

Tuesday 30 April 2024

To: Chair – Councillor Dr. Martin Cahn
Vice-Chair – Councillor Peter Fane
All Members of the Planning Committee - Councillors Ariel Cahn,
Bill Handley, Geoff Harvey, Dr. Tumi Hawkins, Dr Lisa Redrup,
Peter Sandford, Heather Williams, Dr. Richard Williams and Eileen Wilson

Quorum: 3

Substitutes Councillors Graham Cone, Sue Ellington, Bunty Waters,
if needed: Dr. Shrobona Bhattacharya, Anna Bradnam, Corinne Garvie,
Helene Leeming, William Jackson-Wood and Henry Batchelor

Dear Councillor

You are invited to attend the next meeting of **Planning Committee**, which will be held in the **Council Chamber, First Floor** on **Wednesday, 8 May 2024 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.**

Yours faithfully
Liz Watts
Chief Executive

Agenda

Pages

1. **Chair's announcements**
2. **Apologies**
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 10 April 2024 as a correct record. Minutes document to follow.

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|--|----------------|
| 5. 24/00607/FUL - 88 and 92 Station Road, Histon | 5 - 14 |
| Retention of the raising of chimney A to the required 1.8m height above the new ridge. | |
| 6. 24/00608/LBC - 88 and 92 Station Road, Histon | 15 - 22 |
| Retention of the raising of chimney A to the required 1.8m height above the new ridge. | |
| 7. Provisional TPO/07/2024 - 25 High Street, Hauxton | 23 - 44 |
| To Confirm provisional Tree Preservation Order TPO/07/2024 | |
| 8. Compliance Report | |
| Report to follow | |
| 9. Appeals against Planning Decisions and Enforcement Action | 45 - 52 |



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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Further information for members of the public can be found at the below link.
[Link to further information for members of the public attending South Cambridgeshire District Council meetings.](#)

If you wish to ask a question or make a statement at a meeting, please refer to the Public Speaking Scheme at the below link.
[Link to the Public Speaking Scheme](#)

Further information for Councillors
[Declarations of Interest – Link to Declarations of Interest - Information for Councillors](#)

Councillors are reminded that Democratic Services must be advised of substitutions in advance of meetings. It is not possible to accept a substitute once the meeting has started.

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Agenda Item 5



Planning Committee Date	8 th May 2024
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/00607/FUL
Site	88 And 92 Station Road, Histon
Ward / Parish	Histon and Impington
Proposal	Retention of the raising of chimney A to the required 1.8m height above the new ridge.
Applicant	Jill Hawker
Presenting Officer	Rachel Brightwell
Reason Reported to Committee	Application submitted by a member or officer of the Council
Member Site Visit Date	N/A
Key Issues	1. Impact on Heritage Assets
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission to raise the height of the chimney to the required 1.8m height above the new ridge. This is a joint application for two dwellings, the chimney serves both dwellings. The works on site have commenced, therefore this application is for the retention of the works to the chimney. The two dwellings form part of a terrace of cottages which are Grade II Listed and fall within the Histon Conservation Area.
- 1.2 The proposed scale and massing of the raised chimney is not considered to appear out of character with properties and the terrace that they sit within. The proposed materials are to match the existing brickwork and mortar, a condition has been recommended to ensure that these are like for like with the existing.
- 1.3 The Conservation Officer has reviewed the proposal and has not raised any objections. It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the listed buildings, subject to the addition of the recommended materials condition.
- 1.4 It is considered that the proposal by virtue of its scale, massing and siting would not result in a significant amenity impact to surrounding neighbours.
- 1.5 Officers recommend that the Planning Committee approve the planning application subject to conditions.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area	X	Local Nature Reserve	
Listed Building	X	Flood Zone 1,2 and 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	

*X indicates relevance

- 2.1 The application site is No.88 and No.92 Station Road in Histon. 88 and 92 Station Road is part of a row of four cottages of early 19th century origin, the terrace is listed at Grade II and located on the edge of the Histon

Conservation Area. The cottages are timber framed and rendered and stand at one storey with accommodated attics under a long straw thatched roof.

- 2.2 The properties are located at the end of a terrace of four cottages, the properties have front gardens which front onto Station Road to the west. To the south and west of the application site is Vision Park, a business and industrial estate.

3.0 The Proposal

- 3.1 Retention of the raising of chimney A to the required 1.8m height above the new ridge.
- 3.2 No 88 and 92 Station Road sit within a terrace of four Grade II listed cottages. The chimney stack is situated on the roof slope between No 88 and 92 and serves both properties. The properties are in the process of being re-thatched, insurance regulations require that chimneys are set above the re-thatched ridge height by 1.8m. The proposal seeks to increase the height of the chimney stack which was 0.9m up to 1.8m. The proposed materials are to match the existing brick.
- 3.3 The works on site have commenced, therefore this application is for the retention of the works to the chimney.

4.0 Relevant Site History

No.88 Station Road

Reference	Description	Outcome
24/00608/LBC	Retention of the raising of chimney A to the required 1.8m height above the new ridge.	Pending
23/04724/LBC	Raise the height of the chimney.	Withdrawn
23/04727/HFUL	Raise the height of the chimney.	Withdrawn
S/0549/06/LB	Alterations - Installation of Flexible Flue Liner in Sitting Room Chimney Replace Chimney Pot and Install Spark Arrestor	Permitted
S/1496/99/LB	Internal and External Alterations Including Replacement Partition Walls in Kitchen/Bathroom and Bedroom 2 and Opening of Cupboard in Bedroom 1. New Door and Windows on Rear Elevation. Replacement Front Fence	Permitted

S/1669/86/LB	Part demolition and alterations	Permitted
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No.92 Station Road

Reference	Description	Outcome
S/2493/03/LB	Replacement of Kitchen and Bathroom Windows on Rear Elevation (Retrospective)	Permitted

5.0 Policy

5.1 National

National Planning Policy Framework 2023
 National Planning Practice Guidance
 National Design Guide 2021

Planning and Compulsory Purchase Act 2004
 Circular 11/95 (Conditions, Annex A)

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
 S/8 – Rural Centres
 HQ/1 – Design Principles
 NH/14 – Heritage Assets

5.3 Neighbourhood Plan

Histon and Impington Neighbourhood Plan (made 20 May 2021)

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
 Sustainable Design and Construction SPD – Adopted January 2020
 Cambridgeshire Flood and Water SPD – Adopted November 2016
 Histon and Impington Village Design Guide SPD

5.5 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:

Development affecting Conservation Areas SPD – Adopted 2009
District Design Guide SPD – Adopted March 2010
Listed Buildings SPD – Adopted 2009

6.0 Consultations

6.1 Parish Council – No Objection

6.2 Recommend approval.

6.3 Conservation Officer – No Objection

6.4 No objection, subject to the addition of the recommended condition requiring all new brickwork to be the same as the existing in every aspect, bricks are salvaged and reused where capable and all pointing to be lime-based with a flush joint.

