

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

1 November 2017

**AUTHOR/S:** Joint Director for Planning and Economic Development

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**Application Number:** S/1818/17/OL

**Parish(es):** Balsham

**Proposal:** Outline planning permission for 1 detached house. All matters reserved with the exception of the means of access and scale

**Site address:** Land to the west of 10 Cambridge Road, Balsham

**Applicant(s):** South Cambridgeshire District Council (SCDC)

**Recommendation:** Approval

**Key material considerations:** Principle  
Scale  
Access  
Neighbour Amenity  
Trees

**Committee Site Visit:** Yes

**Departure Application:** No

**Presenting Officer:** Julie Ayre, Team Leader (East)

**Application brought to Committee because:** Application made by SCDC on land owned by SCDC

**Date by which decision due:** 19 July 2017 (Extension of time agreed until 15 November 2017)

### Executive Summary

1. The application is reported to Planning Committee because the applicant is South Cambridgeshire District Council.
2. This is an outline planning application for the erection of a single dwelling. Access to the site and the scale of the dwelling are to be formally considered. Layout, appearance and landscaping are reserved at this stage.
3. The principle of a single dwelling on the site is acceptable, having regard to the, location and accessibility of the site and the application of the presumption in favour of sustainable development.

4. The site is of sufficient size to accommodate a modest-sized single dwelling and safe vehicular access is possible from the lane to the North West. Off-street parking and turning space can also be provided.
5. A 1.5 storey scale is considered necessary to ensure a compatible relationship with the surrounding area and the residential amenities of 10 Cambridge Road.
6. There are no objections from technical consultees.
7. The recommendation is one of approval, subject to conditions.

### **Planning History**

#### 8. Application Site

PRE/0451/16 - The application was the subject of a pre-application enquiry. In principle support was given to a single dwelling, subject to formal consideration of detailed layout, scale, appearance, landscaping and access.

#### Adjacent Site to South

S/0255/17/OL – Outline application for the development of 36no. dwellings with all matters reserved except for access – Approved (06 October 2017)

S/2830/15/OL – Outline application for residential and details of means of access – Refused. Allowed on appeal (APP/W0530/W/16/3162747)

### **National Guidance**

9. National Planning Policy Framework (NPPF)  
Planning Practice Guidance

### **Development Plan Policies**

10. **South Cambridgeshire LDF Core Strategy DPD, 2007**  
ST/2 Housing Provision  
ST/6 Group Villages
11. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**  
DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/4 Infrastructure and New Developments  
DP/7 Development Frameworks  
HG/1 Housing Density  
NE/4 Landscape Character Areas  
NE/6 Biodiversity  
NE/8 Groundwater  
NE/9 Water and Drainage Infrastructure  
NE/11 Flood Risk  
NE/12 Water Conservation  
NE/15 Noise Pollution  
TR/1 Planning For More Sustainable Travel  
TR/2 Car and Cycle Parking Standards

12. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**  
Trees & Development Sites SPD - Adopted January 2009  
Landscape in New Developments SPD - Adopted March 2010  
District Design Guide SPD - Adopted March 2010

13. **South Cambridgeshire Local Plan Submission - March 2014**

- S/1 Vision
- S/2 Objectives of the Local Plan
- S/3 Presumption in favour of sustainable development
- S/7 Development Frameworks
- S/10 Group Village
- CC/7 Water Quality
- CC/8 Sustainable Drainage Systems
- HQ/1 Design Principles
- NH/4 Biodiversity
- H/7 Housing Density
- H/15 Development of Residential Gardens
- TI/2 Planning for Sustainable Travel
- TI/3 Parking Provision

**Consultation**

14. **Balsham Parish Council** – No Response
15. **County Highway Authority** – No objections subject to conditions in relation to the provision of a traffic management plan, levels and construction materials of the and access, pedestrian visibility splays and provision of manoeuvring space.
16. **Environmental Health Officer** – No response.
17. **Strategic Housing Department** – the reasons why SCDC are not developing the site themselves are as follows:
- as a Right to Build Vanguard we committed to providing 100 plots to market as part of our bid to the DCLG for the Right to Build status. The audit of HRA owned land was part of this process and we have identified 100 plots of HRA land to fulfil this requirement. These plots sit aside working with our planning team and developers to bring more privately owned land forward for self and custom build.
  - when the 1% reduction per year for 4 years in council rents was introduced our budget for new build council housing was erased. To continue to build council homes to bring in a revenue stream and ensure spend of Right to Buy receipts and Commuted Sums the idea of utilising our HRA land plots for sale; and using the capital receipts to fund out new build council housing was presented to EMT and Cabinet. The business case was approved by Cabinet in July 2016 and was subsequently refreshed at EMT in July 2017.
  - the council building out 1 plot on a small piece of land is not financially viable or efficient in terms of resources.
  - the council building out on small garage sites is an expensive way to construct council houses. Volume generates economy of scale, and in doing larger exception sites or S106 sites we get much better value for money and essentially can build more affordable homes for the same budget.

