

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

11 July 2018

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/1178/18/FL

Parish(es): Arrington

Proposal: Part Demolition of Existing Buildings and Erection of Four New Buildings to Comprise Holiday Let Accommodation and Conversion and Extension of Existing Buildings to Provide Gym, Office, Garage and Laundry Ancillary to Holiday Let Accommodation

Site address: 17 Mill Lane

Applicant(s): Ms Genine Johnson

Recommendation: Approval

Key material considerations: Principle of Development
Character and Appearance of the Countryside
Highway Safety
Neighbour Amenity
Biodiversity
Trees/ Landscaping

Committee Site Visit: 10 July 2018

Departure Application: No

Presenting Officer: Karen Pell-Coggins, Senior Planning Officer

Application brought to Committee because: Request from Local Member and Arrington Parish Council

Date by which decision due: 13 July 2018 (Extension of Time agreed)

Planning History

1. **Site**

S/0502/96/F - Extensions and Garage - Approved
S/1361/76/F - Erection of Bungalow - Approved
S/0816/76/O - Erection of Bungalow to Replace Existing Dwelling – Approved

Mill Lane

2. S/1427/06/F - Change of Use of Agricultural Buildings to Light Industrial (Class B1c) and Storage (Class B8) - Withdrawn
S/0328/05/F – Removal of Condition 1 of Planning Permission S/0288/89/F to Allow

use of Annexe as Separate Dwelling - Appeal Dismissed (countryside reasons)
S/0378/03/O - Dwelling - Appeal Dismissed (countryside reasons)

Environmental Impact Assessment

3. The application does not fall under Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and would not exceed the criteria in section 10b of Schedule 2 of the regulations. The application does not therefore require the submission of an Environmental Impact Assessment.

National Guidance

4. National Planning Policy Framework 2012
National Planning Practice Guidance

Development Plan Policies

5. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**
ST/7 Infill Villages
6. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
ET/10 Tourist Facilities and Visitor Accommodation
NE/6 Biodiversity
NE/7 Sites of Biodiversity or Geological Importance
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
7. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
Biodiversity SPD - Adopted July 2009
Landscape in New Developments SPD - Adopted March 2010
Trees & Development Sites SPD - Adopted January 2009
District Design Guide SPD - Adopted March 2010
8. **Submission Local Plan 2014**
S/7 Development Frameworks
S/11 Infill Villages
HQ/1 Design Principles
E/20 Tourist Accommodation
NH/4 Biodiversity
NH/5 Sites of Biodiversity or Geological Importance
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision

Consultation

9. **Arrington Parish Council** – Recommends refusal and has the following comments: -

The private road which had a right of way to existing properties, which would be the only access to the proposed development. The access from the busy A1198 is a single track unadopted farm track over half a mile long with very poor surfaces and a

lack of passing places. There is a dangerous corner by the old mill house with poor visibility leading to the farm yard where vehicles and pedestrians on the track may encounter large and heavy farm machinery. There have been a number of near misses recently at this location.

The proposed site can only be accessed by driving through the farm. The Farmer has a number plate recognition system installed and over a 24 hours period there had been 80 plus vehicle movements. In 2006, when an application for change of use was made permission was refused due to the traffic on the road and access from the A1198. There are no passing places for vehicles. Four holiday properties would substantially increase the traffic movements and make the road deteriorate further. There are no public footpaths so the road would be the only option for pedestrians.

A precedent had also been set by South Cambridgeshire District Council Planners who refused a planning application to use an existing annexe as a separate dwelling as it would be contrary to Policy SE8 in the Local Plan, Policy P1/2 in the Structure Plan, and advice in PPS7.

Formally requests that the application be considered by the planning committee.

10. **Ecology Officer** – Comments that the site is a series of agricultural buildings within an old farmyard complex. The site is surrounded by arable farmland with some wooded boundaries and hedges, and a drainage ditch runs across the front of the property and to the west of the property. The application site sits within the Impact Risk Zone for the Eversden and Wimpole Woods SSSI/SAC, which states that any non householder application outside or on the periphery of a settlement which effects semi-natural habitat, farmland, or rural buildings and structures will require a consultation to be sent to Natural England. This application appears to fill those criteria. There are no non-statutory protected sites in the vicinity that are likely to be affected by the application. Species records from the area appear to be limited, but do suggest a historic bat roost in the neighbouring property, and that water voles have been seen in the adjacent ditch in the past.