7.0 Third Party Representations

7.1 No representations have been received.

7.2 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.

8.0 Assessment

8.1 Planning Background

8.2 Applications (23/04724/LBC and 23/04727/HFUL) at No.88 were withdrawn as a joint application with No.92 is required due to the chimney serving and extending across both properties. This full application has been submitted alongside a Listed Building Consent application (24/00608/LBC).

8.3 Principle of Development

8.4 The application site is located within the development framework of Histon and Impington. Policy S/7 supports development that is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan. The proposal is considered to be of appropriate scale and in keeping with the surrounding character. This has been discussed in further detail in this report.

8.5 The principle of the development is therefore acceptable and in accordance with policy S/7.

8.6 **Design, Layout, Scale and Landscaping**

- 8.7 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.
- 8.8 Policy HIM01 of the Histon and Impington Neighbourhood Plan requires that where existing buildings hold historic interest, proposed extensions must not dominate the original building and context.
- 8.9 The roof of both properties has been rethatched, the rethatching of the top layer of thatch does not require planning permission. The rethatching of the roof has raised the height of the ridge by approximately 150mm.
- 8.10 The height of the existing chimney is approximately 0.9m. The height of the proposed chimney is 1.2m with a 0.6m pot, resulting in a 1.8m chimney stack. The width and depth of the chimney will not be altered. Within the terrace the chimneys vary in height, therefore the proposed increase in height is not considered to appear out of character within the street scene. It is acknowledged that there is a requirement in insurance policy requiring chimney heights to be above 1.8m in height on thatched roofs, it therefore considered to be an acceptable increase in height.
- 8.11 The proposed materials are to match the existing brickwork and mortar. The proposal will therefore retain a similar appearance to the existing chimney. A condition will be added to ensure that the brickwork and mortar match the existing.
- 8.12 Due to the modest height and materials to match existing, the proposal is not considered to appear out of character within the character of the dwellings or within the surrounding area.
- 8.13 The proposal is compliant with Local Plan policy HQ/1 and Neighbourhood Plan policy HIM01 (subject to conditions).

8.14 **Heritage Asset**

- 8.15 The application falls within the Histon Conservation Area. The application site is a Grade II listed building. 88 and 92 Station Road are part of a row of four cottages of early 19th century origin. The cottages are timber framed and rendered and stand at one storey with accommodated attics under a long straw thatched roof.
- 8.16 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall

be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

- 8.17 Para. 205 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.
- 8.18 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.
- 8.19 The Conservation Officer advised that when considering works to a terrace there may be concerns that such works could cause some unbalance to the rhythm of the cottages; however, in this instance, the existing pots are already of different heights and the four ridge stacks are not identical. No changes are proposed to the doors and windows, and this will ensure that the rhythm is retained. This type of alteration is accepted as being necessary to fulfil insurance companies' specifications for thatched buildings. Overall, the scale of the increase in height of the chimney is not considered to cause harm to the character of the terrace of cottages and will therefore not cause harm to its appearance within the surrounding Conservation Area.
- 8.20 The Conservation Officer considered that although the plans are minimal, the photographs and description of the work are considered sufficient.
- 8.21 The works are proposed to be undertaken in like for like materials alongside works to the neighbours building. The Conservation Officer has recommended for a condition to be added requiring the brickwork to match the existing in every respect including dimension, material, colour, texture and brick bond. Subject to the addition of this condition, the proposed materials will not cause harm to the character of the Conservation Area or the listed building.
- 8.22 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the listed buildings and their setting. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy NH/14.
- 8.23 **Amenity**

- 8.24 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.
- 8.25 It is considered that the proposal by virtue of its scale, massing and siting would not result in an amenity impact to surrounding neighbours.
- 8.26 No objections have been received from neighbouring occupiers. A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with Local Plan policy HQ/1 and the District Design Guide 2010.
- 8.27 **Planning Balance**
- 8.28 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).
- 8.29 Due to the modest height and materials to match existing, the proposal is not considered to appear out of character within the character of the dwellings or within the surrounding area. It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the setting of the listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy NH/14.
- 8.30 The proposed development would not have any public benefit, although it is acknowledged that the proposal would provide private benefits to the occupiers through the ability to fulfil insurance companies' specifications for thatched buildings.
- 8.31 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) 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.

9.0 Recommendation

9.1 Approve subject to:

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

10.0 Planning Conditions

- 1 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.

- 2 All new brickwork shall match exactly the existing in every respect including dimension, material, colour, texture, and brick bond. Where existing bricks are capable of salvage these are to be carefully preserved and reused. All pointing shall be lime-based with a flush joint.

Reason: To avoid harm to the special interest of the building and the conservation area in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

Background Papers:

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs

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Agenda Item 6



24/

Planning Committee Date	8 th May 2024
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/00608/LBC
Site	88 And 92 Station Road, Histon
Ward / Parish	Histon and Impington
Proposal	Retention of the raising of chimney A to the required 1.8m height above the new ridge.
Applicant	Jill Hawker
Presenting Officer	Rachel Brightwell
Reason Reported to Committee	Application submitted by a member or officer of the Council
Member Site Visit Date	N/A
Key Issues	1. Impact on Heritage Assets
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks listed building consent to raise the height of the chimney to the required 1.8m height above the new ridge. This a joint application for two dwellings, the chimney serves both dwellings. The works on site have commenced, therefore this application is for the retention of the works to the chimney. The two dwellings form part of a terrace of cottages which are Grade II Listed and fall within the Histon Conservation Area.
- 1.2 The proposed scale and massing of the raised chimney is not considered to appear out of character with properties and the terrace that they sit within. The proposed materials are to match the existing brickwork and mortar, a condition has been recommended to ensure that these are like for like with the existing.
- 1.3 The Conservation Officer has reviewed the proposal and has not raised any objections. It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the listed buildings, subject to the addition of the recommended materials condition.
- 1.4 It is considered that the proposal by virtue of its scale, massing and siting would not result in a significant amenity impact to surrounding neighbours.
- 1.5 Officers recommend that the Planning Committee approve the listed building consent subject to conditions.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area	X	Local Nature Reserve	
Listed Building	X	Flood Zone 1,2 and 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	

*X indicates relevance

- 2.1 The application site is No.88 and No.92 Station Road in Histon. 88 and 92 Station Road is part of a row of four cottages of early 19th century origin and listed at Grade II located on the edge of the Histon Conservation Area. The cottages are timber framed and rendered and stand at one storey with accommodated attics under a long straw thatched roof.

2.2 The properties are located at the end of a terrace of four cottages, the properties have front gardens which front onto Station Road to the west. To the south and west of the application site is Vision Park, a business and industrial estate.