18. **Tree Officer** – No objections subject to conditions regarding provision of an updated tree survey report and installation of tree protection measures throughout construction.

### **Representations**

19. Two letters have been received; one from a prospective buyer of 10 Cambridge Road querying when a decision will be made and how it may affect the existing house at no.10, and one of objection, from 10 Cambridge Road, raising the following concerns:
- The proposal would be detrimental to highway safety.
  - The proposal would result in a loss of privacy with the front of the new dwelling overlooking the rear of no.10 Cambridge Road, which being on higher land, would also look straight into the front of the new dwelling.
  - The proposal may be affected by the outcome of application S/0255/17/OL as a piece of land to the west of the proposed site was designated as flood plain.
  - The proposal would, along with application S/0255/17/OL, place additional pressure on the current drainage system, increasing frequency of flooding.

### **Site and Surroundings**

20. The application site is located on the western edge of Balsham, bound to the north west by Hildersham Road. There is a mature green hedge along the Hildersham Road site frontage and a small but established woodland on the opposite side of Hildersham Road. To the south and south west there is an instant transition out into open, undulating countryside, although the area immediately south of the site benefits from planning consent, reference S/0255/17/OL, for the erection of 36 dwellings, approved on 06 October 2017. To the north of the site, beyond Cambridge Road, there is also open countryside. To the east is the garden of 10 Cambridge Road, beyond which is a row of semi-detached dwellings on the south side of Cambridge Road. Beyond that is the main body of the village.
21. The site is located within Balsham Village Development Framework. The site is not located within a Conservation Area and does not form the setting to any Listed Buildings or other heritage assets. The site is not affected by flood risk and does not comprise a sensitive habitat for protected species and is unlikely to be affected by contamination. Furthermore, the site is not within the Green Belt.

### **Proposal**

22. The application seeks outline planning permission for the development of 1 detached house, with some matters reserved except for access and scale.

### **Planning Assessment**

23. The key issues to consider in the determination of the application are principle of development, visual amenity, highway safety, and neighbour amenity.

### **Principle of Development**

24. Balsham is defined as a Group Village under Policy ST/6 of the Local Development Framework and Policy S/10 of the Proposed Local Plan. In Group Villages, development and redevelopment without up to an indicative maximum scheme size of 8 dwelling will be permitted within the village frameworks.

25. Policy HG/1 of the Local Development Framework Development Control Policies and Policy HG/7 of the emerging Local Plan seeks that all residential developments make the best use of the site by achieving net densities of at least 30 dwellings per hectare unless exceptional local circumstances require a different treatment, or at least 40 dwellings per hectare in more sustainable locations. The proposed site was calculated as having an area of approximately 0.06 hectares. The provision of a single dwelling on the site would equate to a density of 17 dwellings per hectare, which would be below the required density of Policy HG/1. However, given the character of the area and constrained shape of the site, the proposed density is considered acceptable, subject to other considerations discussed below.

### **Visual Amenity**

26. The site comprises a triangular shaped parcel of land at the edge of the village where there is an immediate transition to open countryside. There is a mature green hedge along the Hildersham Road site frontage. The existing properties to the east of the site are two storey semi-detached properties, set back from the public highway of Cambridge Road. To the north, west and south of the site is open countryside. It is acknowledged that the land immediately south of the site benefits from planning consent for 36 dwellings (S/0255/17/OL). The masterplan for this neighbouring planning consent indicates a mixture of single storey and two storey dwellings, with a landscape buffer on the western edge of the site adjacent to Hildersham Road.
27. The application proposes a one and a half storey dwelling which would be sited close to the public highway of Hildersham Road and therefore relatively evident from street scene views. Much of the existing mature green hedge along Hildersham Road is to be retained, except for where access alterations are proposed. Given that the site is considered to be a sensitive edge of settlement location, the provision of a one and a half storey property is considered acceptable. It is considered reasonable and necessary to impose a condition restricting the dwelling to not exceed one and a half storey in height. A landscape scheme and boundary treatment details will form part of the reserved matters application..
28. Subject to full details of the proposed dwelling being provided at reserved matters stage, to ensure appropriate design and material finish, the principle of a one and a half storey dwelling on site is considered to be acceptable in terms of its impact on the visual amenity of the area and to accord with polies DP/2 and DP/3 of the Local Development Framework.

### **Highway Safety and Access**

29. The proposed development will take its access from Hildersham Road on the north west boundary of the site, close to the junction with Cambridge Road. One letter of objection has been received which raises concern regarding highway safety. The County Council as Local Highways Authority have been formally consulted on the application and have raised no objections to the proposals on highway safety grounds.
30. The Local Highways Authority has requested a Traffic Management Plan as a part of this application, along with several other conditions relating to the vehicular access to the site. On this basis, and in the opinion of the Local Highway Authority, there would application but have not objected on the grounds of highway safety and therefore the proposed scheme would accord with Policy DP/3 of the Local Development Framework.