The applicant has submitted a Bat Survey – Preliminary Bat Roost Assessment (Arbtech, December 2017). The report has found no evidence of roosting bats in any of the structures to be affected by the development, and suggested that breeding birds may be a constraint during the breeding season. This is accepted. Informatives are recommended in relation to the removal of any buildings or vegetation in the bird breeding season.

Applications should look to maintain, enhance, restore or add to biodiversity. Opportunities should be taken to achieve a positive gain through the form and design of development. This should include the incorporation of bat and bird nesting boxes within the development, use of native planting mixes and wild grasses, the inclusion of green and brown roofs, the inclusion of green walls, or the inclusion of features such as log piles, insect hotels and hedgehog connectivity. Recommends a condition in relation to ecological enhancement.

11. **Trees and Landscapes Officer** – Has no objections and comments that no trees on or adjacent to the site would be significantly detrimentally affected by this proposal.
12. **Drainage Officer** – Has no objections subject to a condition in relation to surface and foul water disposal.

13. **Environmental Health Officer** – Requests conditions in relation to the hours of use of site machinery and construction related deliveries during works and the burning of waste. Also suggests informatives with regards to noise and disturbance to neighbours, during development, a demolition notice and pile driven foundations.
14. **Contaminated Land Officer** – Comments that the site comprises agricultural land/buildings including a piggery and the proposal is for a sensitive end use (residential). There was no evidence in the report of any site specific information. However, it did identify the need for an intrusive investigation which is agreed. Requires a condition in relation to a detailed investigation into contamination.
15. **Local Highways Authority** – Comments that as Mill Lane is a private road and its existing access affords suitable inter vehicle visibility splays and width at the junction with the adopted public highway, no significant adverse effect upon the public highway should result from this proposal.

The inter visibility splays for a 50 miles per hour road is 2.4 metres x 160 metres which in a northerly direction goes to the access of Home Farm and in a southerly direction to No. 69 Ermine Street both of which can be seen from the entrance to Mill Lane before the landscape falls away.

While the amount of traffic that a piggery would generate would probably be lower than the holiday lets, they could be year round and of a different nature e.g. Large tractors and trailers as opposed to single domestic vehicles. The number of movements advised is quite low and equates to one every seven minutes.

There would potentially be an increase in hazard due to the increase in traffic on to the A1198 but this is not seen as severe and the Local Highway Authority has no substantive grounds for requesting that the application is refused.

Applications for dwellings in the area were not refused on highway safety grounds and it is clear that a moderate increase in traffic without unduly increasing the hazard to the public highway is acceptable.

The traffic levels in relation to application S/1427/06/F included the existing and proposed uses and were not known. In addition, the speed limit at that time along the A1198 was 60 miles per hour.

16. **Natural England** – Has no comments.

Representations

Local Member

17. Has concerns in relation to highway issues, the change of use to one of a commercial nature and the effect to the landscape and countryside surrounding.

Letters

18. 9 letters of representation have been received that **object** to the application on the following grounds: -
 - i) Increase in traffic on to the A1198 with poor visibility and a sharply undulating road.
 - ii) Increase in traffic on a private, single track access that is used by a significant amount of traffic and large agricultural machinery with a blind bend, one passing space, no footpaths and through a farmyard. Possible blockages to access.

- Disturbance to homes, young children and animals.
- iii) Increased in delivery vehicles and general activity from premises.
 - iv) Increase in damage to track.
 - v) Poor accessibility to services for daily needs and reliance on cars.
 - vi) Increase in traffic would increase sense of urbanisation and erode the rural character and appearance of the countryside.
 - vii) New buildings would not blend into landscape.
 - viii) Undermine business of the Hardwicke Arms hotel.
 - ix) Set a precedent for future similar developments.
 - x) Historically restricted to one dwelling per plot.

