

10 February 2021

Report to: South Cambridgeshire District
Council Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

20/02833/FUL – 6 Pierce Lane, Fulbourn, CB21 5DL

Proposal: Demolition of existing commercial buildings and construction of five dwellinghouses (one detached and four terrace) together with open and covered parking and including pedestrian and vehicular access

Applicant: Logan Homes and Messrs. Parker

Key material considerations: Principle of Development.
Character/Heritage Impact
Residential Amenity
Highway Safety
Other Matters

Date of Member site visit: None

Is it a Departure Application: No

Decision due by: 10 February 21

Application brought to Committee because: Referred to Planning Committee by Fulbourn Parish Council and by Ward Member. The officer recommendation of approval conflicts with the recommendation of the Parish Council and Ward Member.

Officer Recommendation: Approval

Presenting officer: Luke Waddington Senior Planning Officer

Executive Summary

1. The application site is located within the Fulbourn Development Framework and Conservation Area and near to several listed buildings including No.5 Apthorpe Street, the former Harrow public house, which is listed Grade II lies

15m from the north-east corner of the site. 45m further north-east stands Highfield House (11 Apthorpe Street) which is listed Grade II*.

2. Objections have been received from the Ward Councillor and Fulbourn Parish Council regarding : a) loss of employment site; b) it is a prominent location in the centre of the village c) it is in a conservation area with listed buildings adjacent; d) that the Village Design Guide for Fulbourn (SPD) has not been taken fully into account in the design and layout of the buildings and their position in relation to the surrounding streetscape e)no reference to it in the Heritage Statement; f) The design, appearance and materials do not appear to represent an attempt to insert high quality modern design into this important village site g) highway safety.
3. No objections have been received from the Council's Conservation Officer. Officers are satisfied that the proposed development is acceptable in terms of its design and would not result in significant harm upon the character and appearance of the Conservation Area. The proposal would preserve the character and appearance of the Conservation Area and its setting and does not conflict with the Village Design Guide.
4. Officers consider that the proposed development would not result in significant harm to the amenities of neighbouring properties.
5. No objections have been received from the Local Highway Authority. Officers consider that the proposed development would provide betterment to the existing highway situation with a net reduction in the number of vehicle daily trips anticipated based on those of the existing use.
6. Officers consider that, subject to conditions, the proposed development accords with national and local planning policies.

Relevant planning history

7. PRE/0375/19 – Removal of existing buildings. Proposed residential scheme to incorporate a 'terrace' form of four houses to the street with an individual house set in the site

S/1632/02/F - Erection of Replacement Storage Building and Extensions – permitted

S/2019/96/F – Extension to provide workshop and wood store – permitted

C/0709/68/D - Erection of open sided builders store and alterations to entrance to yard – permitted

Planning policies

National Planning Policy

- 8 National Planning Policy Framework (NPPF) –2019
National Planning Practice Guidance (NPPG)
National Design Guide (NDG)
Planning Practice Guidance Circular 11/95 – The use of conditions in Planning Permissions (Annex A)

South Cambridgeshire Local Plan 2018

9. S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
S/9 Minor Rural Centres
CC/1 Mitigation and Adaption to Climate Change
CC/4 Water Efficiency
CC/6 Construction Methods
CC/7 Water Quality
CC/8 Sustainable Drainage Systems
HQ/1 Design Principles
H/12 Residential Space Standards.
NH/4 Biodiversity
NH/14 Heritage Assets
H/8 Housing Density
E/14 Loss of Employment Land to Non-Employment Uses
TI/2 Planning for Sustainable Travel
TI/3 Parking provision
TI/10 Broadband

Fulbourn Neighbourhood Plan

10. The draft Fulbourn Neighbourhood Plan is currently going through Regulation 14 consultation. This is the public consultation carried out by the Fulbourn Parish Council on its draft plan. This consultation ends on 28 February 2021. At this stage the plan cannot be given any weight in determining planning applications.

