transport statement, ownership certificate, design and access statement and drainage strategy. The Committee was also informed that a representation had been received which suggested that a more suitable site, which was also owned by the Council, was available. In relation to the representation, the Principal Planner (Strategic Sites) stated that paragraph 10.1 and the analysis of the appropriateness of the site still stood.

The Committee was addressed by a resident in support of the application, Peter Cope. Councillor Paul Littlemore of Northstowe Town Council spoke on behalf of the Town Council who supported the application. Councillor Littlemore responded to a question on parking provision and confirmed that the Town Council felt that there was a suitable amount of parking spaces for the site and that if events resulted in a demand for further parking, this would be covered by condition 8 (Event Management Plan). The Committee was also addressed by the local Member, Councillor Natalie Warren-Green, who supported the application.

In the debate, Members shared some concerns over design but due to the temporary nature of the structure these concerns were mitigated. The Committee expressed a desire for further cycle storage to be added but noted that officers felt that cycle storage provisions was sufficient.

By unanimous vote, the Committee **approved** the application in accordance with the officer's recommendation, and subject to the conditions, laid out in the report from the Joint Director of Planning and Economic Development.

**10. 22/05313/HFUL - 19 Foxton Road, Barrington**

The Chair informed the Committee that the local Member, Councillor Aidan Van de Weyer, had sent communications expressing his support for the application. The Planning Officer, Beth Clark, presented the report and provided update regarding incorrect height measurements listed in paragraphs 3.2 and 10.7 of the report. The highest part of the solar panels was listed as 22cm in the report, but this was corrected to state a measurement of 45cm at their tallest point. Members stated that they were pleased to see the contribution to clean energy being mentioned in the presentation and had no further comment on the application.

By unanimous vote, the Committee **approved** the application in accordance with the officer's recommendation, and subject to the conditions, laid out in the report from the Joint Director of Planning and Economic Development.

**11. 22/04758/HFUL - 64 Gables Close, Meldreth**

The Planning Officer, Dominic Bush, presented the report. The Committee made no comment on the application and moved to the vote.

By unanimous vote, the Committee **approved** the application in accordance with the officer's recommendation, and subject to the conditions, laid out in the report from the Joint Director of Planning and Economic Development.

## 12. **Enforcement Report**

The Principal Planning Compliance Manager presented the report and informed the Committee that the figures from February were unavailable at the time of publication. Thanks were conveyed to the Principal Planning Enforcement Officer, John Shuttlewood, for all his work with the Committee.

The Committee **noted** the report.

## 13. **Appeals against Planning Decisions and Enforcement Action**

The Interim Delivery Manager introduced the report. The Committee requested that Committee decisions that were subject to appeal be flagged in future reports. Discussion was held around non-determination appeals, with Members requesting information on the reasons for non-determination and the approach the Authority would take towards these cases. A request was raised to include details of the approach when the cases came back in future reports. Other specific cases were discussed by the Committee.

The Committee **noted** the report.

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**The Meeting ended at 14:50**

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# Agenda Item 5



<b>Planning Committee Date</b>	12/04/2023
<b>Report to</b>	South Cambridgeshire District Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	22/03729/FUL
<b>Site</b>	Dry Drayton Methodist Church Park Street Dry Drayton Cambridgeshire CB23 8DA
<b>Ward / Parish</b>	Dry Drayton
<b>Proposal</b>	Erection of a single storey side extension and a first floor rear extension together with the provision of two parking spaces and eight cycle parking spaces and the creation of a vehicular access to the site.
<b>Applicant</b>	Mr Vincent Yeung
<b>Presenting Officer</b>	Adam Dzimidowicz (Planning Officer)
<b>Reason Reported to Committee</b>	Called-in by Dry Drayton Parish Council
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	1. Design, Layout, Scale and Landscaping 2. Impact upon Heritage Assets 3. Car Parking
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks planning permission for the erection of a single storey side extension and a first floor rear extension, together with the provision of two parking spaces and eight cycle parking spaces and the creation of a vehicular access to the site.
- 1.2 Officers recommend that the Planning Committee approves this development, subject to conditions.

## 2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building	X	Flood Zone 1, 2, 3	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	
Protected Village Amenity Area	X		

\*X indicates relevance

- 2.1 The application relates to an established church located on Park Street, Dry Drayton. The church comprises a main meeting room, with an existing rear extension containing an additional meeting room, kitchen and toilet facilities.
- 2.2 This property is located in the Dry Drayton Development Framework. To the east of site (located approximately 11m away) is a Grade II Listed Building (No. 65 Park Street). Directly north of site are two residential properties, No. 67 and No. 69 Park Street. To the north west is Dry Drayton C of E Primary School, and to the west is part of the school grounds. To the south are residential properties No. 5 and No. 6 View Farm Close, rear of which, on the other side of the street are part of a Protected Village Amenity Area.
- 2.3 The area is residential in character and appearance.

## 3.0 The Proposal

- 3.1 The application seeks permission for the erection of a single storey side extension and a first floor rear extension together with the provision of two

parking spaces and eight cycle parking spaces and the creation of a vehicular access to the site.

- 3.2 The side extension would project from the side of the existing building by a maximum of 8m have a maximum depth of 9.9m and have a height of 3.7m. This would be characterised by walls of white render, a flat roof, and a central feature at the front elevation which is 5.2m in height.
- 3.3 The first floor rear extension would project to the same depth (4.9m) as the existing single storey rear extension, have a width of 6.6m and have a height of 5.3m (compared to the existing church building height of approximately 5.5m). It would be characterised by brick walls to match the existing church building and a hipped tiled roof to match the roof of the existing church building.
- 3.4 During the assessment process the design for the windows and central feature on the proposed side extension were amended . The windows were narrowed to give them a more traditional appearance, and the central feature was reduced in size to make it more subservient to the existing building.

#### 4.0 Relevant Site History

Reference	Description	Outcome
S/0318/75/F	Extension to provide meeting room kitchen and toilet.	Permitted 16.04.1975

#### 5.0 Policy

##### 5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

## 5.2 **South Cambridgeshire Local Plan 2018**

S/1 – Vision

S/7 – Development Frameworks

HQ/1 – Design Principles

NH/11 – Protected Village Amenity Areas

NH/14 – Heritage Assets

SC/3 – Protection of Village Services and Facilities

TI/2 – Planning for Sustainable Travel

TI/3 – Parking Provision

## 5.3 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

- 5.4 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Landscape in New Developments SPD – Adopted March 2010

District Design Guide SPD – Adopted March 2010

Listed Buildings SPD – Adopted 2009

## 6.0 **Consultations**

### **Parish Council – Object**

- 6.1 Comments 16/01/2023

Dry Drayton Parish met on Tuesday 10th January 2023 and unanimously agreed that their original objections from 5th October 2022 are resubmitted for this application amendment together with the following comments:

The updated location plan labels Warrington Farm as an open field. However, Warrington Farm it is in fact number 65 and is immediately adjacent to the site, therefore, there is no way that this application cannot

possibly have an impact on the farm. There is a lack of detail in the conservation officers' comment on the application to justify the assessment that development will not give rise to any harm to the neighbouring listed building.

The Parish Council does request that the application be referred to the District Council Planning Committee for the reasons explained previously and above.

## 6.2 Comments 05/10/2022

Dry Drayton Parish Council objects unanimously to the application on the following grounds:

The frequency of the bus services referenced in the transport briefing note is such that there is no significant practical benefit which can be attributed to public transport.

There is a lack of evidence to support the claim that development will not increase the size of the congregation. Calculations for uplift relative to GFA indicate significant increase in parking pressure which is already a problem within the village. The Church is noted to be advertising within village to expand congregation.

We are concerned about the impact of this development on the setting of the Grade II listed building Warrington Farm which shares the same stretch of frontage onto Park Street.

The proposed vehicular access will conflict with the existing lay-by, trading private spaces which are likely to be used infrequently for a reduced public parking space all week long. It is felt that the site can't safely support increased traffic. On street parking in this area is at a premium as evidenced by the LHI activity ongoing in the village to provide additional spaces for on street parking.

The front aspect of the proposed side extension, particularly the doorway is not in keeping with the character of the village.

The materials used for the proposed side extension are not in keeping with the location. Any extension to this property should be finished in brick to match the existing building.

The mass of the proposed development is not in keeping with the nature of this part of the village.

The street scene here is an open village centre with relatively unobstructed views away from the road. Part of this scene includes a Grade II listed building.

If the proposal were to be accepted, we request that the following conditions are applied:

- On the number of seats provided being maintained at the current level as is implied by the current application.
- To ensure that a suitable location for contractor access is identified which does not reduce the available public parking afforded by the existing lay-by. Mitigation will be required to avoid disruption to the school which is adjacent to the site.
- To ensure landscaping is included to mitigate the impact on the street scene in this sensitive location.

The Parish Council does request that the application be referred to the District Council Planning Committee.

### **County Highways Development Management – No Objection**

- 6.3 The Highways Authority have recommended specific conditions if the application is recommended for approval. These are with regards to requirements for:
- The dimensions of proposed parking spaces to be 2.5m x 5m,
  - That no gates shall be constructed across approved access unless details have first been approved in writing by the Local Planning Authority,
  - For visibility splays to be provided at each side of the vehicular access,
  - Proposed access to 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,
  - That the gradient of the vehicular access shall not exceed 1:12,
  - That the new proposed access is to be constructed using a bound material,
  - A Traffic Management Plan to be provided by the applicant, with details for a details for a site plan, movement and control of muckaway vehicles, contractor parking, and control of dust, mud and debris in relationship to the operation of the adopted public highway.

### **Conservation Officer – No Objection**

- 6.4 Comments 12/10/2022

The site is adjacent to a grade II listed building which is to the north east.

The proposal is for two extensions to the simple yet characterful, single storey church. The extension to the south-west is single storey extension, dug down into the ground on the proposed front elevation. This extension is set back from the building line of the front elevation. The extension to the rear and north-east is a first floor above the existing.



Although it is a large extension of a very modern design on the south-west, due to the proposed location, it will not impact on the setting of the listed building. The different materials will ensure that it reads as quite a separate character from the existing brick building which will break up the massing. The first floor extension to the north east will have limited impact on the setting of the adjacent listed building.

Taking the above into account, I consider that the proposal will not adversely affect the character of the Listed Building.

The proposals will comply with Local Plan policy NH/14.

With reference to the NPPF and the effect on the significance of the heritage asset, paragraph 195 would apply.

Comments 21/12/2022

The amended location plan has been assessed and it is considered that it would not give rise to any harm to any heritage assets

### **Accessibility – No Objection**

6.5 The Access Officer made the following comments:

- It would be better if the flat threshold access was at the front.
- They must make a ground floor accessible toilet.
- All toilet doors should open outwards.
- The shower room should be reconfigured into a accessible shower room and toilet, there wouldn't need to be both an accessible toilet and accessible shower toilet.
- If double doors remain at least one leaf should be 900 millimetres.
- Meeting rooms must have hearing loops.