31. Sufficient car parking would be provided on site to serve the proposed dwelling to accord with the requirements of Policy TR/2 of the Local Development Framework. The conditions suggested by the local highway authority are all deemed reasonable and necessary.

### **Residential Amenity**

32. One letter of objection has been received which raises concern regarding the loss of privacy to both the existing dwelling of 10 Cambridge Road and to the potential occupiers of the proposed dwelling.
33. The site plan shows the proposed dwelling to be orientated in an east-west direction, with the front elevation of the property facing north. The application proposes a one and a half storey dwelling, stated on the proposed site plan, which would be sited approximately 18 metres south west of no.10 Cambridge Road and approximately 10 metres from the common boundary.
34. There are three first floor windows in the rear elevation of no.10 Cambridge Road which face south. There are no first floor windows in the side elevation which faces west. The rear first floor windows of no.10 Cambridge Road are not considered to result in a significant loss of privacy to the future occupiers of the proposed dwelling, given the separation and the oblique nature of the views which would be available.
35. The potential loss of privacy to no.10 Cambridge Road would be dealt through a Reserved Matters application when the detailed plan of the dwelling is provided. However, it is considered that the proposed development is unlikely to result in a significant loss of privacy to no.10 Cambridge Road given the separation between the properties, the scale of the proposed development and conditions which could be imposed on the Reserved Matters Application.
36. In terms of the potential for loss of light or sense of overbearance, the separation between the two properties and proposed scale of the new dwelling are such that the proposed development is not considered to result in a significant negative impact upon residential amenity.

### **Trees**

37. The site contains a small number of trees and the application is supported by a Tree Survey and Constraints Plan by Hayden's Arboricultural Consultants. The application has been subject to formal consultation with the Council's Trees Officer who has raised no objection in principle, subject to conditions regarding provision of an updated tree survey report and installation of tree protection measures throughout construction. Subject to these conditions, the proposal is considered to comply with policy NE/6 of the Local Development Framework.

### **Flood Risk and Drainage**

38. One letter of objection has been received which makes reference to land to the west of the site being designated as flood plain and the potential impact on the current drainage system of the proposed development, along with the approved development of 36 dwellings south of the site.
39. The site is located in Flood Zone 1 (low risk) and the surrounding area is not designated as being within Flood Zone 2 or 3. Therefore there is not considered to be

any significant level of flood risk to the residential development of the site. It is considered reasonable and necessary to apply conditions requiring a surface water and foul water drainage scheme to be submitted to and approved in writing by the Local Planning Authority. On that basis, the principle of a dwelling on site is considered to be acceptable in terms of flood risk and surface water drainage and accords with policies NE/9 and NE/11 of the Local Development Framework.

### **Other Matters**

40. No response has been received from the Council's Environmental Health Team. However, it is considered reasonable and necessary to impose a condition restricting the hours of work to minimise noise disturbance for adjoining residents, in accordance with Policy NE/15 of the Local Development Framework.

### **Recommendation**

41. Officers recommend that the Committee grants planning permission, subject to the following:

### **Conditions**

- 1) Approval of the details of the layout of the site, appearance of buildings and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. (Reason - The application is in outline only.)
- 2) Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. (Reason - The application is in outline only.)
- 3) The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved. (Reason - The application is in outline only.)
- 4) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers 1547-P-501 and 1547-P-502. (Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- 5) The landscaping details required under condition 1 shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock and the positions, design, materials and type of boundary treatment to be erected. (Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- 6) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date

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

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

- 7) The dwelling hereby permitted shall not exceed one and a half storey in height.  
(Reason - To ensure the development is satisfactorily assimilated into the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- 8) Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.  
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
- 9) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.  
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)
- 10) No construction site machinery or plant shall be operated and no construction related deliveries taken at or despatched from the site before 0800 hours and after 1800 hours on weekdays, before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.  
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- 11) Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along respectively the highway boundary.  
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 12) No construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principle 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 public highway)
  - ii. Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on 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 operation of the adopted public highway  
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 13) The proposed driveway shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public water.  
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 14) The proposed driveway shall be constructed using a bound material to prevent debris spreading onto the adopted public highway  
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 15) The new dwelling, hereby permitted, shall not be occupied until the parking and turning space for the dwelling has been provided in accordance with the details shown on the approved plans. That area shall thereafter be retained for the parking and turning of vehicles.  
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 16) Prior to commencement, site preparation or the delivery of materials to site the applicant shall submit an updated arboricultural impact assessment and tree protection strategy in accordance with British Standard BS5837 for the approval of the Local Planning Authority to reflect the detailed layout. The tree protection measures must be implemented in accordance with the details provided in the approved arboricultural impact assessment and tree protection strategy and remain in position until practical completion of the implementation of the development.  
(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with the policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

### **Informatives**

1. There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.
2. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
3. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information

please contact the Environmental Health Service

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

**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 Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File Reference: S/1818/17/OL

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