19. 7 letters of representation have been received that **support** the application on the following grounds: -
- i) Good asset to the area that would give a different accommodation option and would enhance tourism.
 - ii) Increase trade for local businesses and boost the economy.
 - iii) Removal of current buildings that create an eyesore.

Applicants

20. The applicants have submitted the following in support of the application: -
- i) Would be happy to resurface the road and install speed reducing measures between the farm and the site to improve condition of Mill Lane.
 - ii) A mirror has already been placed at the bend to improve visibility for traffic using Mill Lane.
 - iii) Mill Lane is used by residents walking dogs and they step on to the verge to avoid motor vehicles.
 - iv) All residents of the holiday lets will be made aware of the working farm and navigating the area by foot.
 - v) The road has a good line of sight in each direction along the road where approaching vehicles can be seen and wait to pass. Although there is only one passing place, there is adequate space at the corners to pass and next to the farm.
 - vi) Some local produce will be held on site alongside provision of services that may otherwise require residents of the holiday lets to make journeys.
 - vii) The public footpath has been recently cleared.

Site and Surroundings

21. The site is located outside the Arrington village framework and in the countryside. No. 17 Mill Lane is a single storey bungalow that has an access driveway to its south eastern side leading to a detached garage to the rear. Beyond the garage and garden, there is a range of agricultural and storage buildings together with agricultural land. Access to the site is off Ermine Way (A1198) via a single width private road. The site is situated within flood zone 1 (low risk).

Proposal

22. The proposal seeks permission for the replacement of the existing buildings on the eastern boundary of the site with four holiday let units, conversion of the existing large building along the western boundary to a gym, office and garage and extension of the existing small building on the eastern boundary to a laundry room to provide ancillary facilities for the holiday lets. The existing digger store on the eastern boundary would be partially retained. Seven parking spaces would be provided. One small tree would be removed.

Planning Assessment

23. The key issues to consider in the determination of this application relate to the principle of development and the impacts of the development upon the character and appearance of the countryside, highway safety, neighbour amenity, biodiversity and trees/landscaping.

Principle of Development

24. The existing buildings on the site subject of the application were formerly used for agricultural and storage purposes. They are not in a particularly good state of repair.
25. The change of use, conversion or appropriate replacement of existing buildings not requiring large extension outside village frameworks to overnight visitor accommodation is supported in policy terms under policy ET/10 in order to boost the rural economy.
26. The development would result in the replacement of existing buildings without large extensions and is therefore considered acceptable in principle due to the demand in the area for visitor accommodation in the area due to the proximity to Cambridge and its small scale.
27. The provision of tourist accommodation that may be potential competition to an existing village facility whilst regrettable is unfortunately not a planning consideration that can be taken into account in the determination of this application.
28. A condition would be attached to any consent to control the use and limit the occupation of the building to holiday lets/ bed and breakfast accommodation only for a maximum period of 28 days in any one stay to ensure that it could not be used for permanent residential purposes. A condition would also be attached to any consent to ensure that the gym, office and garage are only used ancillary to the holiday lets/ bed and breakfast accommodation and not for residential or commercial purposes.
29. The proposal would therefore accord with Policy ET/10 of the LDF.

Character and Appearance of the Countryside

30. The existing buildings are low in scale and simple in form and design with an agricultural character and appearance.
31. The scale of the holiday let units would be greater than the existing in terms of the height of the buildings. However, the overall footprint and volume of the buildings would be substantially lower than the existing buildings on the site that are proposed to be demolished and they would be low in scale. The development is not therefore considered to result in large extensions that would result in a visually intrusive development that would seriously harm the openness and rural character and appearance of the countryside.
32. The holiday lets would be modern and simple in form and design. Although they are not considered to directly reflect the agricultural nature of the existing buildings, they are considered satisfactory and would not result in unacceptable domestic character and appearance that would harm rural character and appearance of the countryside.
33. A condition would be attached to any consent to agree the use of appropriate materials.