3.0 The Proposal

3.1 Retention of the raising of chimney A to the required 1.8 height above the new ridge.

3.2 No 88 and 92 Station Road sit within a terrace of four Gade II listed cottages. The chimney stack is situated on the roof slope between No 88 and 92 and serves both properties. The properties are in the process of being re-thatched, insurance regulations require that chimneys are set above the re-thatched ridge height by 1.8m. The proposal seeks to retain the increase the height of the chimney stack which was 0.9m up to 1.8m. The proposed materials are to match the existing brick.

3.3 The works on site have commenced, therefore this application is for the retention of the works to the chimney.

4.0 Relevant Site History

No.88 Station Road

Reference	Description	Outcome
24/00607/FUL	Retention of the raising of chimney A to the required 1.8m height above the new ridge.	Pending
23/04724/LBC	Raise the height of the chimney.	Withdrawn
23/04727/HFUL	Raise the height of the chimney.	Withdrawn
S/0549/06/LB	Alterations - Installation of Flexible Flue Liner in Sitting Room Chimney Replace Chimney Pot and Install Spark Arrestor	Permitted
S/1496/99/LB	Internal and External Alterations Including Replacement Partition Walls in Kitchen/Bathroom and Bedroom 2 and Opening of Cupboard in Bedroom 1. New Door and Windows on Rear Elevation. Replacement Front Fence	Permitted
S/1669/86/LB	Part demolition and alterations	Permitted

No.92 Station Road

Reference	Description	Outcome
S/2493/03/LB	Replacement of Kitchen and Bathroom Windows on Rear Elevation (Retrospective)	Permitted
5.0	Policy	
5.1	National	
	National Planning Policy Framework 2023 National Planning Practice Guidance National Design Guide 2021 Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A) Planning (Listed Buildings and Conservation Areas) Act 1990	
5.2	South Cambridgeshire Local Plan 2018	
	HQ/1 – Design Principles NH/14 – Heritage Assets	
5.3	Neighbourhood Plan	
	Histon and Impington Neighbourhood Plan (made 20 May 2021)	
5.4	Supplementary Planning Documents	
	Histon and Impington Village Design Guide SPD (Adopted August 2020) Development affecting Conservation Areas SPD – Adopted 2009 Listed Buildings SPD – Adopted 2009	
6.0	Consultations	
6.1	Parish Council – No Objection	
6.2	Recommend approval.	
6.3	Conservation Team – No Objection	
6.4	No objection, subject to the addition of the recommended condition requiring all new brickwork to the existing in every aspect, bricks are salvaged and reused where capable and all pointing to be lime-based with a flush joint.	
7.0	Third Party Representations	
7.1	No representations have been received.	

7.2 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.

8.0 Assessment

8.1 Planning Background

8.2 Applications (23/04724/LBC and 23/04727/HFUL) at No.88 were withdrawn as a joint application with No.92 is required due to the chimney serving and extending across both properties. This Listed Building Consent application has been submitted alongside a full application (24/00607/FUL).

8.3 Impact on the Listed Building

8.4 The application site is two Grade II Listed cottages.

8.5 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning 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.

8.6 Para. 205 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Para. 206 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...'

8.7 The roof of both properties has been rethatched, the rethatching of the top layer of thatch does not require planning permission. The rethatching of the roof has raised the height of the ridge by approximately 150mm.

8.8 The height of the existing chimney is approximately 0.9m. The height of the proposed chimney is 1.2m with a 0.6m pot, resulting in a 1.8m chimney stack. The width and depth of the chimney will not be altered.

8.9 The Conservation Officer advised that when considering works to a terrace there may be concerns that such works could cause some unbalance to the rhythm of the cottages. However in this instance, when considering that the existing pots are already different heights and the four ridge stacks are not identical, the proposed increase in height will not have a significant impact on the appearance of the terrace. No changes are proposed to the doors and windows, and this will ensure that the rhythm is retained.

- 8.10 The Conservation Officer considers that this type of alteration is accepted as being necessary to fulfil insurance companies' specifications for thatched buildings. The need to increase the height is therefore justified and considered to be acceptable. The height required by insurance policy is at least 1.8m therefore the proposed height is considered to be acceptable.
- 8.11 The proposed materials are to match the existing brickwork and mortar. The proposal will therefore retain a similar appearance to the existing chimney. A condition will be added to ensure that the brickwork and mortar match the existing.
- 8.12 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character the historic fabric of the listed building and its appearance within the terrace.
- 8.13 The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy NH/14 (subject to conditions).
- 8.14 **Impact on the Conservation Area**
- 8.15 The proposal relates to a Grade II Listed Building and falls within the Histon Conservation Area. The cottages are located at the edge of the Histon Conservation Area and the immediate street scene is not characterized by the Conservation Area. The application site is predominantly read within the context of the terrace and not the wider Conservation Area however it is important in identifying the start of the Conservation Area.
- 8.16 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 8.17 Policy NH/14 of the South Cambridgeshire Local Plan (2018) aligns with the statutory provisions and NPPF advice. Policy HIM01 of the Histon and Impington Neighbourhood Plan requires that where existing buildings hold historic interest, proposed extensions must not dominate the original building and context.
- 8.18 The proposed increase in height is considered to be appropriate in scale and massing and within the terrace of cottages the existing chimneys vary in height due to differing pot heights. The proposal therefore is not considered to result in harm to the appearance of the application properties and overall terrace within the Conservation Area.
- 8.19 The proposed materials are to be a like for like replacement with the existing brick and mortar, therefore will be in keeping with the character of the existing chimneys at neighbouring properties. It is therefore considered

that the proposal would preserve the character and appearance of the Conservation Area.

8.20 The proposal would not give rise to any harmful impact on the Conservation Area and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF, Local Plan policy NH/14 and Neighbourhood Plan Policy HIM01 (subject to conditions).

8.21 **Planning Balance**

8.22 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).

8.23 Due to the modest height and materials to match existing, the proposal is not considered to appear out of character with the dwellings. It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the historic fabric and character of the listed building. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy NH/14.

8.24 The proposed development would not have any public benefit, although it is acknowledged that the proposal would provide private benefits to the occupiers through the ability to fulfil insurance companies' specifications for thatched buildings.

8.25 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) 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.

9.0 **Recommendation**

9.1 **Approve** subject to

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

9.3 **Planning Conditions**

1 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 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new brickwork shall match exactly the existing in every respect including dimension, material, colour, texture, and brick bond. Where existing bricks are capable of salvage these are to be carefully preserved and reused. All pointing shall be lime-based with a flush joint.