### **7.0 Third Party Representations**

7.1 None

### **8.0 Member Representations**

8.1 None

### **9.0 Local Interest Groups and Organisations / Petition**

9.1 None.

9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

## **10.0 Assessment**

### **Principle of Development**

- 10.1 The NPPF advises that decisions for new development should enable the retention and development of community facilities such as places of worship. Policy SC/3 of the Local Plan acknowledges the vital function of services and facilities within villages to meet their day to day needs which includes places of worship. As such the extension of the church is supported in principle.
- 10.2 The development is within the Dry Drayton Development Framework and as such is compliant with policy S/7. The purpose and use of the extension would be associated with the existing functions of the church.
- 10.3 The principle of the development is acceptable and in accordance with the NPPF and policies S/7 and SC/3 of the South Cambridgeshire Local Plan 2018.

### **Design, Layout, Scale and Landscaping**

- 10.4 The NPPF acknowledges that good design is a key aspect of sustainable development, creates better places in which to live and work and helps makes development acceptable to communities. Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context. The District Design Guide SPD (2010) provides additional local guidance in support of the above policies.
- 10.5 The proposal would result in an increase of the scale and mass of the existing church. The first floor extension to the rear would be positioned over the existing single storey flat roof extension. This extension responds appropriately to the scale of the existing church being set over a similar footprint of the existing extension, with a pitched roof to match that of the main church. Furthermore, the appearance is proposed to use similar materials to ensure a cohesive appearance with the existing built form. Whilst it would be visible from the public realm it would not be a prominent feature and as such, is not considered to cause harm to the character of the existing building or wider streetscene.
- 10.6 In contrast, the proposed side extension would be a prominent addition to the existing building. Although single storey, it would be of greater width than the existing church. However, it would be set down, so that its finished floor level would be lower than the existing church. A flat roof is proposed to reduce its height, which is lower than the eaves line of the existing church and it is also set back from the front building line. A different set of materials will also assist in diluting the mass of the built form. These

elements combine to reduce the overall scale so it will appear as a subordinate addition.

- 10.7 The overall built form and external treatment of the facades provide a contemporary design which is considered an appropriate design response to the existing traditional built form. The single storey side extension would introduce modern elements to the church including white painted render to the walls, a central feature above the entrance, modern doorway and tall rectangular windows. These features would successfully contrast with the appearance and features of the existing church.
- 10.8 Whilst the concerns of the Parish are noted, on balance, officers are of the opinion the proposal is acceptable in design terms. It is noted that the proposal includes alterations to the forecourt of the church and its surrounds. Therefore, it is considered reasonable to impose a condition requiring details of hard and soft landscaping to be submitted and agreed.
- 10.9 Overall, the proposed development is considered to be a high-quality design that would contribute positively to its surroundings. The proposal is compliant with South Cambridgeshire Local Plan (2018) policy HQ/1 and the NPPF.

### **Heritage Assets**

- 10.10 The application site is within the setting of a Grade II Listed Building (No. 65 (Warrington Farm) Park Street).
- 10.11 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states with regard to listed buildings, that a local authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 10.12 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 10.13 Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.
- 10.14 No. 65 (Warrington Farm) Park Street is a late 17<sup>th</sup> century cottage.

- 10.15 The Conservation Officer has raised no objection to the proposal stating it would not adversely affect the character of the listed building. Therefore, notwithstanding the concerns raised by the Parish Council, Officers concur with the Conservation Officer's opinion and consider that the proposed development will preserve the setting of the listed building.
- 10.16 It is considered that the proposal, would not harm the setting of the listed building. As such, the proposal would not give rise to any harmful impact on the identified heritage asset and therefore, is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policies HQ/1, and NH/14.

### **Highway Safety Impacts**

- 10.17 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.
- 10.18 Para. 111 of the NPPF advises that development 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.
- 10.19 The application is supported by a Transport Note, which sets out the impact of the development proposals on the surrounding transportation network and outlines the proposed parking arrangements. Access to the site would be from by car, bicycle and via public transport. However, it is noted that public transport is relatively infrequent in Dry Drayton and therefore, it is acknowledged that the majority of trips would be via private vehicle.
- 10.20 A new vehicle access would be formed onto the public highway to provide access to off street parking. No concerns are raised with respect to highway safety in relation to this access point onto the highway.
- 10.21 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highway Authority. The Highway Authority have not objected and requested a number of conditions as set out above. With regard to the requests for specific dimensions of the proposed parking spaces and removal of PD rights for gates, officers consider that these requests are not necessary to make the development acceptable.
- 10.22 All other conditions are considered reasonable in the context of the proposal.
- 10.23 The Access Officer has advised for elements to improve accessibility into the building. The applicant has confirmed in writing that they will meet all these elements. An informative has been added in this regard.

- 10.24 Subject to conditions as applicable, the proposal accords with the objectives of policies HQ/1 and TI/2 of the Local Plan and is compliant with the NPPF.

### **Cycle and Car Parking Provision**

- 10.25 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards.
- 10.26 There are two parking spaces shown, to be 2.4m x 4.8m, and cycle spaces provided. Although there is no set requirement for the size of proposed car parking spaces in South Cambridgeshire Local Plan (2018) policy, the spaces are considered to be sufficient to accommodate cars.
- 10.27 There is currently no off street parking for the church. Instead, in the submitted documents the applicant has clarified that the primary school's car park is made available for the congregation of the church and provides access to an unspecified number of car parking spaces. It is understood that this has been a long term arrangement and it has been successful as a means of off street parking. There is also some on street parking available in the existing lay-by within the public highway. The applicant has advised that congregation numbers would not increase as a result of the increase in floorspace of 92m<sup>2</sup>. It is noted that the internal layout of the church would create 4 classrooms to allow for children associated with the existing congregation to have separate space for worship and religious education.
- 10.28 The Council's indicative parking standards as set out in Policy TI/3 require 1 space per 8m<sup>2</sup>. As 92m<sup>2</sup> of additional floorspace will be provided, this would increase the off street parking requirement by 11.5 spaces. Provision would be made for 2 additional spaces on site and given the existing arrangements with the school, the proposal is not considered to cause undue on street parking stress which would materially impact upon the free flow of traffic in the local highway network.
- 10.29 With regard to cycle parking provision, no cycle parking is currently provided on site. The proposed plans indicate 8 cycle parking spaces can be provided which is considered an appropriate level of provision, commensurate with the increase in floorspace.
- 10.30 The proposal is considered to provide an appropriate level of car and cycle parking and therefore, accord with policies HQ/1 and TI/3 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

## **Amenity**

- 10.31 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 10.32 Due to the existing use of the site as a church, it is considered that the noise, light and air impact would not be significantly increased over and above the existing levels currently present on site. Impacts from construction related activities are likely to be limited to a temporary period and the scheme is relatively small in scale as to not result in adverse impacts to neighbouring occupiers.
- 10.33 The proposed development is not considered to give rise to any negative implications on the amenity of neighbouring occupiers with regards to loss of light, overbearing, enclosure, loss of privacy or other environmental impacts. The proposal is compliant with Policy HQ/1 of the South Cambridgeshire Local Plan (2018).

## **Other Matters**

- 10.34 The church is located opposite to a Protected Village Amenity Area. The extensions is modest in scale, is located outside of the Protected Village Amenity Area, and is considered to preserve the character of this section of Protected Village Amenity Area which is a private garden. As such, it is considered that the proposed extensions will not have a detrimental impact on the Protected Village Amenity Area and the proposal is compliant with Policy NH/11 of the South Cambridgeshire Local Plan.
- 10.35 If the proposed development is subject to approval a request for a condition has been raised asking for the number of seats provided to be maintained at the current level. However this is not considered to be an enforceable planning condition.

## **Planning Balance**

- 10.36 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 10.37 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval

## **11.0 Recommendation**

### **11.1 Members are recommended to Approve** subject to:

The planning conditions as set out below with minor amendments to the conditions, as drafted, delegated to officers.

#### **Conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme. 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 as soon as is reasonably practicable, 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/4 of the South Cambridgeshire Local Plan 2018.

4. Two pedestrian visibility splays of 2m x 2m shall be provided each side of the vehicular access measured from and along the highway boundary. Such splays shall be within the red line of the site and shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway.

Reason: In the interests of highway safety.

5. Proposed access will 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. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

6. The gradient of the vehicular access shall not exceed 1:12 for a minimum distance of 5.0m into the site as measured from the near edge of the highway carriageway.

Reason: In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

7. The new proposed access is to be constructed using a bound material, for the first 10 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 accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

8. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing with the Planning Authority. The principal areas of concern that should be addressed are:
  - (i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
  - (ii) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.
  - (iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway).
  - (iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

The works shall be implemented in accordance with the approved details.

Reason: In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

**Informative:**

1. The applicant is advised to have regard to the Equality Act 2010 and other relevant legislation in respect to enabling access for all users to the premises and the facilities within. The applicant's attention is drawn to measures outlined and agreed during the assessment period for this application.



Reason: In the interests of accessibility and accommodation of the premises for all users.

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# Agenda Item 6



<b>Planning Committee Date</b>	12 <sup>th</sup> April 2023
<b>Report to</b>	South Cambridgeshire District Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	23/00352/HFUL
<b>Site</b>	27 Silverdale Avenue
<b>Ward / Parish</b>	Coton
<b>Proposal</b>	Two storey side and rear extension
<b>Applicant</b>	Mr Michael Atkins
<b>Presenting Officer</b>	John McAteer
<b>Reason Reported to Committee</b>	Application submitted by a member or officer of the Council
<b>Member Site Visit Date</b>	n/a
<b>Key Issues</b>	1. Design 2. Neighbouring Amenity
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks permission for a two-storey side and rear extension.
- 1.2 Officers consider that the proposal would not harm the character and appearance of the street scene and surrounding area, and would be appear as a suitable addition to the existing dwelling.
- 1.3 The proposal will have a negligible impact on the residential amenity of neighbouring properties.
- 1.4 The application has been brought before planning committee as the applicant is a local councillor.
- 1.5 Officers recommend that the Planning Committee approve the proposed development.

## 2.0 Site Description and Context

None relevant	X	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

- 2.1 The proposal site is located within the Development Framework boundary of the village of Coton. The application site is not within a conservation area and there are no listed buildings located within close proximity. The application site is not located within an area identified as at risk from flooding.
- 2.2 Land use to the North, East and West of the site comprises of housing, with Brin Brook and agricultural land located to the south.

## 3.0 The Proposal

- 3.1 The development seeks planning permission for a two storey side and rear extension.
- 3.2 The proposed works consist of a two storey side extension to the South-West Elevation of the dwelling at a height of 7.6 metres, a length of 3.4 metres and a width of 2.6 metres, in combination with a joined rear

extension at a height of 7.6 metres, a width of 7 metres, and a depth of 1.7 metres beyond the existing rear elevation.

#### **4.0 Relevant Site History**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
S/3523/18/FL	Single Storey Side Extension	PERM
S/0779/18/PA	Notification of prior approval of larger home extension	PERM

#### **5.0 Policy**

##### **5.1 National**

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

##### **5.2 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

HQ/1 – Design Principles

##### **5.3 Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

#### **6.0 Consultations**

##### **Coton Parish Council – Support**

6.1 Coton Parish Council submitted a response in support of the development without further comment.

##### **Tree Officer**

6.2 I have no arboricultural objections to this planning application.

#### **7.0 Third Party Representations**

7.1 No representations have been received.

## **8.0 Assessment**

### **Principle of Development**

- 8.1 Policy S/7 of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.
- 8.2 The supporting text to policy S/7 sets out the development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations.
- 8.3 The application is located within the development framework boundary of Coton where policy S/7 of the Local Plan supports the principle of residential development. The principle of development is therefore considered to be acceptable.