South Cambridgeshire Supplementary Planning Documents (SPD):

11. District Design Guide – Adopted March 2010
Sustainable Design and Construction SPD – Adopted January 2020
Development Affecting Conservation Areas SPD – Adopted January 2009
Biodiversity – Adopted January 2009
Trees & Development Sites SPD - Adopted January 2009
Fulbourn Village Design Guide – Adopted January 2020

Consultations

District Councillor for the Fen Ditton and Fulbourn Ward (Cllr Daunton)

12. Objects and requests the application to be considered by the Planning Committee for the following reasons:
- There is a loss of a well- established employment site;
 - It is a prominent location in the centre of the village being at the head of a T junction of Pierce Lane a main distributor road and Haggis Gap where the village health centre and library are situated;
 - It is in a conservation area with listed buildings adjacent;
 - There is no indication that the Village Design Guide for Fulbourn (and SPD) has been taken fully into account in the design and layout of the buildings and their position in relation to the surrounding streetscape. I note that other respondents make a similar point. I note there is no reference to it in the Heritage Statement;
 - The design, appearance and materials do not appear to represent an attempt to insert high quality modern design into this important village site

Fulbourn Parish Council

13. Object. Highway safety, narrow road joining proposed development and only one car parking space allocated to each property. High density development in a Conservation Area and this will be the third five dwelling proposed development within a 100m of each other and a very narrow road which includes a bus route.

Cambridgeshire County Council (Highways Development Control)

14. “The visibility splays as presented would under normal circumstances be considered unacceptable by the Highway Authority. However, the Highway Authority review and comment upon sites, on an individual basis taking into account the specific context of each application. In respect to this site the proposed demolition of existing commercial buildings and the construction of five dwellings units will significantly reduce vehicle movements through the proposed access. The submitted Transport Statement Table 4.3 states that there will be a reduction of daily trips (15 motor vehicles per day), therefore this will reduce the likelihood of conflict occurring. Under these circumstances the proposed development has the potential to improve highway safety over and above the existing situation and in this context the application is acceptable to the Highway Authority.

Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Please request that the applicant confirm where the proposed Aco as shown on submitted Drawing Number 100 Rev P8 will drain as at present this information has not been shown. Please request that the applicant amend Drawing Number 100 Rev P8 to show the directional of fall of the proposed access into the site and not towards the adopted public highway as this is unacceptable as shown.”

Conditions are requested in relation to the submission of a traffic management plan, falls and levels of the access, access width of 5x5m, maintenance of pedestrian visibility splays, materials of the access, provision of parking and turning area, provision of cycle stores, and removal of permitted development rights for any future vehicular crossovers.

Revised comments - email 27/11/2020: Confirm that the drawing (7323 100 P9 site entrance drainage reconfigured) is acceptable to the Local Highway Authority.

SCDC Sustainable Drainage Engineer

15. The proposals are not in accordance with South Cambs adopted Policy CC/7 Water Quality and Policy CC/8 Sustainable Drainage as they have not demonstrated a suitable surface water and foul water drainage provision for the proposed development however a condition could be used to address this issue and therefore a condition is required requiring submission of details for a drainage scheme prior to commencement.

SCDC Environmental Health Officer

16. No objections, subject to conditions requiring no burning of waste on site, and no construction site machinery or plant to be operated, no noisy works to be carried out and no construction related deliveries taken at or dispatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

SCDC Conservation Officer

17. No objections subject to a condition to control materials: "Due to COVID-19 restrictions I have not visited the site since March 2020. I did visit the site on several occasions during the autumn of 2019 and winter of 2019-2020. On the basis of those relatively recent visits, and the information submitted, this is my assessment of the proposals.

The application site faces Pierce Lane. It is currently in use as a joinery workshop. It lies within the Fulbourn conservation area; the northern boundary of the site is also the boundary of the conservation area, and the conservation area extends east, south and west of the application site. All the buildings facing both sides of Pierce Lane for some distance each side of the site are within the conservation area. No.5 Apthorpe Street, the former Harrow public house, which is listed Grade II lies 15m from the north-east corner of the site. 45m further north-east stands Highfield House (11 Apthorpe Street) which is listed Grade II*. Nos. 2/4 Pierce Lane, 3 Pierce Lane, and 14 Pierce Lane, which lie close to the application site on the east, south, and west sides respectively, are all indicated as positive buildings in the 2008 Fulbourn conservation area appraisal. In the 2020 draft appraisal, Nos. 1 and 3 Apthorpe Street, to the east of the site, are also shown as positive buildings.

The application proposes the demolition of all the buildings on site, and the erection of five houses, four on the site frontage, in a terrace, and one at the rear of the site, facing east on to a vehicle turning space. All the houses would

be detailed in a manner which alludes loosely to the late-Victorian architecture evident in several locations in the village.