Reason: To avoid harm to the special interest of the building and the conservation area in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

Background Papers:

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs

Agenda Item 7



Planning Committee Date	08 th May 2024
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	Provisional TPO/07/2024
Site	25 High Street Hauxton CB23 5HW
Ward / Parish	Harston and Comberton Ward (Parish of Hauxton)
Proposal	To Confirm provisional Tree Preservation Order TPO/07/2024
Applicant	N/A
Presenting Officer	Planning Trees Officer (in their absence, Assistant to the Tree Officer)
Reason Reported to Committee	TPOs must be brought to committee for permission to serve provisional and confirmed Orders
Member Site Visit Date	N/A
Key Issues	Is it expedient in the interests of amenity to make provision for the preservation of the trees or woodlands in their area?
Recommendation	Confirm provisional TPO/07/2024

1.0 Executive Summary

- 1.1 The proposal is to Confirm provisional Tree Preservation Order (TPO) TPO/07/2024 for the protection of various deciduous tree species as detailed in the final recommendations report.
- 1.2 Local planning authorities can issue a TPO where it appears to them “expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area”. TPO’s can be initiated either by the local authority or by request of another party.
- 1.3 In accordance with the Council’s Constitution, the request to Confirm a provisional TPO comes before Planning Committee.

2.0 Site Description and Context

None relevant		Tree Preservation Order	x
Conservation Area		Local Nature Reserve	
Listed Building		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	

*X indicates relevance

- 2.1 The site is nestled north of the main High Street of Hauxton where the southern boundary meets a row of property immediately lining the main road, to the north of the site lies the river Cam / Granta. Beyond the river lies a patchwork of open farmland grazing fields which meet an access track that appears to be publicly accessible.
- 2.2 Remaining tree species forming the rows and pockets lining the boundary consist of: Oak, Sycamore, Horse chestnut, Walnut, Ash, Beech, Maple, Poplar, and Willow. Their age range and condition vary, although they have been categorised as early mature, or mature and considered to be in overall reasonable condition. As a collective, all remaining trees contribute to the setting of Hauxton providing a connection to open fields and the immediate village.
- 2.3 Hauxton is a historic village lying roughly three to four miles south of Cambridge City Centre, tree cover central to the parish is formed typically by roadside verge trees, trees within private land and in the churchyard. On the outskirts of the village there are pockets of woodland and tree

groups lining agricultural and meadow land, although fragmented due to the nature of how the land is used.

3.0 The Proposal

- 3.1 The proposal is to Confirm provisional TPO/07/2024 with final amendments to the schedule detailing tree species, location, and type: (single, or group of trees)

4.0 Relevant Site History

- 4.1 The immediate site was once densely covered by a mixture of tree species of various ages and size which would have been a key contribution to Hauxton tree canopy cover and landscape, according to satellite imagery, tree cover existed beyond 20 years. Site clearance including mass clearance of trees was reported to SCDC on the 29th of January 2024. Centrally, the site is now a large open area which can only be described as ploughed ground free of trees and vegetation with remaining trees forming rows and pockets lining the outer boundary areas with one Holm oak remaining central to the front of the property.

5.0 Relevant Legislation

5.1 National

- 5.2 The relevant legislation is:
- Town and Country Planning Act 1990 Part VIII
 - Town and Country Planning (Tree Preservation) (England) Regulations 2012
 - Planning Act 2008 Section 192
 - Localism Act 2011 Part 6

6.0 Consultations

- 6.1 The formal consultation stage occurs when the provisional Order is served, the local authority must take into account all 'duly made' objections and representations that have not been withdrawn.
- 6.2 At the time of finalising this report, as part of the consultation period in consideration to confirming the TPO, SCDC received no objections and four supporting letters from interested parties associated to the High Street Hauxton.
- 6.3 SCDC received four separate letters in favour of confirming the TPO, the majority expressed similar reasons based around the tree's importance to the immediate area enjoyed by local residence. The following points reflect comments received in favour of the TPO: (all representations received can be view on the case file)

- 6.4 Received on the 28th February 2024: I fully support the TPO served on 25 High Street in respect of the trees directly on the boundary to my property.
- 6.5 Received on the 27th February 2024: I welcome any TPO as the remainder of the area was shamefully completely deforested with no consultation or warning.
- 6.6 Received on the 15th February 2024: So many trees have been removed, the remaining few are of particular importance as a village amenity.
- 6.7 Received on the 09th February 2024: I am strongly supporting these TPOs and very much hope that will be made permanent. This area has suffered much devastating tree removal in the past two weeks, and feel it is most important for the vicinity and general landscaping that the remaining trees are protected.

7 Assessment

- 7.1 The key consideration is, is it 'expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area'.
- 7.2 Amenity is not defined in law and therefore it is left for local authorities to exercise their judgement. The trees must have reasonable health, visibility and individual, collective, or wider impact. Other factors may be considered, such as importance to nature conservation or response to climate change, but only if the trees achieve the basic qualifying factors.
- 7.3 The Trees considered for the TPO, as a collective, contribute positively to the local landscape scene, partially visible from along the High Street especially during the summer months when canopies are in leaf. Further afield, the trees are visible from the other side of the river Cam / Granta whereby the line of mature Poplars dominate the horizon leading into the remaining trees.
- 7.4 Photographs and assessments can be found within the accompanying TPO Evaluation Report.

8 Recommendation

- 8.1 **Confirm** provisional TPO/07/2024.

Background Papers:

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

- Provisional Tree Preservation Order TPO/07/2024 ,25 High Street, Hauxton, CB22 5HW, Final report and recommendations Date: 12/04/2024

Provisional Tree Preservation Order
TPO/07/2024

25 High Street, Hauxton, CB22 5HW

Final report and recommendations

Date: 12/04/2024

Author: SCDC Tree Officer: Adrian Sargeant

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Report Summary

This report relates to emergency provisional TPO/07/2024 providing final recommendation in support of confirming the Order.

The report recommends the final tree schedule for the Order recorded tree species through the evaluation assessment of the remaining trees associated to 25 High Street, Hauxton which was undertaken by me and the Assistant Tree Officer on the 05/04/2024.

The tree evaluation assessment is based on the recognised arboricultural assessment adopted by Local Planning Authorities known as Tree Evaluation Method for Preservation Orders (TEMPO)

The final Tree Preservation Order is in consideration for the best interests of protecting trees for public amenity value and long-term canopy cover associated to the character and environmental benefits to the village of Hauxton

The Tree Preservation Order will safeguard the remaining trees to the site; however, it is not a method to prevent tree management, rather to control and regulate to ensure acceptable justification of any future tree removals are supported by arboricultural recommendation thus eliminating any unnecessary tree loss and negative impact to the value of the trees to the village of Hauxton.

