



Report to:

South Cambridgeshire District
Council Planning Committee

8th December 2021

Lead Officer:

Joint Director of Planning and Economic Development

21/03628/FUL – 36 Apthorpe Street, Fulbourn, CB21 5EY

Proposal: Erection of a three bedroom, one and a half storey, timber framed barn-style dwelling on land to rear of St Martins Cottage

Applicant: Mr & Mrs Keith Carter

Key material considerations:

- Principle of Development
- Character, Design and Heritage
- Residential Amenity
- Trees
- Ecology
- Drainage
- Contamination
- Highways
- Other Matters

Date of Member site visit: None

Is it a Departure Application: Yes

Decision due by: 17th December 2021

Application brought to Committee because: The proposal has been called in by Councillor Cone and referred to Planning Committee by the Committee Delegation Panel on the 26th October 2021

Presenting officer: Jane Rodens, Principal Planner

Executive Summary

1. This application seeks full planning permission for the Erection of a three bedroom, one and a half storey, timber framed barn-style dwelling on land to rear of St Martins Cottage.
2. To the south of the site is no.36 Apthorpe Street (Grade II Listed Building) and to the south west of the site is no.38 and no.40 Apthorpe Street (Grade II Listed Building). To the west of the site is no.42 Apthorpe Street. To the north and east of the site is open Countryside which is Green Belt.
3. Currently on the site is the residential amenity space of no.36 Apthorpe Street, there is mature boundary treatment around the site.
4. There is no principle support for the application, as the application is located outside of the development framework of Fulbourn and there is no policy support for a dwelling of this nature in the Countryside.
5. There has been minor less than substantial harm identified to the Grade II Lised Building, no.36 Apthorpe Street, there is no public benefit identified for this development in accordance with Paragraph 202 of the NPPF, therefore policies NH/14 and HQ/1 are not confirmed.
6. The application has therefore been recommended for refusal.

Relevant planning history

7. S/0826/83/F - Extension – Permitted
S/0759/88/F – Extension – Permitted
S/0760/88/LB – Alterations and Extensions – permitted
S/0378/11 - Replacement detached study and utility and log following demolition of existing garage and replacement gate and fence – Permitted
S/0379/11 - Replacement detached study and utility and log following demolition of existing garage and replacement gate and fence – Permitted

Planning policies

National Guidance

8. National Planning Policy Framework 2021 (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG)

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
CC/1 Mitigation and Adaptation to Climate Change
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Water Efficiency
CC/6 Construction Methods
CC/7 Water Quality
CC/8 Sustainable Drainage Systems
HQ/1 Design Principles
NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
NH/14 Heritage Assets
H/12 Residential Space Standards
SC/11 Contaminated Land
TI/3 Parking Provision
TI/8 Infrastructure and New Developments
TI/10 Broadband

South Cambridgeshire Supplementary Planning Documents (SPD)

10. District Design Guide SPD - Adopted March 2010
Health Impact Assessment SPD – Adopted March 2011
Greater Cambridge Sustainable Design and Construction SPD – Adopted January 2020
Sustainable Design and Construction – Adopted January 2020
Maintenance of Sustainable Drainage Systems – Adopted 2016
Listed Buildings SPD – Adopted July 2009
Development Affecting Conservation Areas SPD – Adopted January 2009
Fulbourn Village Design Guide – January 2020

Consultation

11. **Parish Council** – Fulbourn Parish Council supports this application finding no detriment or reason to refuse. Due to the contentious issue of the drawn line of village boundary it is requested this be determined by committee. The external design is sympathetic to location in an historic & characteristic part of the village (in the Apthorpe Street, Cow Lane & Pierce Lane Conservation Area). The design & siting of the dwelling respects the principles of the adopted Fulbourn Village Design Guide (Statutory Planning Document).
12. **South Cambridgeshire District Council Conservation Officer:**
“St Martin’s cottage is a detached Grade II listed farmhouse. Thatched and rendered it dates from the 17th century and has had 18th and 20th century additions. The cottage is set back from the road on rising land and is screened from the road by trees and hedges. The site of the house falls within Fulbourn conservation area and to the west of the site are No’s 38/40 which are Grade II listed but sited hard against the footpath.