### **Design, Layout, Scale and Landscaping**

- 8.4 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 8.5 The proposed side extension element would be visible within the public realm; however, as the extension would be set down from the ridgeline of the property and set back from the front elevation. In addition, the proposal would add only 2.6 metres in width to the front elevation of the property, which is not thought to be excessive or visually dominant when viewed from the road. Whilst this would enclose the gap to the adjacent neighbour (no.28), this property also benefits from a similar two storey side extension.
- 8.6 The proposed two storey rear extension would also be set down from the ridgeline of the existing property and would be sited within a large garden considered expansive enough to support the level of development proposed. The eaves height of the proposed extension would match the eaves height of the existing dwelling and the extension would extend beyond the rear elevation of the property by just 1.7 metres.
- 8.7 It is acknowledged that the combined result of the two storey side extension would add to the scale and mass of the existing dwelling. However, the existing footprint of the building would not be significantly enlarged by the proposal, and the proposed design ensures the extension

would be subservient to the existing dwelling. Furthermore, the proposed extension would use red facing brick, Redland regent roofing tiles and white UPVC for the fittings to match the appearance of the existing building as closely as possible.

- 8.8 Overall, the proposed development is considered to be visually appropriate in the context of the host dwelling and the wider locality. The proposal is compliant with South Cambridgeshire Local Plan (2018) policy HQ/1.

### **Amenity**

- 8.9 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 8.10 The impact on neighbouring properties would be limited and only the adjacent neighbours of 26 and 28 Silverdale Avenue would be affected. No.26 is attached to the application site. The side extension would be built up to the boundary with no.28. However, there are no windows in the flank elevation serving habitable rooms of no.28 and the impact to the occupier's amenity is therefore, considered to be minimal.
- 8.11 The rear extension element would be visible from the gardens of both adjacent neighbours and would project 1.7 metres beyond the existing rear elevation. Due to the siting of number 28 Silverdale Avenue, the rear extension would project no more than 0.6 metres beyond their rear elevation and it is considered that the 45 degree rule outlined in the BRE guidance would not be breached on any of their habitable windows. As the rear extension is set in from the Eastern elevation, 26 Silverdale Avenue is less impacted by this addition. It is concluded that there would be no negative impact on residential amenity. The proposal would not be overbearing or cause an unreasonable sense of enclosure, loss of light or overlooking.
- 8.12 No neighbour objections have been received in opposition to the proposal.
- 8.13 The proposal adequately respects the amenity of its neighbours and is therefore, compliant with policy HQ/1.

### **Car Parking Provision**

- 8.14 Policy TI/3 provides indicative off street car parking standards. Two spaces per dwelling should be provided, including 1 within the curtilage. The existing site layout includes a lean-to carport to the side of the existing dwelling. It is proposed this would be replaced with a garage. Parking is also available on the driveway of the existing property and no concerns are raised with regard to provision of off street parking.

## **Planning Balance**

- 8.15 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 8.16 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

## **Recommendation**

- 8.17 **Members are recommended to Approve** subject to the following conditions:

### 1. Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

### 2. Drawings

The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.



# Agenda Item 7

## **REPORT TO:**

**Planning Committee April 2023**

## **LEAD OFFICER:**

**Joint Director of Planning and Economic Development**

## **Compliance Report**

### **Executive Summary**

1. On 1<sup>st</sup> March 2023 there were 143 open cases in South Cambridgeshire, compared with 139 cases compared to the month beforehand.
2. Details of all compliance 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.
3. Statistical is contained in Appendices 1 and 2 to this report.
4. Data relates to the end of February statistical information as march information was not available in full at the time of the report. March information will be available in the next Committee Report along with the Q1 2023 statistical data.

### **Updates to Service Delivery**

The Planning Compliance Team is part of the Development Management service of the Greater Cambridge Shared Planning Service.

The service has advertised the post of Planning Compliance Officer or Senior Planning Compliance Officer and the closure date for applications is 30 March 2023. An update on recruitment and staffing will be available in the next Committee report.

Alleged breaches of planning control continue to be reported online using the e-form, in conjunction the dedicated Planning Compliance webpage. The team continues to work towards the provision of a point of communication online using another webform for contact with the compliance service when the communication does not relate to a new compliance complaint.

Since 1 December 2022 The compliance team have received 168 enforcement referrals, 103 of those were made by e-form.

Since 1 December 2022 the Compliance team have closed 80 cases, 35 of the cases closed have been e-form referral cases

The Greater Cambridge Shared Planning Compliance Policy consultation has now been adopted, information and details of the policy are now being cascaded to Parish Councils, Residents Associations, strategic partners and stakeholders, as well as the public through communications in publications and social media.

### **Updates on significant cases**

Should Members wish for specific updates to be added to the Compliance Report then please request these from the Principal Planning Compliance Manager and they will be added to the next available Planning Committee. Alternatively, if you wish to speak about a specific case or specific cases, please feel free to contact the Principal Planning Compliance Manager.

### **Background Papers**

Planning Enforcement Register.

Statistical Analysis of Uniform Planning Enforcement Software Program.

### **Appendices**

Appendix 1: Compliance Cases Received and Closed.

Appendix 2: Notices Served.

### **Report Author:**

Chris Braybrooke – Principal Planning Compliance Manager Date: 28/03/23

## Appendix 1

### Enforcement Cases Received and Closed.

Month	South Cambridgeshire							LPA Total
	Received	No Breach	Resolved	Not Expedient	Application Approved	Other		
February 2023	24	29	0	5	1	24	<b>59</b>	
January 2023	44	6	0	1	0	8	<b>15</b>	
December 2022	10	11	0	2	4	2	<b>19</b>	

### Quarterly Totals for Past 5 Years

Quarter	South Cambridgeshire							LPA Total
	Received	No Breach	Resolved	Not Expedient	Application Approved	Other		
Qtr 1 2022	85	26	0	19	1	21	<b>67</b>	
Qtr 2 2022	42	33	0	12	3	18	<b>66</b>	
Qtr 3 2022	59	22	0	9	7	6	<b>44</b>	
Qtr 4 2022	0	0	0	0	0	0	<b>0</b>	
Qtr 1 2021	93	58	48	22	22	53	<b>203</b>	
Qtr 2 2021	132	24	25	12	16	40	<b>117</b>	
Qtr 3 2021	91	46	47	14	13	32	<b>152</b>	
Qtr 4 2021	113	59	20	15	9	29	<b>132</b>	

## Appendix 2

### Public Enforcement Notices served

#### February 2023

Reference	Ward	Parish	Address	Notice Issued
*** No Notices Issued ***				

#### January 2023

Reference	Ward	Parish	Address	Notice Issued
EN/00004/23	Harston & Comberton	Harston CP	Byeways Station Road Harston Cambridgeshire CB22 7NY	Operational Development Notice

#### December 2022

Reference	Ward	Parish	Address	Notice Issued
EN/00492/21	Linton	Castle Camps CP	Moat Farmhouse Moat Farm Park Lane Castle Camps Cambridge Cambridgeshire CB21 4SR	Operational Development Notice

# Agenda Item 8



**South  
Cambridgeshire**  
District Council

**Report to:** Planning Committee

12 April 2023

**Lead Officer:** Joint Director of Planning and Economic Development

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## **Appeals against Planning Decisions and Enforcement Action**

### **Executive Summary**

1. This report informs Members about appeals against planning decisions and enforcement action, and proposed hearing and inquiry dates, as of 28 March 2023. Summaries of recent decisions of importance are also reported, for information.

### **Appendices**

Appendix 1: Decisions Notified by the Secretary of State

Appendix 2: Appeals received

Appendix 3: Local Inquiry and Informal Hearing dates scheduled

Appendix 4: Appeals Awaiting Decision from Inspectorate

Appendix 5: Appeals Pending Statement

### **Report Author:**

Ian Papworth

Telephone Number:

Technical Support Officer (Appeals)

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## Appendix 1

### Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date	Planning Decision
21/03211/FUL	Land West Of Casa D Foseta St Neots Road Caldecote	Erection of 2 No. dwellings and associated garages	Dismissed	2/3/2023	Refused (Delegated)
21/05689/OUT	Land To The South Of Banworth Ely Road Landbeach	Outline application for 3 dwellings with some matters reserved except for access	Dismissed	7/3/2023	Non Determination
21/02235/FUL	The Oaks Blacksmiths Lane Shudy Camps	Demolition of existing dwelling and industrial buildings and erection of 2 x 3bed bungalows and associated garages and alteration of access	Allowed	7/3/2023	Refused (Delegated)
21/01175/FUL	7 High Street Pampisford	Retrospective construction of a clear polycarbonate roof over covered parking area	Dismissed	7/3/2023	Refused (Delegated)
22/00964/PRIOR	Land And Buildings To The East Of Gage Farm Branch Road Comberton	Change of use of agricultural building to 1 No. dwellinghouse (use class C3) and associated operational development	Dismissed with costs	13/3/2023	Refused (Delegated)
20/05079/FUL	17 Heydon Road Great And Little Chishill	Erection of one and a half storey dwelling	Dismissed	23/3/2023	Refused (Delegated)

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Appeals Received

Reference	Address	Details	Date Appeal lodged
21/01618/FUL	Land At Moor Drove Histon	Change of use of land to create 4 No. pitches comprising the siting of 4 mobile homes, 4 touring caravans, and installation of 4 cesspits	28/2/2023
22/03218/HFUL	The Old Post Office 72 High Street Harlton	Demolition of existing conservatories and erection of part two storey part first floor rear extension with Juliet balconies	28/2/2023
22/03193/FUL	College Farm House Common Road Weston Colville	Change of use of agricultural land to residential and the retrospective replacement of an existing shed and construction of a cartlodge	1/3/2023
22/03950/HFUL	30 Meadow Lane Over	Detached double garage and carport with office/playroom above	2/3/2023
22/03445/HFUL	38 High Street Little Shelford	Single storey rear extension and two storey side extension, demolition of two existing garages and the construction of two detached garages. Demolition and construction of a new front boundary wall, alterations to the existing vehicular access and landscaping	2/3/2023
22/04719/FUL	17 South Road Impington	New 3 bed dwelling to the side of 17 South Road (Resubmission of 22/02485/FUL)	3/3/2023

## Appendix 2

21/01197/FUL	Land Adjacent To The Barn Fen Road Milton	Erection of barn	13/3/2023
22/05229/FUL	25 Home End Fulbourn	Demolition of existing single storey bungalow, garage and various outbuildings and the erection of 2 no semi-detached houses and 1 no. bungalow	14/3/2023
20/04298/FUL	Plot E5 Moor Drove Histon	Change of use from disused land to single site for one static caravan, day room and parking	20/3/2023
20/04263/FUL	Plot A1 Moor Drove Histon	Change of use from disused land to single site for one static caravan, day room and parking	20/3/2023
20/04264/FUL	Plot C3 Moor Drove Histon	Change of use from disused land to single site for two static caravans, day room and parking	20/3/2023
22/01733/FUL	146 Cambridge Road Wimpole	Retrospective change of use of land from former builder's yard to a residential caravan site for one gypsy family including stationing of 2 caravans, hardstanding and existing amenity building	20/3/2023
20/04858/FUL	Plot B2 Moor Drove Histon	Change of use from disused land to single site for one static caravan, day room and parking	20/3/2023
20/04297/FUL	Plot D4 Moor Drove Histon	Change of use from disused land to single site for one static caravan, day room and parking	20/3/2023