This report sets out justification and reasoning for the following recommendation:

To confirm TPO/07/2024

Supporting reason:

- All individual trees and tree groups evaluated are of reasonable condition and contribute to the immediate tree canopy cover of Hauxton.
- As a collective, all trees evaluated are of amenity value by means of their contribution to environmental benefits and future contribution to the landscape.
- Tree canopies are visible from public points along Hauxton High Street and North of the site across the River Cam / Granta from a publicly used farm track providing seasonal interest within a village setting.

Introduction

On the 29th of January 2024 South Cambridgeshire District Council (SCDC) received reports of mass tree felling on land associated to 25 High Street, Hauxton CB22 5HW, SCDC Officers visited the site on the 30th of January 2024 to discover that extensive tree clearance had taken place which led to the serving of the emergency Tree Preservation Order TPO/07/2024 for the protection of all remaining trees on the site.

As part of the TPO process, Officers arrange with permission from the landowner to gain access to the site for the purpose of evaluating all remaining trees and tree groups which took place on the 05/04/24.

The Trees

All trees evaluated to be protected under the Tree Preservation Order consist of mixed deciduous species, the following table is a analyse of trees recorded accompanied with site aerial imagery to show the trees relationship within the site and surrounding landscape:

Type	Tree species	Tree age categorisation	TEMPO total score	TEMPO TPO worthiness
T1	1 x <i>Acer pseudoplatanus</i>	Early mature	13	Possible
T2	1 x <i>Aesculus hippocastanum</i>	Early mature	15	Possible
T3	1 x <i>Juglans regia</i>	Early mature	15	Possible
G1	4-6 x <i>Fagus sylvatica</i>	Early mature	9	Possible
G2	6 x <i>Acer platanoides</i>	Mature	14	Possible
G3	5 x <i>Acer campestre</i> / <i>platanoides</i>	Mature	12	Possible
T4	1 x <i>Fraxinus excelsior</i>	Early mature	14	Possible
G4	11 x <i>Populus x canadensis</i>	Mature	19	Definitely
T5	1 x <i>Salix species</i>	Mature	8	Possible
G5	3 x <i>Aesculus hippocastanum</i> 13 x <i>Fagus sylvatica</i> 2 x <i>Acer saccharinum</i>	Mature	18	Definitely
G6	Est. 10 <i>Fagus sylvatica</i> 1 x <i>Acer pseudoplatanus</i>	Mature	17	Definitely
T7	1 x <i>Acer species</i>	Early mature	12	Possibly
*G7	2 x <i>Cupressus species</i>	Mature	10	Do not TPO
G8	Est 8-10 <i>Fagus sylvatica</i> line of multi-stem trees	Mature	17	Definitely
G9	1 x <i>Juglans regia</i> 13 x <i>Fagus sylvatica</i>	Mature	17	Definitely
T8	1 x <i>Quercus ilex</i>	Early Mature	16	Definitely

*G7 2 x *Cupressus species* – on evaluation of this tree group and receiving a request from the neighbouring residence advising they have concerns towards the proximity of these trees in relation to their home not to include them in the final Order.

It is recommended that these trees are excluded from the final Tree Preservation Order.

Aerial imagery below – Each tree and tree group has been highlighted and numbered across the site for ease of identifying the overall trees for the Tree Preservation Order.



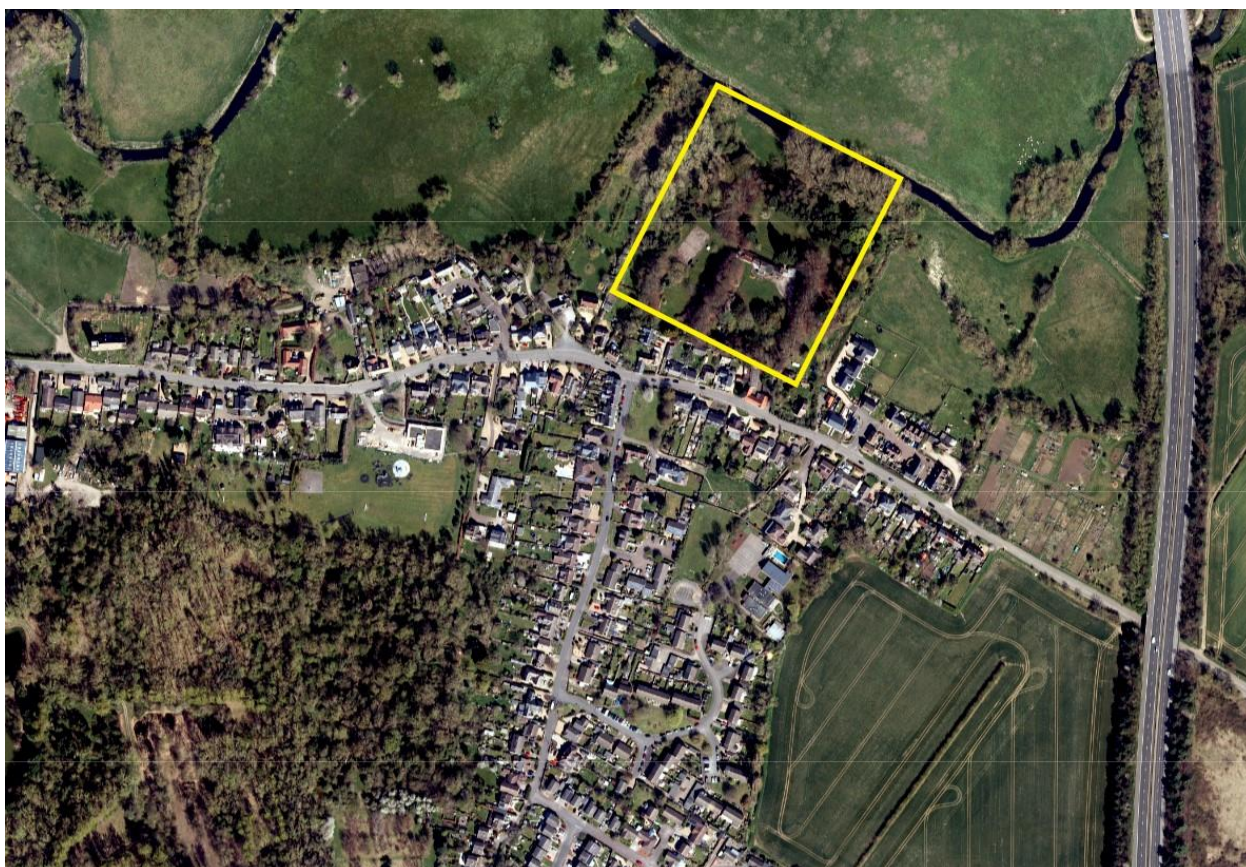
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Site overview and location plan

25 High Street is located north within the village of Hauxton, nestled between the River Cam / Granta and set back from the main High Steet separated by a row of properties immediately lining the main road.

In relation to statutory protected areas, the site borders Hauxton Conservation Area south of the site.