The east end of Pierce Lane is close to the historic centre of the village. The buildings on the application site are undistinguished. They exhibit neither good design nor any of the vernacular characteristics of the village. The site in its present state detracts from the character of the conservation area. This part of the conservation area is heterogeneous in character; nineteenth-century buildings are interspersed with a considerable number of houses from the middle and later years of the twentieth century. There are also a variety of facing and roofing materials and different patterns of location on plot. In this context, the proposed mix of frontage and backland dwellings, and the emulation of Victorian design detailing are both appropriate. The use of buff brick with contrasting red brick dressings is evident elsewhere in the village and is also appropriate, but the selection of over-bright bricks in either category with little texture or colour variation could result in the finished elevations appearing garish and artificial in a manner which would detract from the subtle character of this part of the conservation area. Unduly reflective slates could have a similar impact. A condition to control materials is particularly important here, and I recommend an informative on the decision notice advising the applicant that this condition is only likely to be discharged on the basis of a buff brick which is of darker and softer tone, and has significant surface texture and colour variation.

The existing buildings on site are visible from Apthorpe Street, where they form part of the setting of No.5 and detract from that setting. In my judgement, the proposed buildings, being of limited scale, and also located further away from the listed building, would be less evident from this viewpoint, and where they were visible, would be a less jarring contrast with No.5. Its setting would be enhanced in my view.

Subject to a condition to control materials, the proposal would be in accordance with policy NH/14 of the local plan.”

Trees Officer

18. Trees on or adjacent to the site have a level of protection through the Conservation Area and no statutory protection. No tree or hedgerow information has been submitted with the application this information is required. It can be submitted by pre-commencement condition.

Representations from members of the public

19. The below is a summary of third-party representations received, the full comments are available to view on the Council’s Public Access website.

3. Objections: Forum for Community Action, 7 Pierce Lane, Fulbourn, 3 Geoffrey Bishop Avenue Fulbourn:

- Inadequate parking arrangements
- Too much residential infill in Fulbourn adding to congestion on Pierce Lane

- Pierce Lane is already a dangerous stretch of road with poor visibility
 - Overdevelopment of the site
 - Increase in vehicle movements from 5 dwellings
 - Over-development on an important site in the Conservation Area
 - Guidance contained in the Fulbourn Village Design Guide SPD is not addressed, resulting in development of no architectural merit, that does not take advantage of the opportunity to enhance the street scene or provide appropriate planting
 - Inappropriate design and detailing resulting in an over-complicated pastiche design
 - No sustainability statement has been submitted
 - Bin collection arrangements are unclear
 - Amenity spaces for the terraced properties face north
 - Proposed parking would be under lime trees which would deposit sap on cars
20. 2 comments neither objecting to or supporting the application: 1 Marchs Close, 15 Cherry Orchard, Fulbourn:
- If approved, consider double yellow lines outside.
 - Location is hazardous due to parked cars restricting the road and visibility
 - Single parking bay per house unlikely to deter roadside parking
 - Details of planting and trees should be provided to enhance biodiversity
 - A condition should be included requesting that details be provided for enhancements to biodiversity on the site to include incorporation of swift bricks
21. 1 comment of support: 1 Apthorpe Street Fulbourn:
- The development would improve the outlook and sunlight at 1 Apthorpe Street.
22. 1 letter from the owner of the site outlining the background as to why he is seeking to sell the site.

The site and its surroundings

23. The application site is approximately 0.1283 hectares in size, and is located within the Fulbourn Development Framework and Conservation Area. There is a grade II listed building directly north east of the site at No. 5 Apthorpe Street. The site is wholly located in flood zone 1. There are neighbouring residential dwellings directly west, east and south of the site.
24. The site itself contains a range of large sheds of varying appearance and age, currently occupied by a Joinery Workshop (use class B1c Light Industrial) with a combined footprint of approximately 648 square metres. The site is accessed via Pierce Lane.

Planning Assessment

Key Issues

25. The key issues to consider in the determination of this application are:
- Principle of Development
 - Visual amenity
 - Character and heritage assets
 - Biodiversity
 - Highway safety
 - Other Matters