34. The proposal is not considered to result in an increase on domestic activity around the site and an increased sense of urbanisation that would erode the rural character of the countryside due to the leisure use and limited increase in traffic. The development is materially different to a residential use and is considered appropriate in rural locations.
35. The proposal would therefore comply with Policies DP/2 and DP/3 of the LDF.

Highway Safety

36. Mill Lane is a single width partly unmade private road with some bends and no footpaths that is located off the A1198. The A1198 is a busy straight but undulating road with speed limit of 50 miles per hour where it passes Mill Lane.
37. The development would result in an increase in traffic generation to and from the site.
38. The development is estimated through the use of TRICS data to result in traffic generation of 14 movements in a 15 hour period that would equate to less than one per hour. In the am peak, the development would generate less than one car per hour and the evening peak, 4 movements in total. This would generate a low level of traffic that is likely to be seasonal.
39. However, this needs to be compared to the existing traffic generation. Although the buildings are not currently used for agricultural purposes, they could be repaired and revert to their lawful use without planning permission. This would generate a low level of traffic including agricultural vehicles throughout the year.
40. The existing access serves 9 dwellings including farms and generates 80 to 100 movements per day from the evidence submitted by local residents.
41. The development would not significantly increase traffic to and from the site given that the estimated traffic levels are very low when compared to existing traffic levels using the access. The development is not therefore considered to adversely affect the capacity and functioning of the public highway and be detrimental to highway safety.
42. The access width and vehicular visibility splays at the point where the private track meets the A1198 are acceptable as they accord with Local Highways Authority standards.
43. The increase in traffic is not considered to have an adverse impact upon vehicle and pedestrian users of the private road due to the limited increase in traffic levels and low speed of traffic using the road.
44. Although the road is narrow with no footpaths, has limited passing places and consists of two sharp bends, vehicles would see traffic approaching along the straight sections of the road at long distances and move to one side where possible and wait for it to pass before continuing their journey. At the bends, vehicles would be more cautious and be travelling at lower speeds. Pedestrians would be more aware of vehicles if they are using a road and would move on to the grass verge when traffic approaches.
45. The narrow width of the road and low increase in traffic is not considered to result in significant blockages that would restrict access for nearby residents. There is ample space on the site to accommodate all vehicles in connection with the use.

46. The road is used by agricultural machinery and it passes a farmyard. Vehicles and pedestrians using the road would be aware of potential large agricultural vehicles given the rural location and presence of farms along the private road.
47. The speed bumps and surface of the road particularly the unmade section would reduce speeds further.
48. Any impact on the surface of the road through its increased use in relation to its maintenance is a civil matter between the parties that own and use the track and is not a planning consideration that can be taken into account in the determination of this application.
49. Whilst the proposal is situated at significant distances from services and facilities and would result in sole reliance upon the motor vehicle, the number of trips would be limited due to the nature of the leisure use and the lack of need to travel for education and employment purposes. Basic shopping supplies would be available on site.
50. The village of Arrington and Wimpole Hall are within reasonable walking and cycling distance of the site for the occupiers of the holiday lets.
51. The proposal would therefore comply with Policies TR/1 and DP/3 of the LDF.
52. Seven parking spaces would be provided on the site for the holiday let units that is considered satisfactory.
53. The proposal would therefore comply with Policy TR/2 of the LDF.

Neighbour Amenity

54. The development is not considered to adversely affect the amenities of neighbours through an unacceptable increase in the level of noise and disturbance due to the low increase in the level of traffic generated and the distance from neighbouring dwellings.
55. The new buildings would be low in scale and set off the boundary from the nearest neighbours.
56. A condition would be attached to any consent to control the hours of operation of site machinery and construction related deliveries to protect neighbours from noise and disturbance during demolition and construction.
57. The proposal would therefore comply with Policy DP/3 of the LDF.