## Appendix 2

20/04299/FUL	Plot F6 Moor Drove Histon	Change of use from disused land to single site for one static caravan, laundry/shower room and parking	20/3/2023
22/02354/FUL	The Old Stables Cambridge Road Wimpole	Construction of a 3 Bedroom detached dwelling with detached open bay garage	23/3/2023
22/02437/FUL	Land Off Ashwell Road Steeple Morden	Erection of four detached earth sheltered Paragraph 80 dwellings with associated hard and soft landscaping, formation of two new ponds and re-wilding of land.	27/3/2023

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## Appendix 3

Local Inquiry and Informal Hearing dates scheduled

- Local Inquiries

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/ proposed
22/02771/OUT	Brookgate Land Ltd on behalf of The Chesterton Partnership	Land North Of Cambridge North Station Milton Avenue Cambridge	Non Determination	6/6/2023 12 day Inquiry

- Informal Hearings

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/ proposed
EN/00216/21	Nelson Charles Arthur James O'Conner	Land To The North Of The Old Coal Yard Chesterton Fen Road Milton	Enforcement Notice	TBC
EN/00362/21	Mary Siobhan Howe	Cherry Trees Priest Lane Willingham	Enforcement Notice	TBC
21/00629/S73	Abbey Developments Ltd	Land To The North And South Of Bartlow Road Linton	Planning Decision	13/4/2023

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Appeals Awaiting Decision from Inspectorate

Reference	Address	Description	Reason for appeal
EN/00216/21	Land To The North Of The Old Coal Yard Chesterton Fen Road Milton	Mobile homes sited on land without planning permission.	Appeal against enforcement notice
ENF/0214/18	22 Cambridge Road Foxton	Without planning permission: 1. The material change of use of the land hatched in blue on the attached plan to a coach depot including the parking and storage of coaches, and 2. The creation of an area of hardstanding for use as a coach depot on the land hatched in blue on the attached plan.	Appeal against enforcement notice
21/01540/CLUED	Poplar Cottage Nosterfield End Shudy Camps	Certificate of lawfulness under Section 191 for an existing single storey rear extension	Against Refusal of Permission (Delegated Decision)
EN/00615/21	Byeways Station Road Harston	Breach of condition 2- 21/02100/HFUL (extension being built bigger than approved) (erection of outbuilding in rear garden exceeding PD)	Appeal against enforcement notice

## Appendix 4

21/00629/S73	Land To The North And South Of Bartlow Road Linton	S73 Variation of condition 11 (Foul water drainage) of outline planning permission S/1963/15/OL (Residential development for up to 55 dwellings with landscape buffer and new vehicular accesses from Bartlow Road) for revised wording to refer to the foul drainage design.	Against Refusal of Permission <b>(Committee Decision)</b>
22/00455/CLUED	Blackberry Barn 4 Over Mereway Willingham	Certificate of lawfulness under S191 for the continued use of land as domestic garden.	Against Refusal of Permission (Delegated Decision)
21/00298/FUL	Green Fox Farm Fowlmere Road Melbourn	Farmland diversification, ecological enhancements and erection of 1no. residential dwelling with an associated change of use in land from agricultural to residential.	Non-determined within 8 weeks
EN/00362/21	Cherry Trees Priest Lane Willingham	Without planning permission, the change of use of the land from agricultural use to the use of the land for the running of a dog rescue organisation and the erection of associated kennels	Appeal against enforcement notice



## Appendix 4

EN/00063/22	The Land And Property Situated And Comprising Willow Grange Farm Ely Road Chittering	Without planning permission: a) The undertaking of works to facilitate a weddings and events venue business at Willow Grange Farm including the erection of a marquee, bell tents, shepherd huts, toilet facilities and safari tents together with hard standings, decking and pathways; b) A Material Change of Use of the land from Agriculture to a weddings and events venue.	Appeal against enforcement notice
EN/00208/22	10 Shirley Close Milton	Without planning permission, the creation of a new dwelling	Appeal against enforcement notice
EN/01566/20	Whines Lane Farm Track Over	Without planning permission, the change of use of the land from agricultural to a mixed use of open-air storage and residential use. To include the siting of a caravan used for residential purposes, the storage of motor vehicles and associated paraphernalia, storage of building materials and the construction of a wooden structure.	Appeal against enforcement notice
21/05101/HFUL	3 Ravensdale Landbeach	Erection of glazed porch	Against Refusal of Permission (Delegated Decision)

## Appendix 4

21/02117/FUL	The Jolly Millers 73 High Street Cottenham	Change of use of public house (SG) with flat to dwelling (C3), demolition of existing annex/outbuildings, erection of detached dwelling and creation of amenity space, bin storage and parking and manoeuvring for 2 dwellings	Against Refusal of Permission <b>(Committee Decision)</b>
21/04473/FUL	Warren Lodge Fowlmere Road Fowlmere	Erection of a machinery and store building.	Against Refusal of Permission (Delegated Decision)
21/02795/S73	Land East Of Highfields Road Highfields Caldecote Caldecote	Variation of condition 18 (scheme for a shared use footway/cycleway along the western side of Highfields Road) and 20 (scheme for the design and materials to be used for access and public rights of way) of planning permission S/3777/19/VC (Variation of condition 23 (water drainage scheme) of planning permission S/2510/15/OL for Outline planning permission for up to 140 residential dwellings (including up to 40% affordable housing) removal of existing temporary agricultural structures and debris introduction of structural planting and landscaping informal public open space and children's play area community orchard and allotments surface water flood mitigation and attenuation vehicular access points from Highfields Road and associated ancillary works. All matters to be reserved with the exception of the main site access)	Against Refusal of Permission <b>(Committee Decision)</b>

## Appendix 4

21/04971/PRIOR	Mill Lane Histon	Installation of a 16.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works	Against Refusal of Permission (Delegated Decision)
EN/00394/21A	Land adjoining 16 Chalky Road Great Abington	Without planning permission, the erection of a building (edged in black on attached plan for identification purposes only).	Appeal against enforcement notice
20/01564/FUL	Land To The South East Of Burton End West Wickham	Mixed use of agricultural and solar farm	Against Refusal of Permission <b>(Committee Decision)</b>
21/00953/FUL	Former Hotel Felix Whitehouse Lane Cambridge	Demolition of existing buildings and erection of a care home (Use Class C2) with external amenity space, access, parking, landscaping and other associated works	Against Refusal of Permission <b>(Committee Decision)</b>
22/00664/FUL	25 Station Road Over	Subdivision of existing garden plot and the erection of a detached dwellinghouse including the stopping up of the existing driveway access and creation of new vehicular access to station road.	Against Refusal of Permission (Delegated Decision)
21/05641/OUT	Land To The South Of 86 Chrishall Road Fowlmere	Outline planning application for 15no self-build dwellings, with details pursuant to access and layout, and all other matters including appearance, scale and landscaping reserved for subsequent approval.	Against Refusal of Permission (Delegated Decision)
EN/00184/22	Land At Acre Orwell Road Barrington	Alleged change of use of the land from agricultural to living in a caravan without permission	Appeal against enforcement notice

## Appendix 4

21/04955/FUL	Land Adjacent To 55 Hillside Orwell	Erection of a detached dwelling house	Against Refusal of Permission (Delegated Decision)
22/01210/PRIOR	Flittons Farm 78-80 Station Road Steeple Morden Royston	Notification for prior approval for the conversion of two agricultural buildings to 2 no. residential dwellings (Class C3)	Against Refusal of Permission (Delegated Decision)
22/02960/FUL	16 Dowding Avenue Waterbeach	Erection of a 3 bedroom detached dwelling and parking on side garden of existing dwelling.	Against Refusal of Permission (Delegated Decision)
21/03039/FUL	Bancroft Farm Church Lane Little Abington	Demolition of existing dilapidated agricultural buildings and hardstandings. Erection of five dwellings and the conversion of two redundant barns to form a detached dwelling and an office	Against Refusal of Permission <b>(Committee Decision)</b>
21/03829/FUL	Land Adjacent To 26 Church Street Little Shelford	Erection of 1 No. dwelling with associated highway access	Non-determined within 8 weeks
22/01027/FUL	Land To The Rear Of The Rose And Crown 2 Glebe Way Impington	Erection of a single dwelling	Against Refusal of Permission (Delegated Decision)
22/02870/OUT	Land To The South Of 86 Chrishall Road Fowlmere	Outline planning application for 15 No. self-build dwellings, with details pursuant to access and layout, and all other matters including appearance, scale and landscaping reserved for subsequent approval	Against Refusal of Permission (Delegated Decision)

## Appendix 4

21/03980/FUL	38 Station Road (West) Whittlesford	Demolition of garage and rear extension of existing dwelling, new single storey rear extension, new loft dormer windows to front and replacement windows and doors along with the erection of a new detached dwelling and vehicular access at 38 Station Road	Against Refusal of Permission (Delegated Decision)
22/01470/FUL	135 Hereward Close Impington	Erection of 1no 1bed single storey 1-bed dwelling	Against Refusal of Permission (Delegated Decision)
22/01331/FUL	Land To The South-west Of Grain Stores Valley Farm Road West Wrating	Change of use of an existing compound area into a self storage facility and the positioning of 90 shipping containers	Against Refusal of Permission (Delegated Decision)
22/03406/OUT	Land North Of Field Side Thriplow Road Fowlmere	Outline application for the development of up to 9 self and custom build dwellings, with all matters reserved except access, along with all ancillary works	Against Refusal of Permission (Delegated Decision)
EN/00492/21	Moat Farmhouse Moat Farm Park Lane Castle Camps	Without planning permission, an engineering operation comprising the excavation and formation of two lakes and the creation of earth bunds associated with the excavation of a lakes	Appeal against enforcement notice
22/01574/CL2PD	Land To The South Of Chear Fen Boat Club Twentyence Road Cottenham	Certificate of lawfulness under S192 for the stationing of 2 mobile homes for residential purposes	Against Refusal of Permission (Delegated Decision)
22/01703/FUL	Land To The South Of Chear Fen Boat Club Twentyence Road Cottenham	Change of use of land through intensification to the stationing of caravans for residential purposes, nine dayrooms and the formation of hardstanding ancillary to that use	Against Refusal of Permission (Delegated Decision)

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Appeals Pending Statement

Reference	Address	Details	Date Statement due
22/01126/HFUL	Byeways Station Road Harston	part single, part two storey rear extensions including erection of a front boundary wall and gated entrance (part retrospective) - variation to planning permission 21/02100/HFUL	30/3/2023
EN/00004/23	Byeways Station Road Harston	Unauthorised operational development following refusal of retrospective planning application ref 22/01126/HFUL	6/4/2023
21/01066/FUL	Land East Of Unit 2 Caxton Gibbet Services Site Ermine Street Cambourne	Erection of 4 industrial units (Use Classes B2 (general industrial) and/or E(g) (office)) with associated access and parking	20/4/2023