Principle of Development

26. The application site falls within the Fulbourn Village Development Framework. Fulbourn is defined as a Minor Rural Centre within Policy S/9 (Rural Centre) of the South Cambridgeshire Local Plan. In the development frameworks of Minor Rural centres, residential development and redevelopment up to an indicative maximum scheme size of 30 dwellings will be permitted. The proposed development comprises of 5 dwellings and would comply with Policy S/9 in this regard.
27. The proposed development would result in the loss of the current employment use at the site and would replace it with a residential use. Policy E/14 of the South Cambridgeshire Local Plan addresses the loss of employment land to non-employment uses, and is split into two parts. Part 1 states that the conversion, change of use or redevelopment of existing employment sites to non-employment uses within or on the edge of development frameworks will be resisted unless one of three criteria (a, b and c) is met. Criteria a) requires proposals to demonstrate that the site is inappropriate for any employment use to continue having regard to market demand.
28. Criteria b) requires that the overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises.
29. Criteria c) allows for the loss of employment sites if the existing use is generating environmental problems such as noise, pollution, or unacceptable levels of traffic and any alternative employment use would continue to generate similar environmental problems.
30. Part 2 of Policy E/14 states that redevelopment proposals which propose the loss of all employment uses will need to be accompanied by clear viability or other evidence as to why it is not possible to deliver an element of employment development as part of the scheme.
31. No marketing exercise has been undertaken in respect of part 1 criteria a) and it is not clear that the site is generating environmental problems in respect of criteria c).

32. With regard to criteria b), the proposed development would result in the removal from the site of a collection of workshop buildings that are of no particular quality in terms of their appearance. These buildings are prominent within the conservation area along Pierce Lane and fall within the setting of a grade II listed building at 5 Apthorpe Street. Officers consider that the existing use and the ad-hoc and semi-industrial appearance of the buildings at the site are out of character with the residential nature and historic character of the area, and as stated in the comments from the Conservation Officer, the site in its present state detracts from the character of the conservation area and the setting of the listed building.
33. Following consultation with the conservation officer it is considered that the proposed development would enhance the setting of the Listed Building and the Conservation Area, for the reasons outlined later in this report.
34. The submitted commercial appraisal indicates that within a 10-mile radius of Cambridge there are currently 22 industrial/light industrial units of similar size to the buildings at the application site (between 3,000 and 10,000 sqft) available, and that some of these units are in well-connected business parks such as Dales Manor Sawston and Lion Works Whittlesford have been available for three years and over a year, respectively. Officers undertook a search for properties of this type and can confirm that this is correct at the time of writing this report, and that 14 of the units referred to are within South Cambridgeshire.
35. It is considered that such units, the majority of which are located on existing industrial estates, are likely to be more desirable for industrial or light industrial uses than the application site, given its location within a residential area and potential for conflict, lack of high-quality buildings, relative distance from trunk roads and access on a relatively narrow road within the village. The proposal would result in the loss of employment land in this location, however, given the range of similarly sized available units within the district within existing business parks it is not considered that the proposed development would result in a significant loss in terms of the range of available employment land and premises.
36. The application submission states that the existing business is small and employs 4 people, two of whom are the owners of the present business who are seeking to close the business.
37. It is considered that given the small scale of the business presently occupying the site that the proposed development would not result in a significant adverse effect on employment opportunities
38. Taking the above into account, and when balanced against the loss of employment land, it is considered that the benefits to the community identified above would outweigh any adverse effect on the range of available employment land and premises. Criterion b) of E/14 is satisfied.

39. A commercial viability appraisal report has been submitted with the application which seeks to address part 2 of Policy E/14 and the possibility of retaining employment use at the site. Within the report it is stated that retention or inclusion of a B2 or B8 use at the site is unlikely to be viable due to the aforementioned range of small-scale commercial premises already available within the district, and the overall preference among commercial occupiers for units closer to main commercial centres and with good access to trunk roads, neither of which are features of the application site. It is also asserted that the location of the site within a village residential area is unlikely to attract new B2 or B8 users due to the potential for conflict between commercial operations and local residents, and the vehicular access on a relatively narrow road within the village, which does not lend itself well to larger vehicles that may be associated with those uses.
40. The application also investigates the potential for an office use (now use class E, but falling under B1 use class at the time of submission of the application) at the site. Due to the age, condition and layout of the existing buildings, it is stated that if retained and converted they would be unlikely to provide suitable or attractive office accommodation, and that the costs of conversion (to include elements such as adequate fenestration and insulation) are unlikely to be cost effective for the standard of office accommodation that would be provided, which would not be high.
41. New office accommodation is also explored; based on rental values of high-quality office accommodation elsewhere in the district, and the costs of construction it is stated that new-build office development at the site would result in a loss up to around £200,000 and would not be viable. The report also cites changing working habits including flexible working and working from home, which it asserts has reduced the demand for office space in areas around Cambridge, and that this trend is likely to continue in the wake of the covid-19 outbreak.
42. It is considered that the overall conclusions of the viability and commercial report are reasonable taking into account the location and constraints of the application site. The application would therefore comply with Policy E/14 and the principle of residential development in place of an employment use is acceptable in this instance.