This proposal had pre-application advice and the conservation officer considered that the land belonging to No 36 did not extend to the present plot but that there is a clear relationship between the cottage and the open

countryside which is an element of its wider setting. It was felt important that the connection and setting of the cottage could still be interpreted and appreciated and any new development would not sever this connection.

The scale and height of the new dwelling should respond positively to that of the existing cottage and appears subservient. The use of locally distinctive materials and built form would be important to the setting of the cottage and the character and appearance of the conservation area.

The conservation advice concluded that an agricultural form and character for the new dwelling would preserve and reinforce the transition from the domestic curtilage of the cottage and village to the surrounding open countryside.

This proposal is for a 1 ½ storey barn style house with its front elevation facing the open field to the east and the gable end facing the garden to the rear of No 36. The footprint of the building is sited further away from No 36 that was shown at pre-application stage.

The heritage statement has looked at the relationship with St Martin's cottage and its current large plot and has shown that in the 19th and early 20th century the curtilage was confined to the garden and it is not known if the northern field was in use by the cottage. Regardless of historical use the northern field does form part of the wider setting of the cottage.

Views of the new dwelling would be confined to the garden to St Martin's cottage and from within the driveway and therefore very limited views would be seen from Apthorpe Street. Given the building is to be weatherboard, and clay roof tiles the form and materiality would not be detrimental to the character and appearance of the conservation area.

The issue is the impact of the dwelling on the setting of St Martin's cottage. Whilst the cottage retains a large garden the previously open views would now be reduced by the introduction of a new large building. The dwelling is a tall 1 ½ storeys but the materiality and form are consistent with an agricultural building.

Having looked at the proposals I agree that with the applicant's heritage statement's analysis that this development would result in less than substantial harm to the setting of the heritage asset due to the loss of the previous connection to the open land to the north and to the height and mass of the new dwelling which is substantial.

The statement argues that one of the public benefits of this development would be the retention of the optimum viable use of St Martin's cottage if the land to the north were developed. I am not convinced that if the land were not developed that the cottage would become unviable and fall into disrepair in such a sought after area.

In terms of the visual benefits of the new driveway and access these are not fully detailed in the application and so it is difficult to assess whether this will have a positive impact on the street scene.

Taking the above into account I consider that this proposal will:

Preserve or enhance the character and appearance of the conservation area but result in minor less than substantial harm to the setting of St Martin's Cottage

The proposal does not comply with Local Plan policy NH/14

In terms of the NPPF para 202 would apply."

13. **South Cambridgeshire District Council Ecology Officer:** The application is acceptable subject to conditions.
14. **South Cambridgeshire District Council Contamination Officer:** There is no objection to the application subject to a condition for unexpected contamination to be referred to the Local Planning Authority.
15. **South Cambridgeshire District Council Environmental Health Officer:** There is no objection to the application subject to conditions for the hours of work and a Construction Environmental Management Plan.
16. **South Cambridgeshire District Council Drainage Officer:** There is no objection to the application subject to a prior to commencement condition for a suitable surface water and foul water drainage provision for the proposed development.
17. **Local Highways Authority:** The application is recommended for refusal due to the visibility splays.

Further information has been submitted in light of the above comments, the following revised comments were submitted to the application from the Cambridgeshire County Council Highways Officers:

"I can confirm that the required visibility splays of 2.4m x 43m as shown on Drawing number: 115120.02 Rev D are acceptable to the Local Highway Authority, therefore the Local Highway Authority's concerns are now overcome and would seek that the remaining conditions be included within any Decision Notice that is issued."

18. **South Cambridgeshire District Council Trees Officer:** No objections to the application subject to a condition for a detailed Arboricultural Method Statement and Tree Protection Strategy.
19. **Ward Cllr Cone:** As the local member for Fulbourn I support this application as have the Parish Council. I know there has been some concern about historic boundaries and if this proves to be an issue I believe the application should go to committee. The proposed access is already being used by other dwellings. I do not believe the proposed development constitutes over-development of the plot and the design I believe is in character with the village.