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Planning  
Committee



**GREATER CAMBRIDGE**  
SHARED PLANNING

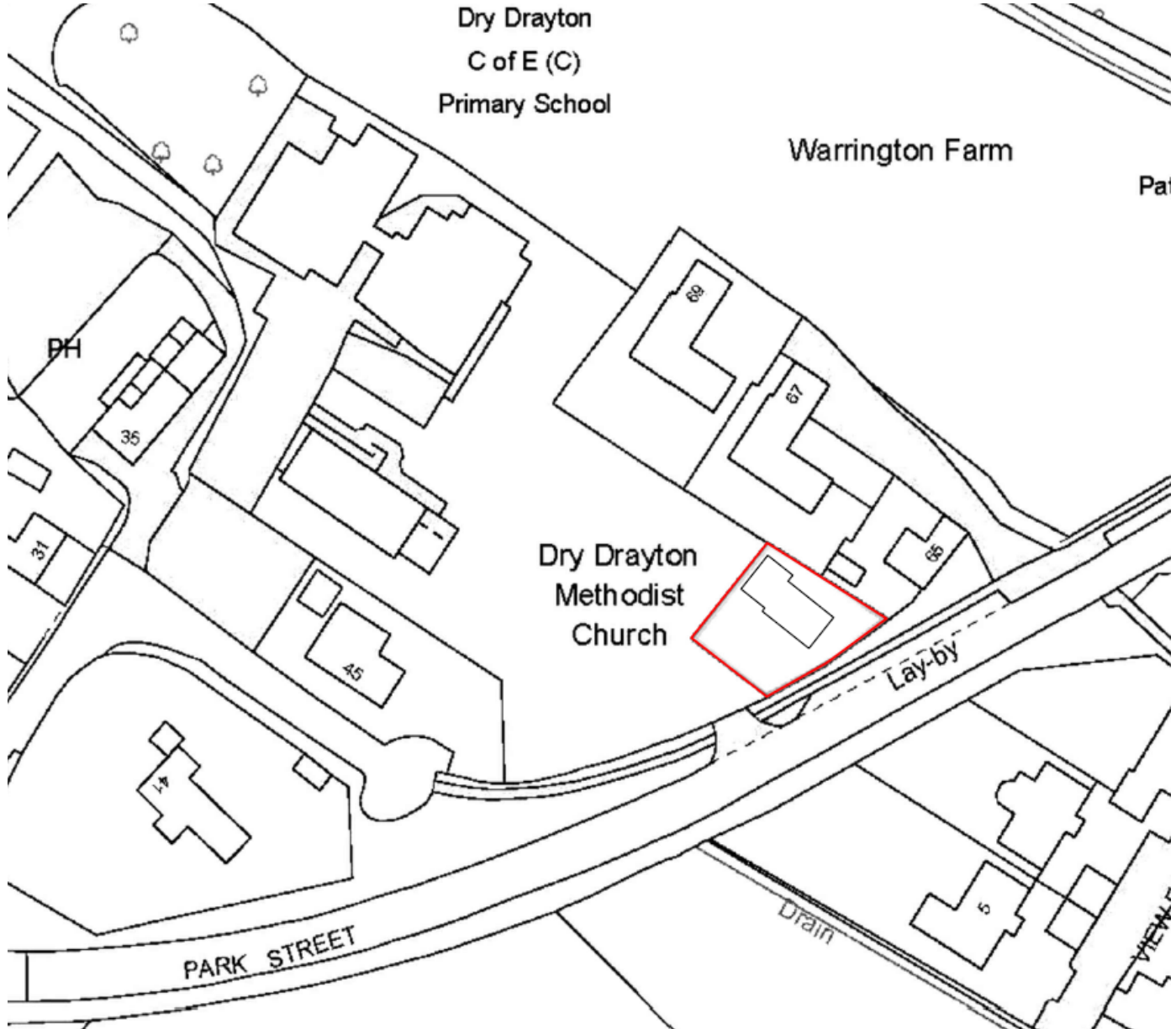
# MINOR APPLICATIONS

Dry Drayton Methodist Church (the True  
Jesus Church) Park Street Dry Drayton  
Cambridgeshire CB23 8DA

22/03729/FUL

Erection of a single storey side extension and a first floor rear extension together with the provision of two parking spaces and eight cycle parking spaces and the creation of a vehicular access to the site.

# Location Plan



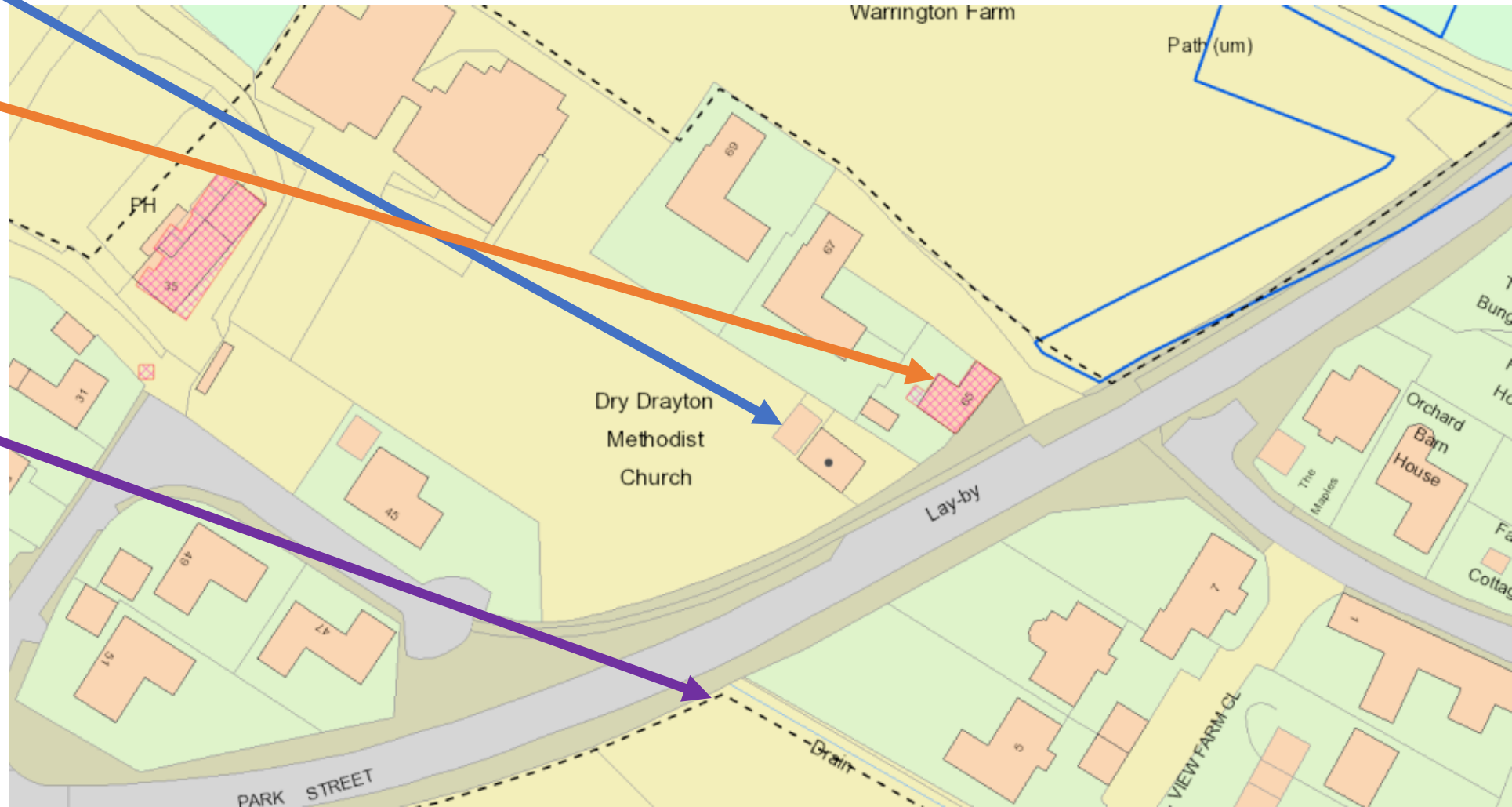
# Planning Map

Applicant property

Grade II Listed Building:  
No. 65 (Warrington Farm)  
Park Street

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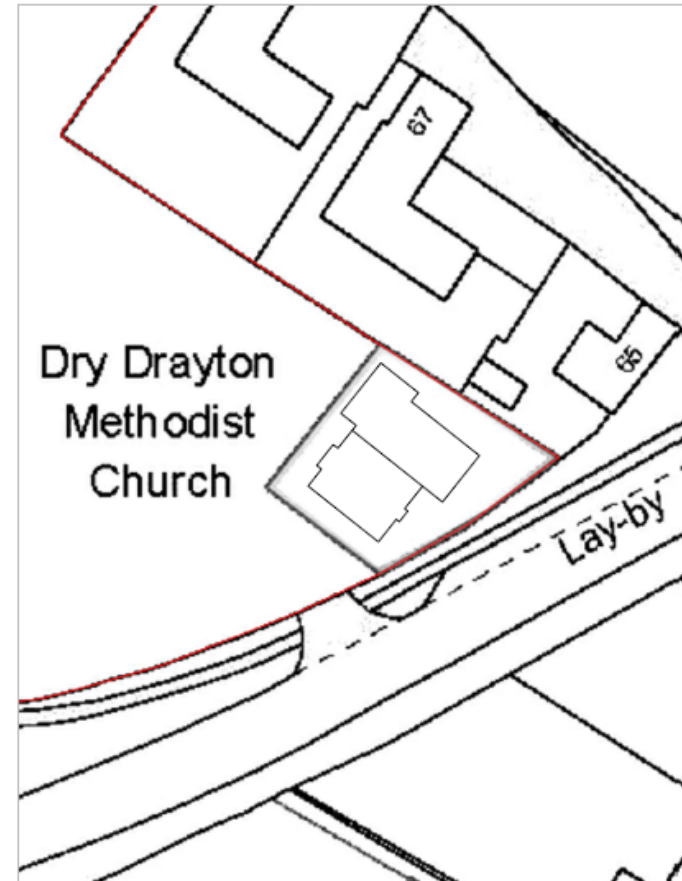
Area is within the Dry  
Drayton Development  
Framework (no  
Conservation Area  
present)