Impact upon the Character and Appearance of the Conservation Area

Policy Context

43. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
44. Chapter 16 of the National Planning Policy Framework (NPPF) 2019 focuses on conserving and enhancing the historic environment.
45. Paragraph 189 of the NPPF states that in determining applications, local

planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

46. Paragraph 192 of the NPPF states that in determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
47. Paragraph 194 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
48. Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
49. Paragraph 200 of the NPPF states that Local Planning Authorities should look for opportunities for new development within Conservation Areas, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
50. At a local level, chapter 6 of the South Cambridgeshire Local Plan deals with protecting and enhancing the natural and historic environment.
51. Policy NH/14(1a) of the Local Plan states that development proposals will be supported when they sustain and enhance the special character and distinctiveness of the district's historic environment including its villages and countryside and its building traditions and details.
53. Policy HQ/1 of the Local Plan requires all new development to make a positive contribution to its local and wider context. Development proposals should, appropriate to their scale and nature, conserve or enhance important natural and historic assets and their setting (criterion 1d).

Assessment of the Proposal

54. The buildings are constructed from a range of materials and are undistinguished and incohesive. They do not appear particularly well-constructed, and they are in varying states of repair externally. Overall it is considered that they appear out of keeping with the residential area within which they are located and that the site in its present state detracts from the character of the conservation area and nearby Grade II listed building at 5 Apthorpe Street.
55. Moving outside of the site, buildings are predominantly residential, and in terms of the pattern of development within the vicinity, there is a general character of dwellings on Pierce Lane facing the highway but with an irregular building line. This is also noted in the Fulbourn Village Design Guide (VDG) Supplementary Planning Document (Adopted January 2020) which identifies character areas within Fulbourn and sets out the key features of these areas.
56. The layout of the proposed development and the four-dwelling terrace fronting Pierce Lane are considered to be in keeping with this broad pattern of development. The fifth dwelling would be sited further into the plot, behind the rough building line along Pierce Lane. However, due to its siting to the rear of no 12 Pierce Lane and the relative distance from the highway, it is considered that this dwelling would not be overly prominent, and it is also noted that development in depth off Pierce Lane is evident at Town Close and numbers 23a and 29a Pierce Lane. As such the proposed layout is not considered to be significantly out of character with the established pattern of development within the vicinity.
57. The Fulbourn VDG identifies character areas within Fulbourn and sets out the key features of these areas. The Apthorpe Street - Cow Lane - Pierce Lane character area is defined in the VDG as having a diversity of buildings ranging from medieval times to recent decades yet with unity in scale, simplicity of detailing and use of traditional materials. There is an informal alignment of the frontages, with big trees in front gardens and pocket spaces. Tidy gateposts and well-defined walls also feature, with picket fences or hedges defining most front gardens. There are examples of visually successful contemporary upgrades and small infill. This character area also lacks a dominance of car parking, which is screened by planting and walls.
58. The proposed dwellings would make use of traditional materials, and as stated in the comments from the Conservation Officer, the proposed dwellings would be detailed in a manner which acknowledges the late-Victorian architecture evident in several locations in Fulbourn. Comments from the Ward Councillor and a third-party representation regarding the design detailing and lack of a modern design, as encouraged by the Fulbourn Design Guide, are acknowledged. As noted in the VDG and by the Conservation Officer there is not a strongly defined architectural character or vintage of dwellings within this part of the Conservation Area on Pierce Lane, which features a mix of dwelling ages and designs, including several from the mid to late 20th Century. In this context, the proposed emulation of Victorian design detailing is considered to be appropriate.

