

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

11 July 2018

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/1373/18/FL

Parish(es): Hinxton

Proposal: Single storey detached dwelling with basement, detached garage and parking

Site address: Land Adjacent to Pettetts Barn, High Street

Applicant(s): Mr and Mrs Fagg

Recommendation: Refusal

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

Committee Site Visit: Yes

Departure Application: Yes

Presenting Officer: Karen Pell-Coggins, Senior Planning Officer

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

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

Update to Report

Representations – Update to paragraph 20

Applicant's Agent

1. Has the following responses to the conservation officer's comments: -
 - i) The proposal would not cause any significant harm to the conservation area. The Landscape Officer commented at pre-application stage that there would be limited landscape and visual effects and it was suggested that the footprint was altered to retain filtered views of the adjacent agricultural land that has been taken on board.
 - ii) The application is supported by a Landscape Visual appraisal that demonstrates that the site is well enclosed to the North End Road boundary and views across the

site from the High Street are restricted by the existing boundary wall and the hedge and trees on the eastern boundary. There are no significant views across the site of the surrounding countryside.

iii) The site has a domestic character and has been for 25 years since the change of use was approved.

iv) Questions how the conservation officer considers that the development would harm the conservation area when it has been demonstrated and accepted that the scale and position of the dwelling would not adversely affect any views.

v) The key objections relate to the landscaping along the High Street frontage and a revised landscape plan has been submitted that reduces the density and number of trees along the western boundary and supplements them with bushes/shrubs to allow views through and reduction of internal hedges.

vi) The materials are requested to subject of a condition but they are set out in the application and an important part of the contemporary design of the dwelling.

Planning Assessment – Update to paragraphs 55 to 65

2. The landscape officer and conservation officer do not assess the proposal in relation to the same policies. Whilst the landscape officer would assess the impact upon the countryside and landscape character generally, the conservation officer specifically considers the impact upon heritage assets. Within the pre-application response, officers raised an objection to the loss of the open space that provides a distinct part of the character of the conservation area in relation to the impact upon heritage assets. In any case, this was informal advice only and circumstances have changed since that time in that the Council now has a 5 year housing land supply.
3. Whilst there are no significant views across the site to the open countryside, it is the openness and undeveloped nature of the site that is considered important to the character of the village and the countryside. This is seen in views from the High Street over the historic wall along the boundary. The introduction of a dwelling would infill the gap between the existing buildings and erode the open character of the site.
4. It is acknowledged that the land is garden/paddock that has a more domestic character than agricultural land. However, permitted development rights were removed for outbuildings as part of planning consent that granted the change of use to retain the openness of the site.
5. The revised landscape plan would allow filtered views through the site but would not change the concern in relation to the loss of openness of the site from the introduction of a significant mass of built form.
6. Details of the materials are necessary as a condition of any consent as very limited information such as timber cladding, bricks and green roofs have been provide to date and precise manufacturer details and colours need to be agreed.

Recommendation – Update to paragraph 111

7. Refusal as set out in the original report.

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/1373/18/FL and S/0202/93/F

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