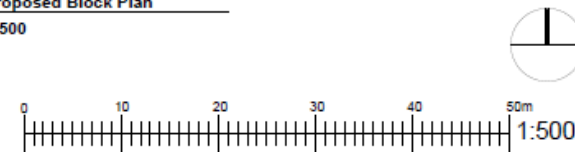
# Existing and Proposed Block Plans



① Existing Block Plan  
1:500



② Proposed Block Plan  
1:500



# Existing and Proposed Site Plans



**1** Existing Site Plan  
1:200

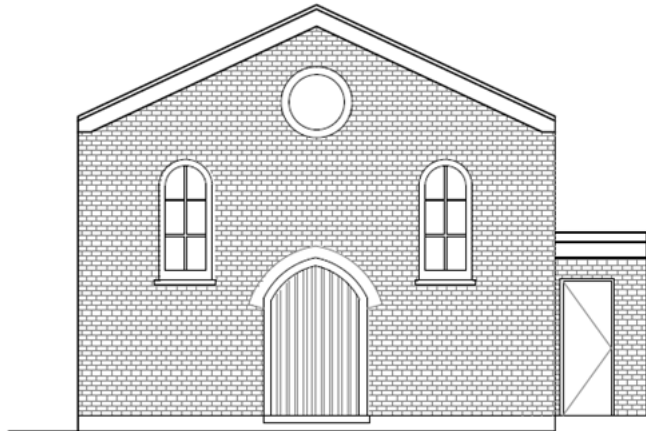


**2** Proposed Site Plan  
1:200

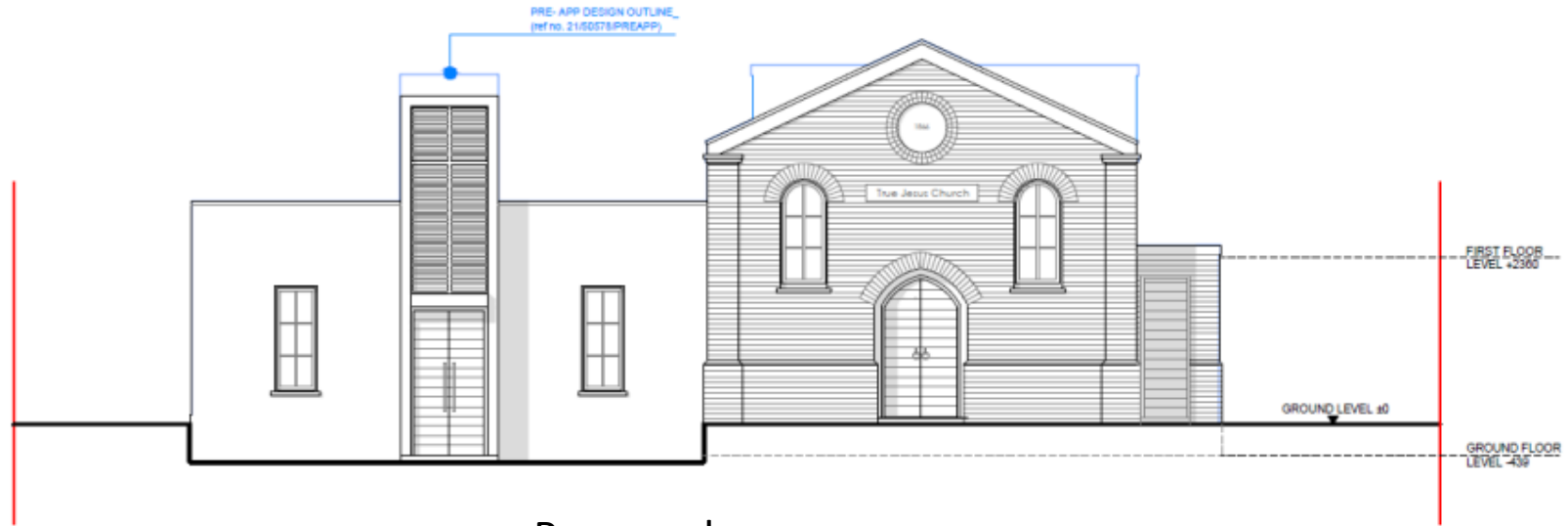


# Existing and Proposed Elevations

49 Front Elevation Page 64

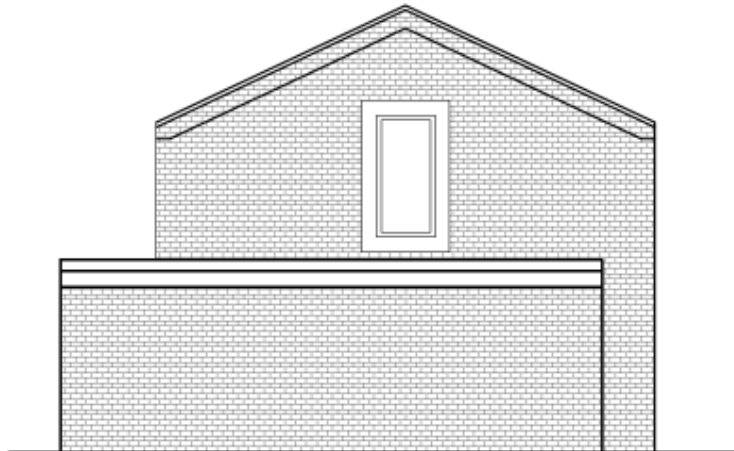


Existing

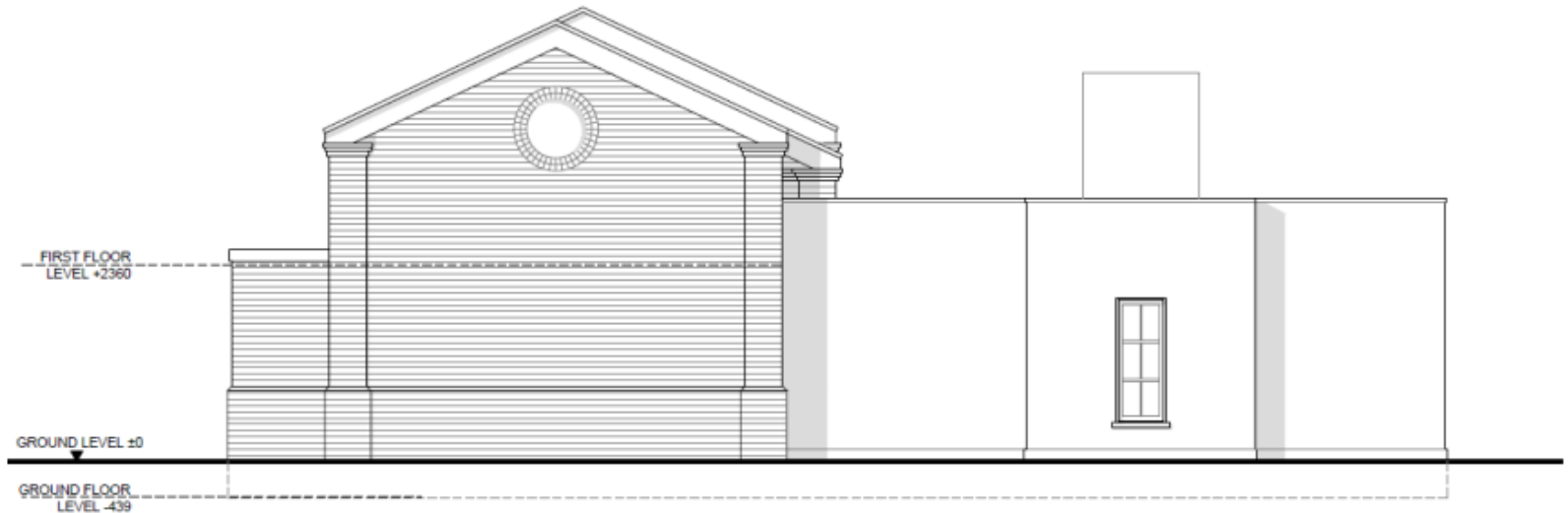


Proposed

Rear Elevation



Existing

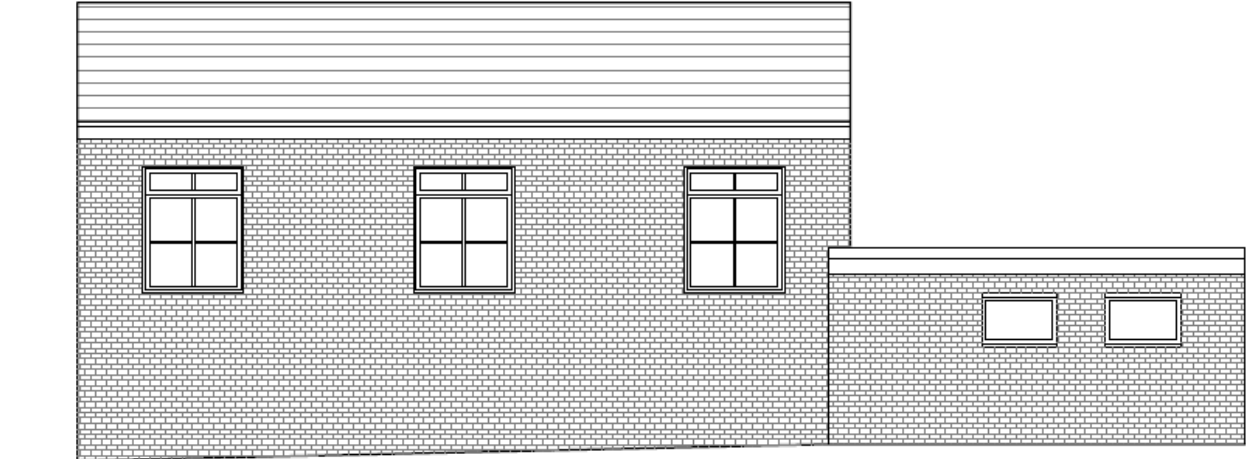


Proposed



# Existing and Proposed (South-East Side Elevation)

Existing



Proposed

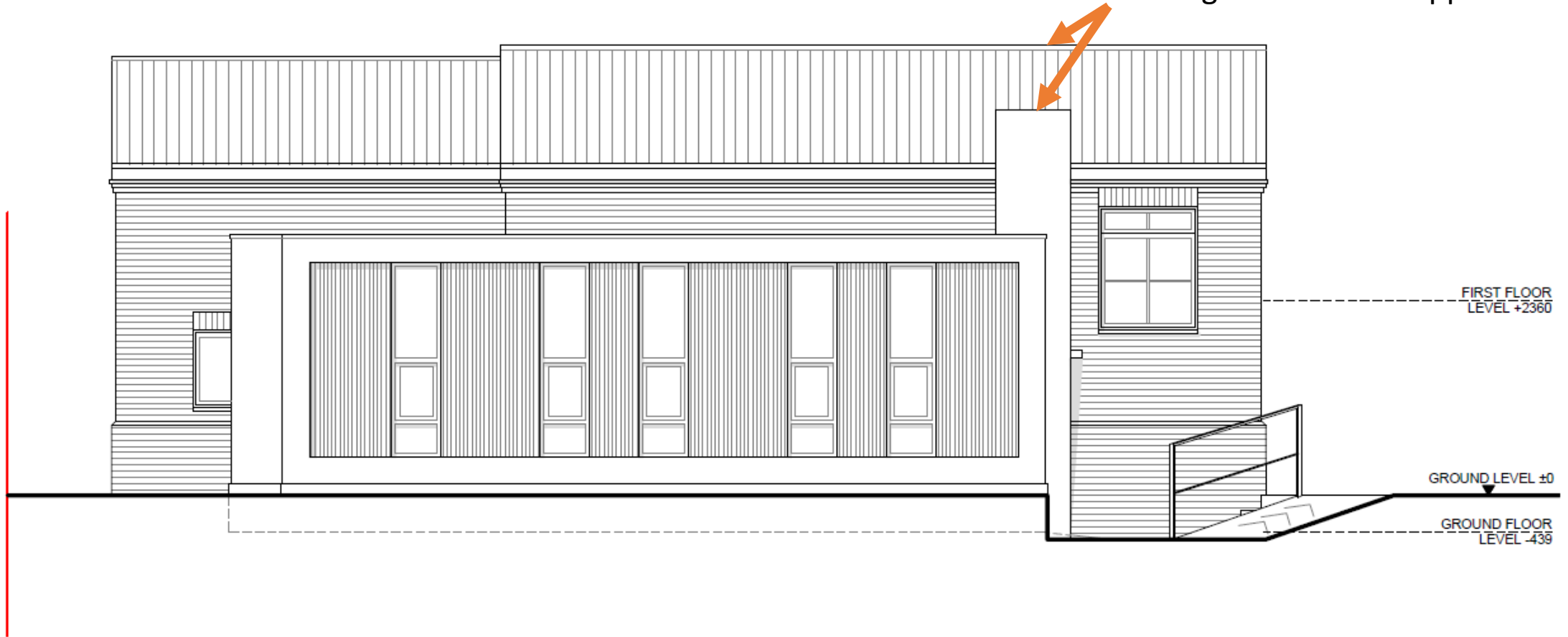


Height difference between roof of original rear extension and proposed rear extension approx. 3m