59. As set out above, the building line in this part of Fulbourn is irregular and the site does not contain any trees.
60. The proposed development would feature well defined front gardens with hedging, as described within the VDG. While the gardens are not particularly large, as previously noted the building line in this location is irregular and there are a number of dwellings on Pierce Lane with small front gardens or none at all.
61. The VDG also states that development should contribute to the richness of greenery by retention and planting of new large trees and hedgerows. The application does not presently include detailed planting proposals but would not result in the loss of any trees and would result in additional visible greenery on the site through the planting of front gardens with hedges. Further details of planting including trees could be secured through the imposition of condition for soft landscaping details.
62. With regard to car parking, this would be located to the rear of the dwellings and would not be visible from Pierce Lane, as set out in the description of the Pierce Lane character area in the VDG.
63. In terms of their scale and height the proposed dwellings fronting Pierce Lane would be approximately 8.5 metres, taller than either the neighbouring dwellings on either side (numbers 4 & 4a and 12 Piece Lane). The separation distance between the proposed terrace and number 12 is considered to be sufficient to mitigate the proposed increase between the two which is not considered to be significant. Number 4 Pierce Lane is a two-storey dwelling with varying roof heights, which is separated from the application site by a range of flat roofed timber buildings. Again, there would be a degree of separation between the dwellings to mitigate the difference in heights, and it is noted that no.4 itself features a visible disparity in roof heights, with the westernmost element having a higher and steeper roof than the eastern range. Number 1 Pierce Lane also features a steeply pitched roof that is higher than those of the dwellings opposite it.
64. In terms of materials the proposed dwellings would be constructed from brick with slate roofs and painted wood doors and windows. As set out in the comments from the Conservation Officer, a condition requiring samples of materials will be important to ensure that the development is satisfactorily assimilated into the area, to be attached to any permission granted. The Conservation Officer has also recommended an informative to be attached to any consent to advise the applicant that such a condition is only likely to be discharged on the basis of a buff brick which is of darker and softer tone, and has significant surface texture and colour variation, in order to reflect subtle character of this part of the conservation area. This informative would also be added to any consent granted.
65. Subject to this condition and informative, the proposed materials are considered to be acceptable and in accordance with the guidance in the VGD

which states that pale Cambridgeshire bricks or renders in white or natural colours are prevalent, with wood used for the doors and details.

66. With regard to the layout of the access, the VDG states that small scale infill development should be served by simple access lanes with shared surface and no street lighting. It is considered that the vehicular access for the proposed development complies with this guidance.
67. Comments have been received from the Ward Councillor for Fulbourn and a third party that the application does not make specific reference to the VDG. The applicant has subsequently provided a response to the points raised in these representations and to specifically address the criteria within the FVDG.
68. As stated previously within this report, the current appearance of the site detracts from the character of the conservation area and the nearby Grade II Listed Building at 5 Apthorpe Street.
69. Following consultation with the conservation officer it is considered that, for the reasons set out, the proposed development would be of an appropriate design and scale in relation to the affected designated heritage assets and would enhance the character of the conservation area and the setting of the nearby Listed Building.
70. As such the proposed development would comply with Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018 and the Fulbourn Village Design Guide SPD 2020

Residential Amenity

71. The proposed detached dwelling would not feature windows at first floor level in its side elevations and would therefore not overlook the gardens of the proposed terraced dwellings or the rear garden of the existing dwelling at 7 Pierce Lane. The proposed detached dwelling would have windows in the rear elevation at first floor level which would grant an aspect across parts of the gardens of 14 and 14a Pierce Lane. However due to the positioning of the dwellings and the length of the gardens, these views would be across the rear portions of the gardens as opposed to primary outdoor amenity areas or patios. As such it is not considered that the proposed development would result in a significant overlooking impact upon neighbouring dwellings.
71. Due to their siting and relative distance from neighbouring dwellings the proposed dwellings are not considered to result in a significant overbearing or loss of light impact upon neighbouring properties.
72. As requested by the Environmental Health Officer, it is considered reasonable to limit delivery times and working hours to preserve the residential amenity of the nearby dwellings during construction.
73. Subject to these conditions the proposed development would comply with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Amenity of Future Occupants.

74. The proposed 2-bedroom terraced dwellings (plots 2 and 3) would provide 3 bed spaces and would have a Gross Internal Floor Area (GIA) of approximately 75m². The residential space standards set out in policy H/12 require 70m² for dwellings of this size. The proposed 3-bedroom units (plots 1 and 4) would provide 4 bed spaces and have a GIA of 98m²; Policy H/12 requires 84m². The dwelling on plot 5 would also provide 3 bedrooms with 4 bed spaces and has a GIA of approximately 104m². The proposed dwellings would therefore comply with the residential space standards set out in Policy H/12 of the Local plan 2018.
75. The proposed 3 bed detached dwelling would have a rear garden approximately 78m² in size, the proposed 2 bed units would have a garden of approximately 53m² and the two 3 bed terraced units would have at least 60m² each. These measurements exclude bin and cycle store areas and would comply with the guidance contained within the South Cambridgeshire District Design Guide SPD for gardens, which advises 40m² for 2 bed dwellings in built up areas and 50m² or more for dwellings with 3 or more bedrooms in built up areas.

