

S/0793/18/FL- Mr Jones, Domus CB3 Developments Ltd, 1 Horseheath Road, Linton – Amendment, accurate scale drawing of site sections for the demolition of existing dwelling and construction of 7 dwellings. **For information.**

**LPC Comments:**

- LPC received this following the decision from the SCDC Planning Committee regarding this application. Although this amendment is drawn to the correct scale, this was not the version which was considered at the planning meeting. On the plans considered, the vertical and horizontal scales differed and were inaccurate, which should invalidate the decision. If the committee were not provided the correct information at the point of decision then the decision should be revisited. However, when this is returned to the committee for consideration, LPC would like to request that the below comments be taken into consideration:
- The section given of 24 Parsonage Way is incorrect and does not include the kitchen diner accurately.
- Although this plan is to scale, it is still misleading as it gives an inaccurate presentation of the fence relative to positions of the new properties, and to the fences and conservatory of 24 Parsonage Way.
- The amended plans as now represented in this section, now show how high above the current ground level this development will be. In particular, it will be dominant on the skyline and visible from the Special Conservation Area.
- LPC request previous comments are taken into account for this application and respectfully request that this is revisited.

**LPC Comments from May 2018**

- The measurement for the 25 metre amenity zone has been measured from the wrong centre point and is placed incorrectly. This affects the whole application and if this was corrected to be compliant with legislation, would require an adjustment of the application as a whole.
- The measurement appears to have been taken from the conservatory of the nearest house in Parsonage Way and not from the nearest window/south wall of the house.
- The distance from the current Sorley House to Parsonage Way, and its height could be used to compare and visualise the effect of the proposed housing.
- LPC welcome this site being developed as it is an underused site within the village envelope and would be a prime site for infill housing.
- LPC noted regret of the loss of the bungalows and affordable housing, which are needed in the village.
- LPC would request a condition that there would be no dormer windows to be added to the back of the properties at a later date, to prevent overlooking.
- Conditioning is required for the preservation of boundary hedges and the Cedar and 5-needle Pine, which are protected under TPOs. Concerns also raised regarding the Beech Tree on Kinsey Place, also with a TPO, following change of design of plot 7.
- Further information has been requested from SCDC by the Tree Warden and once this information is received, comments will be forwarded by the Tree Warden.
- Birch trees have already been planted along the northern boundary, in close proximity to a structural wall. Concerns are raised regarding the long-term safety and loss of light to the neighbour.
- There will be a loss of hedging on the north of the site leading to a loss of privacy to neighbours in Parsonage Way
- There were concerns raised relating to the close proximity of the car parking spaces to the trees. Any work on these must be discussed with the Tree Warden.

- Topography - In the revised layout the ridgeline appears to be 4 metres higher than that of the original property of this location. This change in site plan has thereby moved the ridgeline of the roof up the rising ground to such a position that it is more overbearing on the neighbouring properties. This will also make the development dominant on the skyline as seen from the Outstanding Conservation Area and nearby listed properties.
- The footprints of all the houses in the amendment appear to have been increased by a considerable amount.
- This increase in the footprint and movement of the houses towards the north has brought the properties inside the 25 metre amenity zone for all the neighbouring properties, including those in Kinsey Place.
- There are still concerns that plot 1 will cause overshadowing to the Cathodeon Centre and may affect the privacy of the Playground, used by the playgroup and the public.
- With regards to Plots 5 and 6, It is noted by LPC that the measurements to the 25 metres amenity zone to the nearest property has been measured from the conservatory and not from the closest point In light of this LPC request this is reviewed and the circle of influence is checked and redrawn from the closest point of the properties on Parsonage Way and those in Kinsey Place
- There are concerns that in future plot 6's car port will become incorporated into the property with the loss of a parking space
- Plot 7 is substantially larger in footprint and is unacceptable close to housing in Kinsey Place.
- Plot 7 has a potential to overlook several houses in Kinsey Place, particularly when the trees are out of leaf.
- The turning head appears much smaller and there would be concern for access and turning of emergency and delivery vehicles. It now appears to be part of the parking for plot 7.
- There is insufficient parking for plot 7 and for the whole development.
- Surface water drainage has not been adequately addressed and without a correct and suitable SuDS scheme, water will come down the steep hill, down the slip road and onto Horseheath Road.
- There are concerns regarding the long-term management of the trees, hedging and SuDS.

**LPC Decision: Object and request this is referred to SCDL full Planning Committee**