Representations from members of the public

20. Six letters of support have been received, which are summarised below, the full comments can be found on the Councils Website.
 - There would be no harm to the Countryside or the Green Belt from this application.
 - The application is in the curtilage of a current dwelling.
 - The Development Framework of Fulbourn is not correct and should include this area of land, Policy S/7 and S/9 should be applicable to the application.
 - There are other applications in the area where developments outside of the development frameworks have been granted, this should be applied to this application, there are examples in the village where this has happened.
 - There should be a site visit by Planning Committee for this application.
 - The application is compliant with the Fulbourn Design Guide and Neighbourhood Plan.
 - There would be no impact on the neighbouring properties from the development.
 - The increase in the size of the access will improve the access and therefore improve it for the neighbours.
 - This is a well designed property.

The site and its surroundings

21. The site is located outside of the Development Framework of Fulbourn and inside the Conservation Area of Fulbourn.
22. To the south of the site is no.36 Apthorpe Street (Grade II Listed Building) and to the south west of the site is no.38 and no.40 Apthorpe Street (Grade II Listed Building). To the west of the site is no.42 Apthorpe Street. To the north and east of the site is open Countryside which is Green Belt.
23. Currently on the site is the residential amenity space of no.36 Apthorpe Street, there is mature boundary treatment around the site.

The proposal

24. The proposal is for the Erection of a three bedroom, one and a half storey, timber framed barn-style dwelling on land to rear of St Martins Cottage.
25. The materials are to be a clay tiled roof, timber cladding, black plinth.

Planning assessment

26. The key considerations in this application are the principle of development, character and design, heritage, residential amenity, trees, ecology, drainage, contamination, highways and other matters.

Principle of Development

27. This application is located in the Countryside as it is located outside of the development Framework of Fulbourn which is along the southern and western boundary of the proposal site. Therefore Policy S/7 of the adopted South Cambridgeshire District Council Local Plan 2018, is to be applied to the application.
28. This policy states that development will be permitted in the Countryside where it is considered to meet parts 2 of the Policy. This states that development will be permitted where it is an allocation in a Neighbourhood Plan, the development is for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.
29. This application is for one dwelling, it is a market dwelling in the countryside. Therefore the following policies, for new dwellings would not be applicable to the application:
30. Policy H/11 (Rural Exception Site Affordable Housing) – developments are permitted in the countryside where it is for affordable dwellings. This application is for one market house and therefore not acceptable under this policy.
31. Policy H/14 (Replacement Dwellings in the Countryside) – this policy allows for the one-for-one replacement dwelling in the countryside. This application is for a new build and therefore not acceptable under this policy.
32. Policy H/15 (Countryside Dwellings of Exceptional Quality) – this policy allows for dwellings that are bespoke or considered under Paragraph 80 of the NPPF. This application has not been submitted on that basis and therefore not acceptable under this policy.
33. Policy H/16 (Development of Residential Gardens) – This policy allows for the development of dwellings in the residential garden where it is not in the countryside. This application is located in the area of the plans as being within the original ownership of St Martins Cottage. The location of the dwelling is in the countryside and therefore not acceptable, even though it may be considered that the application is located in the residential curtilage of this dwelling.
34. Policy H/17 (Reuse of Buildings in the Countryside for Residential Use) – this policy allows for the redevelopment of a building in the countryside where it meets the relevant criteria. This application is for a new dwelling, there is not acceptable under this policy.
35. Policy H/19 (Dwellings to support a rural based Enterprise) – This policy allows for the development of a new dwelling in the countryside where it is to support a rural based Enterprise. This application is for a market dwelling and therefore not acceptable under this policy.

36. Concerns have been raised by the Ward Member and other neighbouring properties about the location of the Development Framework Boundary. This application is located just outside of and adjacent to the boundary, but within the Conservation Area. It has been raised that the Development Framework Boundary should follow the Conservation Area boundary instead.
37. Development Frameworks were first included in the South Cambridgeshire Local Plan (adopted 1993). The Development Framework boundary has been in the same location since then and has not been altered in subsequent iterations of the Local Plan, adopted 2004 Local Plan and a series of documents adopted between 2007 and 2010. The development frameworks were drawn based on defining the built up area, as set out in the supporting text to the current adopted policy.
38. During the examination of the current adopted South Cambridgeshire District Council Local Plan 2018, comments were submitted asking for the development framework to be reviewed to include the area of this proposed dwelling. The review of the development framework was considered, if it should be amended or not. It was considered at the time that it did not form part of the built up area of the settlement and therefore the boundary should not be changed.
39. During the examination of the local plan the inspector asked a specific question in relation to the amendments sought in the area and including the location of this proposal site within the development boundary. The following was included in the Inspectors report for the Local Plan.