The below image is of Hauxton highlighting the location of 25 High Steet. (Aerial imagery 2020)



Historic tree canopy cover

The series of following images are of the 25 High Street Hauxton showing dense tree coverage over the period of 20 years going back to 2003 confirming that there has been a prominent noticeable tree canopy cover beyond 20 years to the site.

Aerial imagery year 2020



Aerial imagery year 2018



Aerial imagery year 2003



Consultation

Before deciding whether to confirm an Order, the local authority must take into account all 'duly made' objections and representations that have not been withdrawn.

At the time of finalising this report, as part of the consultation period in consideration to confirming the TPO, SCDC received no objections and four supporting letters from interested parties associated to the High Street Hauxton.

Support:

SCDC received four separate letters in favour of confirming the TPO, the majority expressed similar reasons based around the tree's importance to the immediate area enjoyed by local residence. The following points reflect comments received in favour of the TPO: (all representations received can be view on the case file)

1. Received on the 28th of February 2024: *I fully support the TPO served on 25 High Street in respect of the trees directly on the boundary to my property.*
2. Received on the 27th of February 2024: *I welcome any TPO as the remainder of the area was shamefully completely deforested with no consultation or warning.*
3. Received on the 15th of February 2024: *So many trees have been removed, the remaining few are of particular importance as a village amenity.*
4. Received on the 09th of February 2024: *I am strongly supporting these TPOs and very much hope that will be made permanent. This area has suffered much devastating tree removal in the past two weeks, and feel it is most important for the vicinity and general landscaping that the remining trees are protected.*

Correspondence with the landowner

At the time of serving emergency TPO/07/2024, my first correspondence with the owner was through a series of phone calls on the 02nd of February 2024 whilst I was on site leasing with one of their contractors. Following on from this, there was an exchange of emails providing TPO guidance in relation to the emergency Tree Preservation Order. On the 5th of April 2024, I meet the owner on site to commence the final evaluation of the trees as for consideration to the final schedule for the TPO.

Throughout the time with communication and leasing with the owner, there has been cooperation and no suggestion or record of objections towards TPO/07/2024 during the provisional TPO.

Concluding Recommendation

Activities to this site that have resulted in large scale tree clearance which led to the creation of the emergency Tree Preservation Order has in affect created a negative impact to the immediate canopy cover viewed to be irreplaceable, these activities have not been supported by any tangible arboricultural reports justifying the work to date, mindful to the fact trees do require management in respect to their condition and age. Concerns arising from this are towards the effects and no consideration to the importance of mature trees and their relationship with the village setting and connections to environmental benefits that trees bring to the area.

Although it may be considered that some thought to retaining the remaining trees as part of some theoretical land management plan to this site, it cannot be confidently concluded that any remaining trees will not be felled in the future in a similar manor to what has taken place. Therefore, can only be perceived that all remaining trees identified in this report are at risk from a foreseeable threat.

It is recommended on the bases of the final evaluation assessment of trees associated to 25 High Street that TPO/07/2024 is confirmed in the best interests of amenity value that the trees as a collective are recognized for their contribution to the treescape of Hauxton of which can be seen from points of Hauxton High Street and wider afield from beyond the River Cam / Granta north of the site.

The Tree Preservation Order will safeguard the remaining trees to the site; however, it is not a method to prevent tree management, rather to control and regulate to ensure acceptable justification of any future tree removals are supported by arboricultural recommendation thus eliminating any unnecessary tree loss and negative impact to the value of the trees for the village of Hauxton.

The final recommended schedule for TPO/07/2024 should be changed from the current Area Order to the final individual trees and tree groups as shown in the TPO evaluation table and supporting map.

The Order should exclude G7: Cypress species, *Betula pendula* which are located to the south boundary of the site. One *Fraxinus excelsior* tree northeast to the site due to its low fork and poor form, One *Salix* to the northeast corner of the site along the riverbank due to is poor structural condition, and One *Populus* species northeast corner of the site due to its unbalanced growing angel and possible signs of root ball shift.

Appendix

Aerial imagery before and after

Below: Aerial imagery 2020



Below: Aerial imagery February 2024



Site photos

A series of photographs taken during my initial site visit on the 02nd of February 2024 and follow up visit on 05th of April 2024.









Tree species list

<i>Botanical name</i>	Common name
<i>Acer pseudoplatanus</i>	Sycamore
<i>Aesculus hippocastanum</i>	Horse chestnut
<i>Juglans regia</i>	Common walnut
<i>Fagus sylvatica</i>	Common beech
<i>Acer platanoides</i>	Norway maple
<i>Acer campestre</i>	Field maple
<i>Fraxinus excelsior</i>	Common/European ash
<i>Populus x canadensis</i>	Hybrid poplar
<i>Salix species</i>	Willow
<i>Acer saccharinum</i>	Silver leaf maple
<i>Cupressus species</i>	Cypress
<i>Quercus ilex</i>	Holm oak

Tree Preservation Order (Guidance)

Local planning authorities can make a TPO if it appears to them to be 'expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area'. Making a TPO is a discretionary power - the council does not have to place a TPO on any tree.

Government Guidance

When deciding whether an Order is appropriate, authorities are advised to take into consideration what 'amenity' means in practice, what to take into account when assessing amenity value, what 'expedient' means in practice, what trees can be protected and how they can be identified.

Local planning authorities need to exercise judgement when deciding whether it is within their powers to make an Order. Orders should be used to protect selected trees if their removal would have a significant negative impact on the local environment and its enjoyment by the public.

'Amenity' is a matter of fact and degree and, certainly common sense. Public visibility alone is not sufficient to warrant an Order. When considering whether trees should be protected by an Order, authorities are advised to develop ways of assessing the amenity value of trees in a structured and consistent way.

A trees suitability for TPO

The key principle is that a tree should be protected by a TPO because it is of value; it is not of value because it is protected by a TPO.

