

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Planning Committee	12 September 2019
AUTHOR/S:	Joint Director of Planning and Economic Development	

Application Number:	S/3849/18/RM
Parish(es):	Arrington
Proposal:	Approval of matters reserved for the appearance, design and scale of the detached dwelling to Plot 1 only along with approval for the siting of the dwelling and detached garage and the proposed landscaping and boundary treatment following outline planning permission S/3462/16/OL
Site address:	Land at Church End, Arrington, SG8 0BH
Applicant(s):	Mayen Briggs
Recommendation:	Approval subject to conditions
Key material considerations:	Design and Character Heritage Assets Highway and Transport Impacts Residential Amenity
Committee Site Visit:	13 th August 2019
Departure Application:	No
Presenting Officer:	Aaron Sands, Senior Planning Officer
Application brought to Committee because:	Referred from Chairs Delegation following requests from the Parish Council and previously deferred from Planning Committee on the 14 August 2018.
Date by which decision due:	5 February 2019

Proposal

1. This application comprises the reserved matters for plot 1 of the two dwellings granted permission under outline application S/3462/16/OL. Following amendment, the proposed dwelling is one and a half storey, measuring approximately 8m in height to the ridge, 4m to the eaves, 10.6m in overall depth and 11.3m in overall width.
2. The proposed garage measures approximately 4.4m in height to the ridge, 3m in height to the eaves, 6.3m in depth and 6.3m in width.

Consultees

3. **Cambridgeshire Ramblers** – Objection to the proposed layout, which would obstruct the legal alignment of the footpath. Planting is shown close to the PROW, which should be at least 2m from the footpath to allow for future growth.

Planning Assessment

4. Comments were received from the Cambridgeshire Ramblers on the 16th August. The comments reflect those of the County Definitive Maps Team and have been considered in the previous committee report. Officers remain of the view that the proposal is acceptable in planning terms.
5. Following the meeting of the Planning Committee on the 14th August (Committee Report attached at Appendix A), a revised street scene plan (Appendix B) has been submitted that sets the dwelling down by a further 1m, to overcome member's concerns regarding the scale of the dwelling in comparison to surrounding dwellings. While the recommendation remains the same, members are advised that, as this is a fresh meeting, members must consider the application afresh, and the debate, including speakers and questions of clarification, of the previous meeting, should not be considered as part of this meeting.
6. Officers note this would require further earth movement, but consider that, as this is a reserved matters application, it would fall outside the scope of the reserved matters to be considered. In any event it would be sufficiently short scale that it is not considered it would be materially harmful to neighbouring property.
7. No further consultation has been carried out on this revised plan as officers consider there is sufficient understanding of the objections from consultees and local residents to understand the concerns and consider they should be weighted in the same manner as previously. The application remains recommended for approval, subject to conditions set out below. A further condition regarding a restriction on the ridge height above ordnance datum has been recommended in order to ensure compliance with the submitted plan.

Recommendation

Officers recommend that the Committee **grants** planning permission, subject to:

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
Location and Block Plans – Drawing no. 02 rev p4
Proposed Site Plan – Drawing no. 03 rev P6
Public Right of Way Plans – Drawing no. 05 rev P2
Proposed Floor Plans and Elevations – Drawing no. 06 rev P1
Proposed Site Elevational Sections – Drawing no. 07 rev P7
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).
2. Prior to any development above ground level full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees

and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development, specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock. The details shall also include the details of the materials, position and permeability of areas of hardstanding, and elevations at a scale of not less than 1:50 of any boundary fencing.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/2 of the South Cambridgeshire Local Plan 2018).

3. 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 HQ/1 and NH/2 of the South Cambridgeshire Local Plan 2018).

4. The pedestrian visibility splays shown on drawing no. 03 rev P6 (Proposed Site Plan) shall be provided prior to the occupation of the dwelling hereby approved and shall thereafter be maintained free of obstruction above 600mm. (Reason – To ensure safe visibility between pedestrians and vehicles using the access in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018.)

5. The access to serve the dwellings hereby approved shall be constructed in a manner that prevents surface water run-off onto the highway and shall be constructed from a bound material so as to prevent displacement of material onto the highway. The development shall be retained as such thereafter. (Reason – To protect the highway from displaced material and water that could result in unsafe conditions, in accordance with paragraphs 108 and 110 of the South Cambridgeshire Local Plan 2018.)

6. The height of dwelling hereby permitted shall not exceed 57.5m above ordnance datum. (Reason – To ensure the satisfactory appearance of the development in the street scene in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.)

Informatives

1. Public Footpath No 4 Arrington must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway). No alteration to the Footpath's surface is permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971). Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that

any transfer of land should account for any such boundaries (s154 Highways Act 1980).

The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

If a temporary closure is necessary in connection with a development proposal you should contact the County Council's Street Works Team on 0345 045 5212 or email street.works@cambridgeshire.gov.uk

2. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.
3. All soakaways will be required to be 5m from any structure, including the carriageway.

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 Plan 2018](#)
- Planning File Ref: [S/3849/18/RM](#)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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