Biodiversity

58. The site is located within the risk impact zone of the Eversden and Wimpole Woods Site of Special Scientific Interest (local importance)/Special Area of Conservation (national importance).
59. The interest features of these designated sites are a mixture of ancient coppice woodland (Eversden Wood) and high forest woods likely to be of more recent origin (Wimpole Woods). A colony of barbastelle bats is associated with the trees in Wimpole Woods. These trees are used as a summer maternity roost where the female bats gather to give birth and rear their young. Most of the roost sites are within tree crevices. The bats also use the site as a foraging area. Some of the woodland is also used as a flight path when bats forage outside the site.

60. The development is not considered to adversely affect these sites of biodiversity importance due to the significant distance from the site and lack of bat roost features in the buildings.
61. The site comprises a number of agricultural and storage buildings. A bat survey has been submitted with the application. An assessment of the buildings has been carried out to determine if they are suitable for roosting bats.
62. The buildings are considered to have negligible potential to support bats and no evidence of bats has been found on site. There was also no evidence of breeding birds. The demolition of the existing buildings are not considered to result in the loss of any habitats for protected species. However, informatives would be attached to any consent to ensure that the buildings and vegetation are not removed during the bird breeding season.
63. A condition would be attached to any consent secure ecological enhancement measures to add to biodiversity.
64. The proposal would therefore comply with Policies NE/6 and NE/7 of the LDF.

Trees and Landscaping

65. The proposal would result in the removal of one tree. This is not considered to be significantly important to the visual amenity of the area and is considered acceptable.
66. A landscaping condition would be attached to any consent to agree compensatory planting on order to soften the impact of the development upon the countryside.
67. The proposal would therefore comply with Policy NE/6 of the LDF.

Other Matters

68. A condition would be attached to any consent to secure a detailed investigation and remediation of any contamination found on the site to protect the health of future occupiers and groundwater.
69. The conditions requested in relation to surface and foul water disposal are not considered necessary given that these matters are covered under building regulations.
70. Each application will be considered on its own merits and any consent given would not set a precedent for future developments.
71. The issue raised by the Parish Council in relation to the development not being in accordance with Policy SE/8 in the Local Plan, Policy P1/2 in the Structure Plan and advice in PPS7 are not relevant to this proposal as they refer to development of dwellings. These policies and guidance are also out of date.

Conclusion

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

Recommendation

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

Conditions

- i) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- ii) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing number 01B, 02B, 04 and 10.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- iii) The building shall only be used for holiday accommodation/bed and breakfast accommodation for a maximum of 28 days in any one stay and shall not be used for permanent residential accommodation.
(Reason – The development is for tourist accommodation only in accordance with Policy ET/10 of the adopted Local Development Framework 2007.)
- iv) The gym, office and garage hereby approved shall only used ancillary to the use of the holiday accommodation/ bed and breakfast accommodation and shall not be used for other residential or commercial purposes.
(Reason – The development is for tourist accommodation only in accordance with Policy ET/10 of the adopted Local Development Framework 2007.)
- v) No development above foundation level shall commence until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- vi) No development shall be occupied until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The details shall include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- vii) 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.)

viii) No development shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme 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.

(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

ix) No development approved by this permission shall be commenced, unless otherwise agreed, until:

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

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

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

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

x) No development approved by this permission shall be commenced, unless otherwise agreed, until the works specified in the remediation method statement have been completed, and a verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

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

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

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

xii) No site or plant machinery shall be operated and no construction related deliveries taken or dispatched from the site except between 0800 hours and 1800 hours

Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays, and not at any time on Sundays and Bank Holidays.

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

Informatives

i) The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage, or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.

ii) Trees, scrub and buildings are likely to contain nesting birds between 1st March and 31st August inclusive. Trees, scrub, and buildings are present on the application site and are assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

iii) Works should proceed with caution and in the event of bats or evidence of them being found, work must stop immediately and advice taken on how to proceed lawfully from one of the following: a bat consultant, the UK Bat Helpline: 0845 1300228, Natural England: 0300 0603900, or the Cambridgeshire Bat Group www.cambsbatgroup.org.uk

iv) There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.

v) Before the existing property is demolished, a Demolition Notice will be required from the Building Control section of the council's planning department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working.

vi) 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.

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 References S/1178/18/FL, S/1427/06/F, S/0328/05/F, S/0378/03/F

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