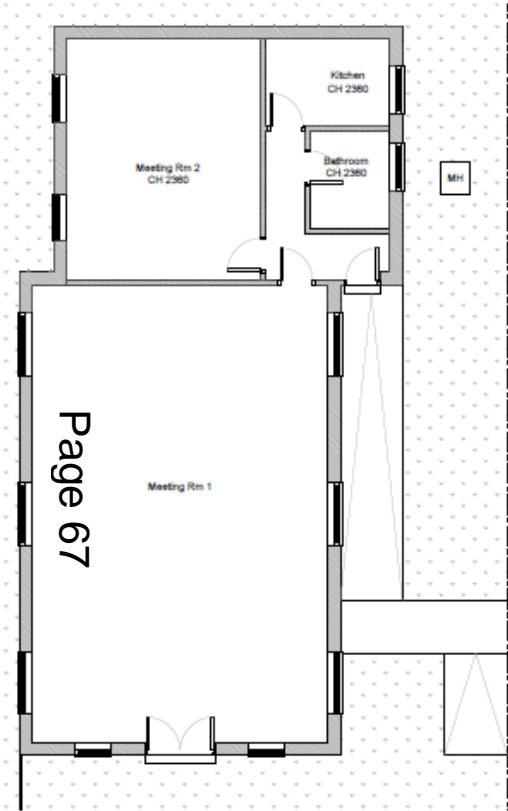
# Proposed (North-West Side Elevation)

Page 66

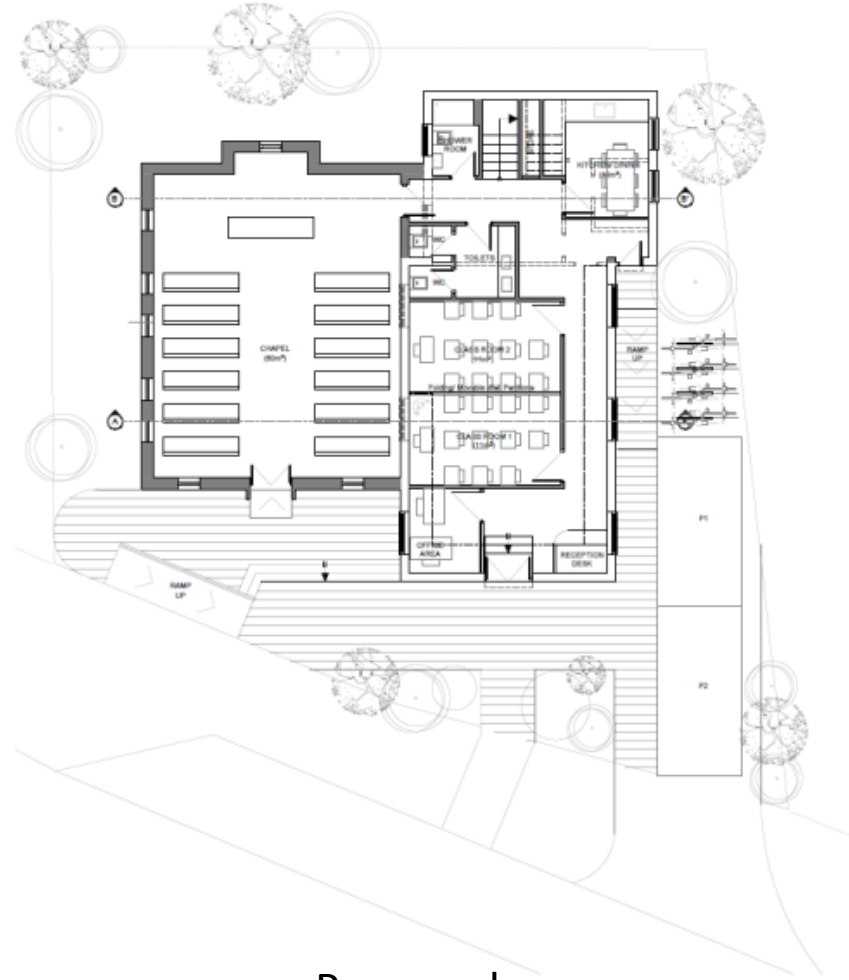
Height difference between central feature and roof of original structure approx. 0.8m



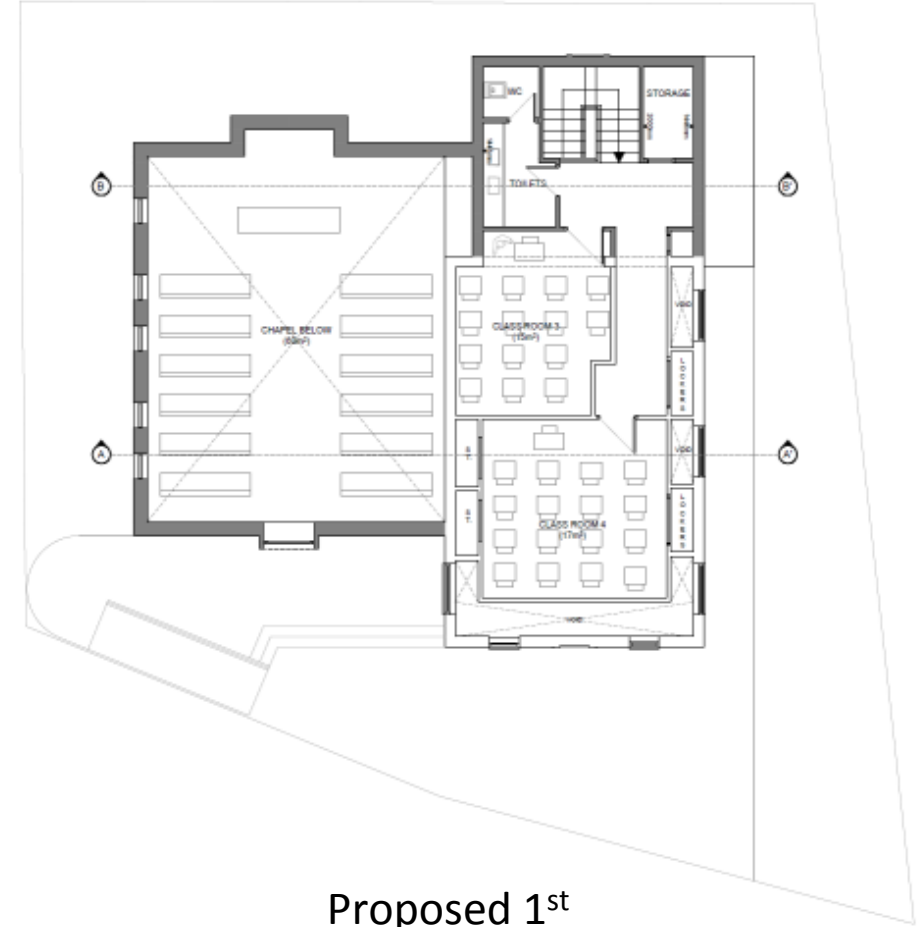
# Existing and Proposed (Floor Plans)