The following factors are integrated into the structured assessments known as TEMPO (see Appendix 2) for the suitability of existing trees for TPO:

- Tree Species
- Amenity assessment
- Remaining longevity & suitability for a TPO
- Relative public visibility & suitability for a TPO
- Other special factors
- Expedience

Agenda Item 9

Greater Cambridge Shared Planning

South Cambridgeshire District Council - Appeals for Committee



GREATER CAMBRIDGE
SHARED PLANNING

Appendix 1: Decisions Notified By The Secretary of State

REFERENCE	SITE ADDRESS	DETAILS	DECISION	DECISION DATE	PLANNING DECISION
EN/00198/23 (APP/W0530/C/24/3338567)	76 Fen Road Milton Cambridgeshire CB24 6AD	Alleged construction of a building, without the necessary planning permission having been obtained.	Appeal Withdrawn	04/04/2024	Appeal against enforcement notice
22/04018/OUT (APP/W0530/W/23/3325284)	Fenny Lane Farm Fenny Lane Meldreth Cambridgeshire SG8 6NN	Outline Application with all matters reserved other than access for the erection of nine self-build dwellings at Land at Fenny Lane Farm, Meldreth.	Appeal Dismissed	09/04/2024	Refusal of planning permission (Committee Decision (Area/Main))
23/03742/HFUL (3336336)	8 Barrowcrofts Histon Cambridgeshire CB24 9EU	Construction of a 3.2m x 2.7m cycle storage shed beside driveway.	Appeal Dismissed	12/04/2024	Refusal of planning permission (Delegated Decision)
23/01782/FUL (APP/W0530/W/23/3327481)	Land Rear Of 51 Priams Way Stapleford Cambridgeshire CB22 5DT	Proposed new bungalow dwelling	Appeal Allowed	17/04/2024	Refusal of planning permission (Delegated Decision)
22/05316/FUL (APP/W0530/W/23/3323398)	1 New Road Guilden Morden Cambridgeshire SG8 0JN	Erection of Two Cottages and Associated Works	Appeal Dismissed	22/04/2024	Refusal of planning permission (Delegated Decision)

Appendix 2: Appeals received

REFERENCE	SITE ADDRESS	DETAILS	DATE LODGED
23/03606/FUL (3342559)	101 Mill Lane Sawston Cambridgeshire CB22 3HY	Demolition of existing dwelling and construction of new detached 4-bedroom house and garden studio. Resubmission of 23/01876/FUL	15/04/2024
23/04662/HFUL (3342947)	49 Parlour Close Histon Cambridgeshire CB24 9XR	Roof extension with rear facing dormer and velux windows to front.	22/04/2024

Appendix 3a: Local Inquiry dates scheduled

NO RESULTS

Appendix 3b: Informal Hearing dates scheduled

REFERENCE	SITE ADDRESS	APPELLANT	EVENT DATE
22/04033/OUT (APP /W0530/W /24/3337024)	Land Off Station Road Linton Cambridgeshire	Mr P Watson	08/05/2024

Appendix 4: Appeals Awaiting Decision from Inspectorate

REFERENCE	SITE ADDRESS	DETAILS	REASON
EN/00394/21A (APP/W0530/C/22/3307285)	Land adjoining 16 Chalky Road Great Abington Cambridge Cambridgeshire CB21 6AT	Without planning permission, the erection of a building (edged in black on attached plan for identification purposes only).	Appeal against enforcement notice
22/01574/CL2PD (APP/W0530/X/22/3308443)	Land To The South Of Chear Fen Boat Club Twentypence Road Cottenham Cambridgeshire	Certificate of lawfulness under S192 for the stationing of 2 mobile homes for residential purposes.	Refusal of planning permission (Delegated Decision)
22/01703/FUL (APP/W0530/W/22/3308444)	Land To The South Of Chear Fen Boat Club Twentypence Road Cottenham Cambridgeshire	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.	Refusal of planning permission (Delegated Decision)

<p>21/05641/OUT (APP/W0530/W/22/3300245)</p>	<p>Land To The South Of 86 Chrishall Road Fowlmere Cambridgeshire</p>	<p>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.</p>	<p>Refusal of planning permission (Delegated Decision)</p>
<p>22/02870/OUT (APP/W0530/W/22/3311183)</p>	<p>Land To The South Of 86 Chrishall Road Fowlmere Cambridgeshire</p>	<p>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.</p>	<p>Refusal of planning permission (Delegated Decision)</p>
<p>EN/00492/21 (APP/W0530/C/23/3314203)</p>	<p>Moat Farmhouse Moat Farm Park Lane Castle Camps Cambridge Cambridgeshire CB21 4SR</p>	<p>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</p>	<p>Appeal against enforcement notice</p>
<p>22/02771/OUT (APP/W0530/W/23/3315611)</p>	<p>Land North Of Cambridge North Station Milton Avenue Cambridge Cambridgeshire</p>	<p>A hybrid planning application for: a) An outline application (all matters reserved apart from access and landscaping) for the construction of: three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)); and two commercial buildings for Use Classes E(g) i(offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)),together with the construction of basements for parking and building services, car and cycle parking and infrastructure works. b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)) with associated car and cycle parking, the construction of a multi storey car and cycle park building, together with the construction of basements for parking and building services, car and cycle parking and associated landscaping, infrastructure works and demolition of existing structures.</p>	<p>Non- determination within statutory period (Joint Development Control committee)</p>

(APP/W0530/C/23/3320908)	Bridgefoot Farm Kennels Barley Road Flint Cross Great And Little Chishill Royston Cambridgeshire SG8 7PU	Extension of agricultural buildings, laying of hardstanding, widening of access, siting and occupation of mobile home on site and change of use to a warehouse and distribution centre.	Appeal against enforcement notice
22/03877/LBC (APP/W0530/Y/23/3315154)	Barn Adjacent To 19 Main Street Stow Cum Quy Cambridgeshire CB25 9AB	Conversion of a Timber-Framed Barn into dwelling (Re-submission of 22/02091/LBC)	Refusal of planning permission (Delegated Decision)
22/03876/FUL (APP/W0530/W/23/3315158)	Barn Adjacent To 19 Main Street Stow Cum Quy Cambridgeshire CB25 9AB	Conversion of a Timber-Framed Barn into dwelling (Re-submission of 22/02090/FUL).	Refusal of planning permission (Delegated Decision)
22/05031/PRIOR (APP/W0530/W/23/3314190)	Moat Farm Park Lane Castle Camps Cambridgeshire CB21 4SR	Creation of 2 No. irrigation reservoirs	Refusal of planning permission (Delegated Decision)
EN/00335/23 (APP/W0530/C/23/3327223)	The Navigator 63 High Street Little Shelford Cambridgeshire CB22 5ES	Extraction Unit doesn't have Planning Permission 21/05343/FUL and 21/05344/LBC refused	Appeal against enforcement notice
EN/00335/23 (APP/W0530/F/23/3327225)	The Navigator 63 High Street Little Shelford Cambridgeshire CB22 5ES	Extraction Unit doesn't have Planning Permission 21/05343/FUL and 21/05344/LBC refused	Appeal against enforcement notice
SCD-EN-00362-21 (APP/W0530/C/23/3324256)	Cherry Trees Priest Lane Willingham CB24 5HZ	Malanois Dog rescue kennels operating from site without planning permission.	Appeal against enforcement notice
SCD-EN-00362-21 (APP/W0530/C/23/3324257)	Cherry Trees Priest Lane Willingham CB24 5HZ	Malanois Dog rescue kennels operating from site without planning permission.	Appeal against enforcement notice
SCD-EN-00362-21 (APP/W0530/C/23/3324258)	Cherry Trees Priest Lane Willingham CB24 5HZ	Malanois Dog rescue kennels operating from site without planning permission.	Appeal against enforcement notice
SCD-EN-00362-21 (APP/W0530/C/23/3324260)	Cherry Trees Priest Lane Willingham CB24 5HZ	Malanois Dog rescue kennels operating from site without planning permission.	Appeal against enforcement notice
22/02528/OUT (APP/W0530/W/23/3328390)	Darwin Green Phases Two And Three Development Site Cambridge Road Impington Cambridgeshire	Outline planning permission (all matters reserved except for means of access) for up to 1,000 residential dwellings, secondary school, primary school, community facilities, retail uses, open space and landscaped areas, associated engineering, demolition and infrastructure works	Non-determination within statutory period (Joint Development Control committee)

