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South
Cambridgeshire
District Council

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

Planning and New Communities
Contact: Karen Pell-Coggins
Tel: 03450455215
Email: planningcomments@scamba.gov.uk
Our Ref: S/0793/18/FL
Your Ref:
Date 07 March 2018

This letter (with no plans attached) has been emailed to the Parish Council prior to sending out in the post, and for information, to the Ward Members

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

Attached is a copy of the above application for your retention.

We welcome any comments your Parish Council wishes to make, but would ask that they are made using either the online web form available, or on the form below and returned no later than 21 days from the date of this letter. After the expiry of this period, the District Council may determine the application without receipt of your comments.

Below is a link for your convenience to view all copies of documents, plans and forms in respect of the above proposal. As the website updates overnight, these will be available to view the following day from the date of this letter. Please note your comments will be placed on the website.

<https://www.scambs.gov.uk/services/planning-applications>

Should the Parish Council wish to request that the application be considered by the District Council's Planning Committee, please state the material considerations and planning reasons. Examples of material considerations can be found below. The Chairman of the District Council Planning Committee will respond to all reasonable requests.

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	DC	Discharge of Conditions
VC	Variation or Removal of Condition		

The Parish Council: - (Please delete appropriately)

Supports

Objects

Has no recommendation

Comments:

PLEASE SEE ATTACHED

The Parish Council *does/does-not** request that the application be referred to the District Council Planning Committee *(please delete)

Planning reasons:

Note: Where a Parish Councils requests that an application is determined by Planning Committee there is real value and importance in Parish Council representatives attending Planning Committee to support their comments. Please note that the Parish Council can be represented at Planning Committee by any of it Councillors or the Parish Clerk (with the approval of their Parish Council).

Signed.....  Date... 27/03/18 .

Clerk to the Parish Council or ~~Chairman of the Parish Meeting~~

Guidance:

What are Material Considerations?

A material consideration is a matter that should be taken into account in deciding a planning application or appeal against a planning decision.

Examples of material considerations can include (but are not limited to).

- Overlooking /loss of privacy
- Loss of light/overshadowing
- Highway Safety
- Traffic

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S/0793/18/FL – Mr Jones, Domus CB3 Developments LLP, 1 Horseheath Road, Linton – Demolition of existing dwelling and construction of 7 dwellings.

LPC Comments:

- 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 were pleased that care was being taken for the protection of the trees
- 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.
- There were concerns raised that the birch trees already planted at the back of the site are very shallow rooted and these roots are within close proximity to a structural wall of the properties in Parsonage Way. Concerns were raised regarding the height that birch trees can grow to.
- There were concerns relating to the close proximity of the car parking spaces to the trees. Any work on these must first be discussed with the Tree Warden.
- A permeable surface for these spaces and the road was requested by LPC to help protect against surface water flooding.
- There was concern that emergency vehicles might not be able to gain access to the site.
- Concerns relating to the rear of the development overlooking the houses on Parsonage Way, as it was raised that there is still less than the stated 25metre gap between the new properties and that of the windows of some of the properties in Parsonage Way.

It was decided by the Committee that they would allow Cllr Kell to speak in relation to this application however she was not able to vote due to her declaration of a prejudicial interest. Councillor Kell noted that she felt the developers had worked hard to address the original issues. However there is still a concern over changing the design of the buildings, as from the nearest window to the south wall of her house, is less than 25m. She advised that her measurements on the plan have been taken from the conservatory. Cllr Kell also raised concerns regarding the potential noise and air pollution from the parking spaces, which will impact particularly upon the resident of 4 Kingsley Place due to their close proximity.

LPC Decision: No recommendations. Request this is referred to SCDC full Planning Committee and request a site visit from the officers.