Highway Safety and Parking Arrangements

76. Comments from the Local Highway Authority note that the proposed development will significantly reduce vehicle movements through the proposed access, which will reduce the likelihood of conflict occurring and providing the potential to improve highway safety over and above the existing situation. Under these circumstances in this context the application is acceptable in highway safety terms and in accordance with Policy HQ/1.
77. Following the submission of a revised drainage scheme for the proposed vehicular access onto the public highway, the Local Highway Authority has no objections to the proposed development subject to the imposition of conditions requiring submission of a traffic management plan, falls and levels of the access, access width of 5m x 5m, maintenance of pedestrian visibility splays, materials of the access, provision of parking and turning area, provision of cycle stores, and removal of permitted development rights for any future vehicular crossovers. These conditions would be applied to any consent granted in the interests of highway safety.
78. Each dwelling would be provided with 2 car parking spaces, 1 within a garage and 1 to the front of the garage. The parking spaces would be 2.7metres by 5.5 metres and a reversing area of 8.4 metres is provided This level of parking provision would satisfy the requirements of Policy TI/3 which requires 2 spaces per dwelling, and the requirements of the Local Highway Authority for car parking spaces of 2.5 x 5m and reversing space of 6m. There would be space to store cycles within the stores indicated on the submitted site plan. These stores would be capable of storing 3 cycles, at a ratio of 1 per bedroom as required by Policy TI/3.

Impact on Trees

79. There are no trees within the site however there are trees within adjacent gardens that are near to the site boundaries, and which benefit from protection by virtue of their location within the Conservation Area. The Council's Trees Officer has no objection to the proposed development subject to a condition requiring submission of an Arboricultural Method Statement and Tree Protection Strategy prior to commencement of development. Such a condition would be attached to any consent to ensure adequate protection for nearby trees in the interests of biodiversity and visual amenity. The proposal is therefore in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018.

Biodiversity

80. Comments from third parties in relation to biodiversity at the site are noted. Details of planting including species would be required within any submission of details for a hard and soft landscaping scheme, as set out above. A condition would also be attached to any consent to require submission of details for other ecological enhancements such as swift boxes, bat and bird boxes, hedgehog holes in fences. This would be in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018 which states that development proposals must aim to maintain, enhance, restore or add to biodiversity.

Drainage

81. As requested by the Council's Sustainable Drainage Officer, a condition will be attached to any consent granted to secure submission of a scheme for foul and surface water drainage in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018

Other Matters

Renewable Energy and Broadband

82. Conditions would be attached to any consent granted in relation to renewable energy measures and water conservation to ensure the proposal would comply with Policies CC/3 and CC/4 of the South Cambridgeshire Local Plan 2018.
83. A condition would be attached to any consent granted in relation to the provision of infrastructure for broadband to comply with Policy T/10 of the South Cambridgeshire Local Plan 2018.

CONCLUSION

84. The proposed scheme offers benefits to the community in terms of a betterment of highway safety and reduction of vehicle trips to and from the

site, and an enhancement of the setting of Fulbourn Conservation Area and the setting of the nearby Grade II Listed building. The National Planning Policy Framework 2019 states that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, and advises that proposals that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

85. For the reasons set out in this report, officers consider the planning application to be acceptable and in accordance with relevant national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

Recommendation

- 86 Officers recommend that the Planning Committee approve the application, subject to the following conditions:

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No development, other than demolition, shall take place above ground level, until samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the conservation area. (South Cambridgeshire Local Plan 2018 policy NH/14)

4. No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or dispatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

5. Prior to commencement of development a scheme for the disposal of surface water and foul water that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority.

This would need to include:

- a. The existing drainage arrangements of the site including discharge location and rate where appropriate;
- b. The proposed discharge location in accordance with the drainage hierarchy and reasonable evidence this can be achieved;
- c. A site plan identifying indicative locations for sustainable drainage features;
- d. Evidence to support b) which must include infiltration/percolation testing or written confirmation from the appropriate water authority/third party that a discharge to its drainage system is acceptable; and
- e. Details of foul discharge location or treatment plant and discharge location

Reason: In accordance with Policies Policy CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

6. The dwellings hereby permitted, shall not be occupied until full details of both hard and soft landscape works have been 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. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock. The development shall be undertaken in accordance with the approved details. Any trees or plants which are planted in connection with the approved soft landscape details which within a period of five years from planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally approved, unless the Local Planning Authority gives written approval 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/4 of the South Cambridgeshire Local Plan 2018).

