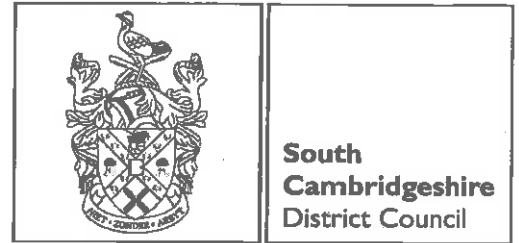


South Cambridgeshire Hall
 Cambourne Business Park
 Cambourne
 Cambridge,
 CB23 6EA
 www.scambs.gov.uk
 0345 045 5215



RECEIVED
 15/05/18

Kathryn Wiseman,
 Linton Parish Council Clerk
 Village Hall
 15, Coles Lane
 Linton
 Cambridge
 Cambridgeshire
 CB21 4JS

South Cambridgeshire
 Planning Services
 29 MAY 2018
 RECEIVED

Planning and New Communities
 Contact: Karen Pell-Coggins
 Direct Dial: 01954 713230
 Direct Email: karen.pell-coggins@scambs.gov.uk
 Our Ref: S/0793/18/FL
 Date: 11 May 2018

Dear Sir/Madam

Proposal: Demolition of existing dwelling and construction of 7 dwellings
Application Ref: S/0793/18/FL
Location: 1, Horseheath Road, Linton, Cambridge, Cambridgeshire, CB21 4LU
Applicant: Tim Jones, Domus CB3 Developments LLP

The above planning application has been amended. A copy of the revised plans is attached.

Revised layout and revised design of Plots 5, 6 and 7.

Any comments that your Parish Council wishes to make should be made on this form and returned to the above address not later than 14 days from the date of this letter. (You should note that at the expiry of this period the District Council may determine the application.)

Comments of the Parish Council:

Recommendation of the Parish Council:- (please tick one box only)

Approve		Refuse	<input checked="" type="checkbox"/>	No Objections	
---------	--	--------	-------------------------------------	---------------	--

Signed:  Date: 24/05/18
 Clerk of the Parish Council or Chairman of the Parish Meeting

EXPLANATION OF APPLICATION SUFFIX

- | | | | |
|----|---------------------------|----|------------------------------------------------------|
| OL | Outline | LD | Lawful Development Certificate |
| FL | Full | PA | Prior Notification of Agricultural Development |
| RM | Reserved Matters | PD | Prior Notification of Demolition Works |
| LB | Listed Building Consent | PT | Prior Notification of Telecommunications Development |
| CA | Conservation Area Consent | HZ | Hazardous Substance Consent |
| AD | Advertisement Consent | VC | Variation or Removal of Condition |
| | | DC | Discharge of Condition |

S/0793/18/FL – Tim Jones, Domus CB3 Developments LLP, 1 Horseheath Road, Linton – Amendment – Revised layout and revised design of Plots 5, 6 and 7.

LPC Comments:

- **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 Borley 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 SCDC full Planning Committee