Existing



Proposed  
Ground Floor

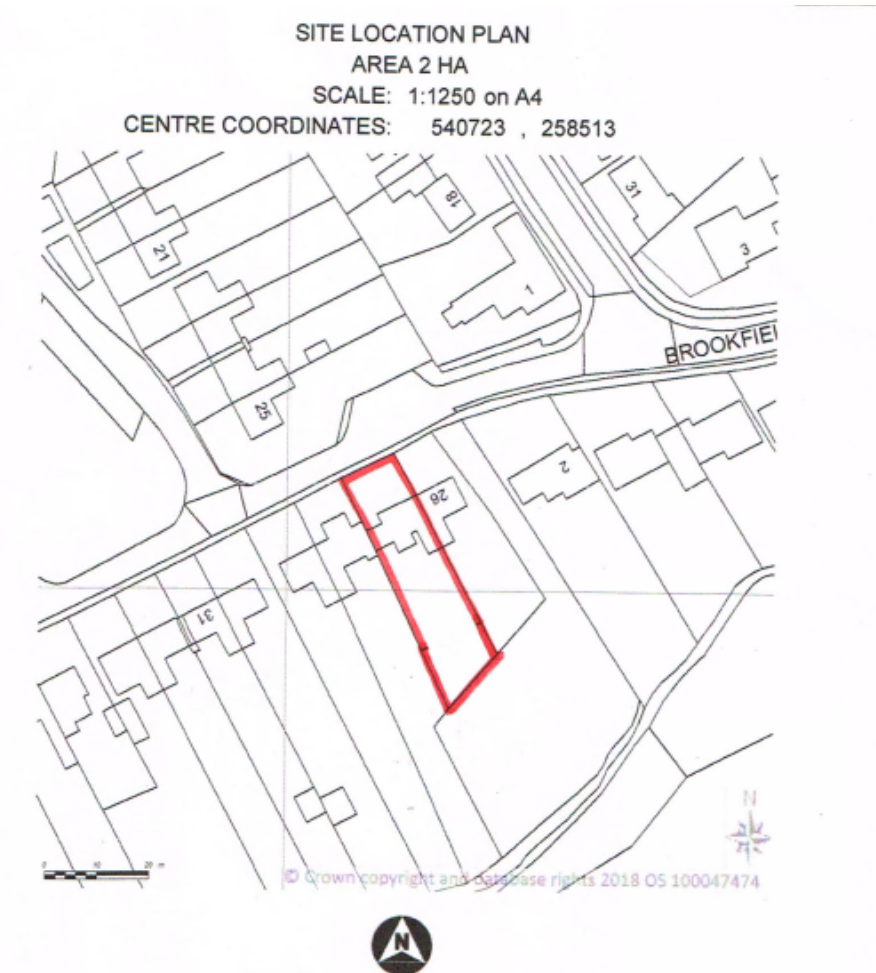


Proposed 1<sup>st</sup>  
Floor

27 Silverdale Avenue, Coton  
23/00352/HFUL

Two storey side and rear extension

# Site Location Plan



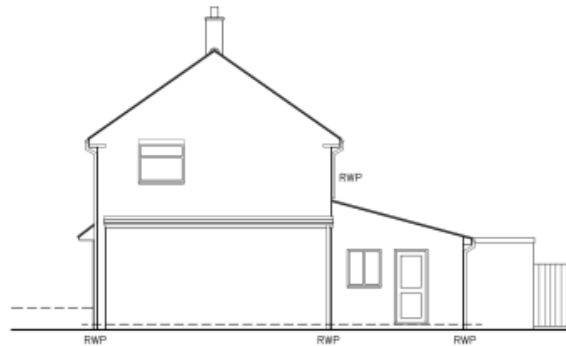
# Existing Elevations and site plan



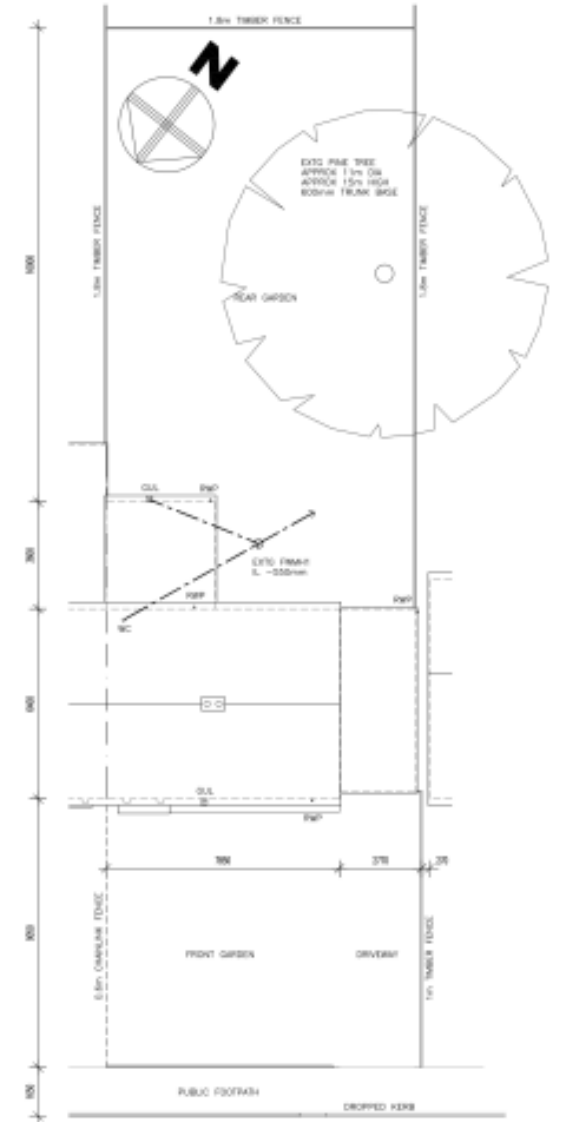
EXISTING SE ELEVATION 1:100



EXISTING NW ELEVATION 1:100



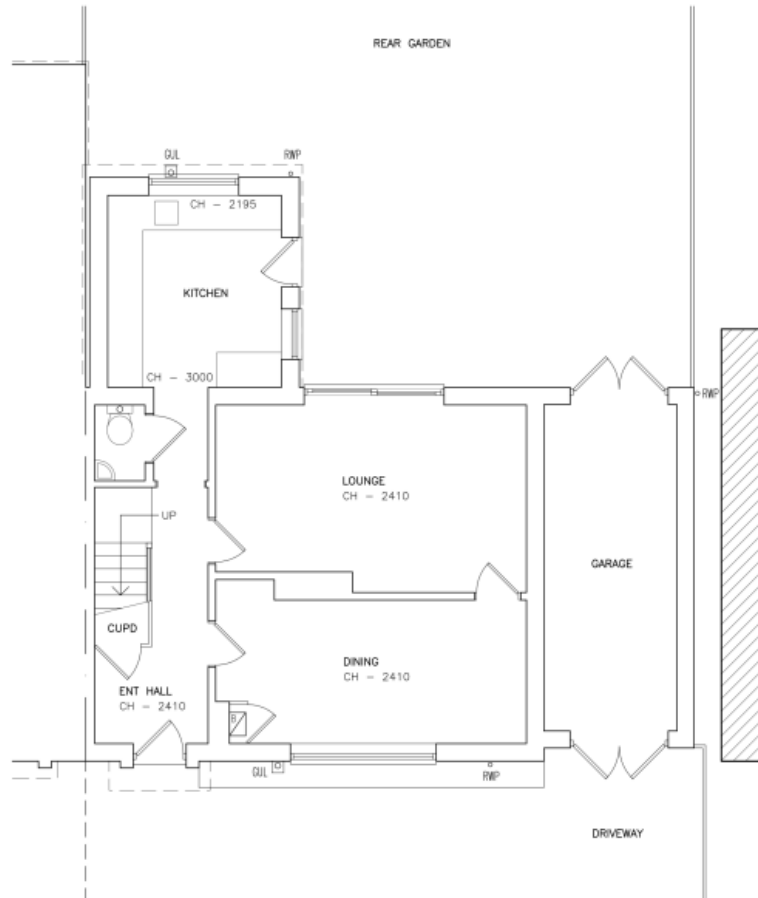
EXISTING SW ELEVATION 1:100



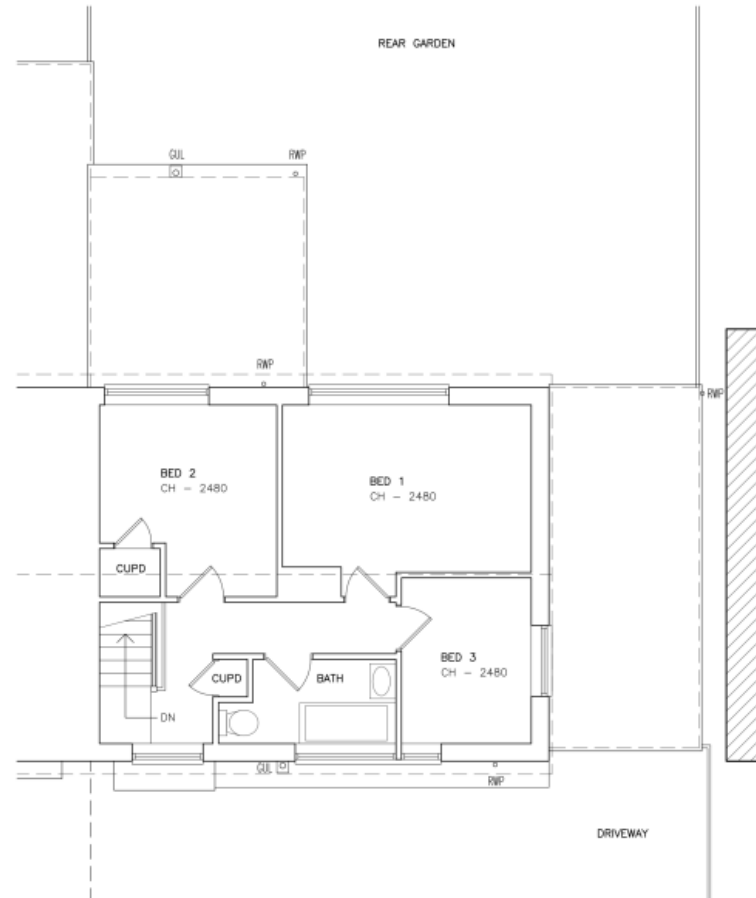
EXISTING SITE PLAN 1:100

# Existing Floor Plans

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EXISTING GRD FL PLAN 1:50



EXISTING 1ST FL PLAN 1:50

# Proposed Elevations and Site plan

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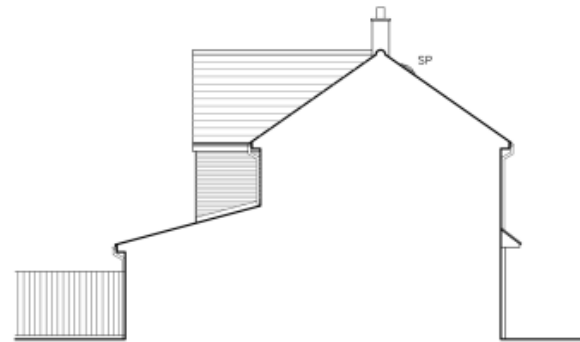
PROPOSED SE ELEVATION 1:100



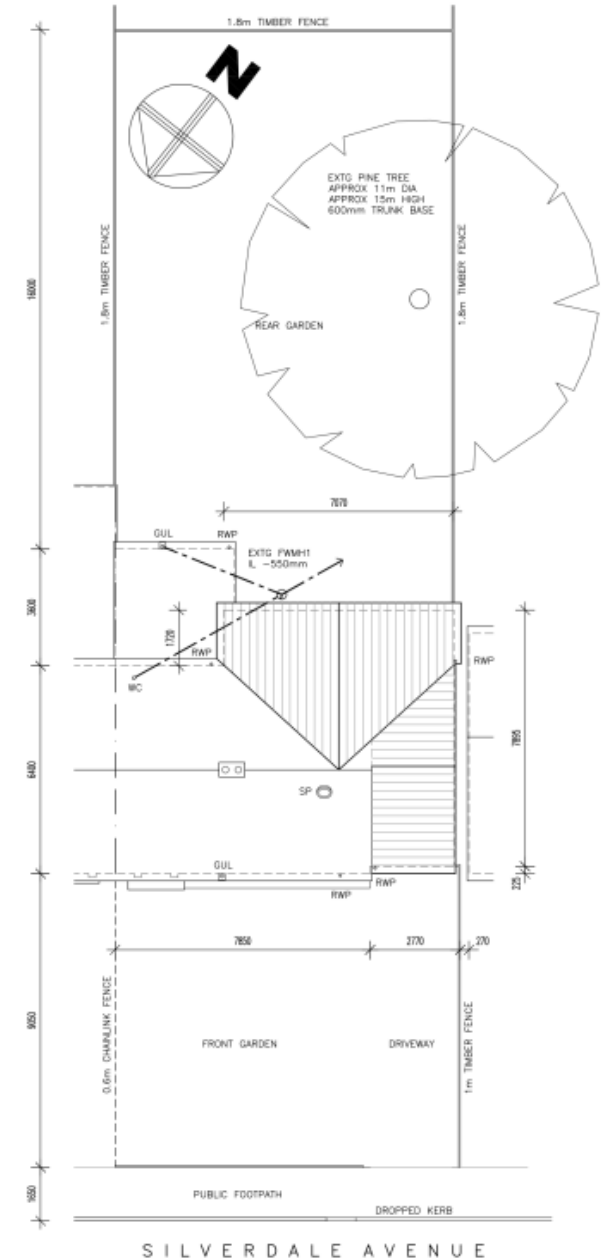
PROPOSED NW ELEVATION 1:100



PROPOSED SW ELEVATION 1:100



PROPOSED NE ELEVATION 1:100



PROPOSED SITE PLAN 1:100





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