7. Prior to the commencement of development a detailed Arboricultural Method Statement and Tree Protection Strategy shall be submitted to and approved in writing by the Local Authority, including details of timing of events, protective fencing and ground protection measures. This should comply with BS5837. The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction

period and may only be removed following completion of all construction works.

Reason: To ensure adequate protection of adjacent protected trees in the interests of visual amenity and biodiversity, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018)

8. No development above slab level shall commence until a biodiversity enhancement scheme has been submitted to and approved in writing by the Local Authority. It shall include the consideration of native planting, hedgehog habitat and connectivity and the proposed specification, number and locations of internal and / or external bird and / or bat boxes on the new buildings and any other measures to demonstrate that there will be a net biodiversity gain on the site of at least 10% (unless an alternative target is otherwise agreed by reason of viability). The biodiversity enhancement scheme as agreed shall be carried out prior to the occupation of the development and subsequently maintained in accordance with the approved scheme for the lifetime of the development.

Reason: In accordance with the NPPF 2019 and Policy NH/4 of South Cambridgeshire Local Plan 2018

9. No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed private access and turning areas within the development have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be maintained in accordance with the approved management and maintenance details.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

10. The proposed access shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided as the site as shown appears to be draining towards the adopted public highway.

Reason: for the safe and effective operation of the highway.

11. The access shall be a minimum width of 5m, for a minimum distance of 5m measured from the near edge of the highway boundary.

Reason: In the interests of highway safety.

12. Two pedestrian visibility splays of 2m x 2m shall be provided each side of the vehicular access measured from and along the highway boundary. Such

splays shall be within the red line of the site and shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway.

Reason: In the interests of highway safety.

13. The proposed access be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason: in the interests of highway safety.

14. Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to:
- a. enter, turn and leave the site in forward gear
 - b. park clear of the public highway
 - c. The area shall be levelled, surfaced and drained and thereafter retained for that specific use.

Reason: In the interests of satisfactory development and highway safety.

15. Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification and the redundant crossover be removed and full face kerb installed.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

16. No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority. The principle areas of concern that should be addressed are:

- (i) Movements and control of muck away lorries
- (ii) Contractor parking
- (iii) Movements and control of all deliveries
- (iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

Reason: in the interests of highway safety

17. The dwellings hereby approved shall not be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with.

Reason: To improve the sustainability of the dwelling and reduce the usage of a finite and reducing key resource, in accordance with policy CC/4 of the south Cambridgeshire Local Plan 2018.

18. No development approved by this permission shall take place until:

- i. The application site has been subject to a detailed desk study and site walkover, to be submitted to and approved in writing by the Local Planning Authority.
- ii. The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
- iii. Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

Works shall be carried out in accordance with the approved details.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the South Cambridgeshire Local Plan 2018).

19. No development above slab level shall take place until detailed drawings of the proposed bin store(s) have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

20. The dwellings hereby approved shall not be occupied until the works specified in any remediation method statement must be completed and a Verification report submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the South Cambridgeshire Local Plan 2018.

21. During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays or before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason - To minimise noise disturbance for adjoining residents in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018).

22. No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy SC/9 of the South Cambridgeshire Local Plan 2018).

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A, B, C, D, E, F and G of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

Reason - In the interests of protecting the character of the area and amenities of neighbouring residents in accordance with Policies HQ/1 and NH/8 of the South Cambridgeshire Local Plan 2018.

24. No dwelling shall be occupied until the been provided with sufficient infrastructure, including sockets, cabling and connection points, sufficient to enable Wi-Fi, and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate fibre optic cabling, unless otherwise agreed in writing with the Local Planning Authority.

Reason – To ensure sufficient infrastructure is provided that would be able to accommodate a range of persons within the property and improve opportunities for home working and access to services, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

25. No development above ground level shall proceed until an Energy Statement has been submitted to and approved in writing by the local planning authority. The Statement shall demonstrate that a minimum of 10% carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The approved scheme shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with the approved details.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (South

Cambridgeshire District Council Local Plan 2018, policy CC/3 and Greater Cambridge Sustainable Design and Construction SPD)

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
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- Planning File Reference:

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