SCD-EN-00019-22 (APP/W0530/C/23/3328025)	34A South Road Great Abington Cambridge Cambridgeshire CB21 6AU	dwelling erected without planning permission.	Appeal against enforcement notice
22/04039/FUL (APP/W0530/W/23/3322245)	Quy Hall Station Road Stow Cum Quy Cambridgeshire CB25 9AJ	Use of the grounds of Quy Hall for the provision of private events (including wedding use) and the associated erection of a marquee, on a temporary basis for up to 12 weekends per year (allowing one event per weekend)	Refusal of planning permission (Delegated Decision)
23/02918/HFUL (APP/W0530/D/23/3331721)	Oxcroft Farm Honey Hill West Wratting Cambridgeshire CB21 4DX	Single Storey Rear Extension and minor internal alterations (Re-submission of 22/05189/HFUL)	Refusal of planning permission (Delegated Decision)
23/02919/LBC (APP/W0530/Y/23/3331719)	Oxcroft Farm Honey Hill West Wratting Cambridgeshire CB21 4DX	Single Storey Rear Extension and minor internal alterations (Re-submission of 22/05190/LBC)	Refusal of planning permission (Delegated Decision)
SCD-EN-00060-22 (APP/W0530/C/23/3324211)	Cherry Trees Iram Drove Willingham Cambridge Cambridgeshire CB24 5HZ	The alleged occupation of dwelling in breach of planning condition 1 of planning permission C/0012/67 for the erection of dwelling and garage which reads: The occupation of the dwelling shall be limited to persons employed locally in agriculture as defined in Section 221 of the Town and Country Planning Act 1962, or in forestry, and the dependents of such persons	Appeal against enforcement notice
22/05348/OUT (APP/W0530/W/23/3326989)	Land South Of Green End/Heath Road, Gamlingay, Cambs. SG19 3JZ	Outline application with all matters reserved (except for access) for 2 No. self/custom build residential dwellings	Refusal of planning permission (Delegated Decision)
(APP/W0530/C/23/3333036)	Grassy Corner Caravan Park Chesterton Fen Road Milton Cambridgeshire	Hardcore laid and mobile homes sited on agricultural land without planning permission.	Appeal against enforcement notice
22/04033/OUT (APP /W0530/W /24/3337024)	Land Off Station Road Linton Cambridgeshire	Outline application for the construction of commercial/industrial floorspace (flexible Use Class E(g)(ii)/E(g)(iii)/B2/B8) with some matters reserved except for access.	Refusal of planning permission (Delegated Decision)
(APP/W0530/C/23/3332991)	Grassy Corner Caravan Park Chesterton Fen Road Milton Cambridgeshire	Hardcore laid and mobile homes sited on agricultural land without planning permission.	Appeal against enforcement notice
(APP/W0530/C/23/3333039)	Grassy Corner Caravan Park Chesterton Fen Road Milton Cambridgeshire	Hardcore laid and mobile homes sited on agricultural land without planning permission.	Appeal against

			enforcement notice
(APP/W0530/C/23/3333088)	Grassy Corner Caravan Park Chesterton Fen Road Milton Cambridgeshire	Hardcore laid and mobile homes sited on agricultural land without planning permission.	Appeal against enforcement notice
(APP/W0530/C/23/3333058)	Grassy Corner Caravan Park Chesterton Fen Road Milton Cambridgeshire	Hardcore laid and mobile homes sited on agricultural land without planning permission.	Appeal against enforcement notice
(APP/W0530/C/23/3333069)	Grassy Corner Caravan Park Chesterton Fen Road Milton Cambridgeshire	Hardcore laid and mobile homes sited on agricultural land without planning permission.	Appeal against enforcement notice
23/02663/S73 (APP/W0530/D/23/3334167)	Firs Farm St Peters Street Caxton Cambridgeshire CB23 3PJ	S73 to vary condition 1 (approved drawings) of ref: 22/05539/REM (Reserved matters application for Plot 5 for access, appearance, landscaping, layout and scale for the Erection of 1no. new 5 bedroom dwelling and garage following outline planning permission S/2294/16/OL (Re-submission of 22/04321/REM) to allow alterations to the design of the approved dwelling and garage.	(Delegated Decision)
22/04352/FUL (APP/W0530/W/23/3334061)	The Conifers Long Lane Gamlingay Cambridgeshire SG19 3ES	Demolition of a detached storage building and erection of a detached dwellinghouse	Refusal of planning permission (Delegated Decision)
23/02662/FUL (APP/W0530/W/23/3330037)	22 School Lane Fulbourn Cambridgeshire CB21 5BH	Subdivision of an existing residential site to allow for the construction of a new dwelling following the demolition of an existing side extension and allowing for single storey front and rear additions to the existing dwelling. Resubmission of 23/00374/FUL	Refusal of planning permission (Delegated Decision)
23/03674/FUL (APP/W0530/W/24/3336235)	4 Haslingfield Road Harlton Cambridgeshire CB23 1ER	Demolition of an existing linked-detached bungalow and the erection of a replacement detached two-storey house and a bungalow. Alteration to access.	Refusal of planning permission (Delegated Decision)

Appendix 5: Appeals Pending Statement

REFERENCE	SITE ADDRESS	DETAILS	STATEMENT DUE
22/03407/S73 (APP/W0530/W/23/3333808)	Land To The West Neal Drive Orchard Park Cambridgeshire	S73 to vary condition 2 (drawings) of ref: S/4191/19/FL - (Erection of new private rented residential block comprising a total of eighty studio one and two bedroom apartments) for removal of underground car parking and associated structures, reduction in the length/depth of the new blocks with associated internal alterations, alterations to apartment mix, reduction in amount of internal communal space, alterations to cycle storage, increased no. of EV charge points, alterations to above ground car-parking including increase in total no. of car club spaces and external landscape alterations.	23/04/2024
23/03636/FUL (APP/W0530/W/24/3336688)	4A Willingham Road Over Cambridgeshire CB24 5PD	Erection of 2 Bed Bungalow	15/05/2024

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