“We have reviewed the Council’s approach to determining the development framework boundaries which is summarised in paragraph 2.49 of the Plan. We consider it to be a robust methodology for defining the boundaries which assist in the implementation of policies designed to guard against the development of isolated dwellings or incremental growth in unsustainable locations. A number of representors sought changes to the development framework boundaries for individual settlements, most commonly to seek inclusion of additional land within the boundaries. With the exception of the site at Sawston/Pampisford (see below), we are satisfied that the Council applied its stated methodology in a consistent and reasonable manner and no changes to the development framework boundaries are necessary to ensure the soundness of the Plan.”

40. The location of the Development Framework has not included this site as it is not included within the built up area of the Development Framework and therefore is considered to be in the countryside. Therefore on that basis the principle of this development is not acceptable and the development of a new dwelling in the countryside cannot be supported and the application is not considered to be in conformity with Policy S/7 of the adopted South Cambridgeshire District Council Local Plan 2018.

Character, Design and Heritage

41. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local planning authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings.
42. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
43. The Council's Conservation Officer has commented on the application and raises no objection to the proposal, as amended, subject to conditions.
44. The application is located in the rear garden of St Martin's cottage which is a detached Grade II listed farmhouse. The cottage is Thatched and rendered which dates from the 17th century and has had 18th and 20th century additions. The listed cottage is set back from the road on rising land and is screened from the road by trees and hedges. The site of the house falls within Fulbourn conservation area and to the west of the site are No's 38/40 which are Grade II listed but site hard against the footpath.
45. This proposal is for a 1 ½ storey barn style house with its front elevation facing the open field to the east and the gable end facing the garden to the rear of No 36. The footprint of the building is sited away from No.36 Apthorpe Street to the north of the site, where there is to be a new boundary treatment between the proposal dwelling and St Martin's Cottage.
46. The heritage statement has looked at the relationship with St Martin's cottage and its current large plot and has shown that in the 19th and early 20th century the curtilage was confined to the garden and it is not known if the northern field was in use by the cottage. Regardless of historical use the northern field does form part of the wider setting of the cottage.
47. Views of the new dwelling would be confined to the garden to St Martin's cottage and from within the driveway and therefore very limited views would be seen from Apthorpe Street. Given the building is to be weatherboard, and clay roof tiles the form and materiality would not be detrimental to the character and appearance of the conservation area.
48. The issue is the impact of the dwelling on the setting of St Martin's cottage. Whilst the cottage retains a large garden the previously open views would now be reduced by the introduction of a new large building. The dwelling is a tall 1 ½ storeys but the materiality and form are consistent with an agricultural building.
49. The scale and height of the new dwelling should respond positively to that of the existing cottage and appears subservient. The use of locally distinctive materials and built form would be important to the setting of the cottage and the character and appearance of the conservation area.

50. The conservation advice concluded that an agricultural form and character for the new dwelling would preserve and reinforce the transition from the domestic curtilage of the cottage and village to the surrounding open countryside.
51. It has been considered by the Conservation Officer that this development would result in less than substantial harm to the setting of the heritage asset due to the loss of the previous connection to the open land to the north and to the height and mass of the new dwelling which is substantial.
52. Through the Assessment of the application it has been concluded by the Conservation Officer that the development will result in minor less than substantial harm to the setting of St Martin Cottage, but it would preserve or enhance the character and appearance of the Conservation Area.
53. Paragraph 202 of the NPPF 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.”
54. It has been stated in the statement submitted as part of this application that the development would provide a public benefit, which would be the retention of the optimum viable use of St Martin’s cottage if the land to the north were developed. It is not considered that this would be a public benefit through the development of the site and it is not considered that the argument put forward would be a public benefit and if the land were not developed that the cottage would become unviable and fall into disrepair in such a sought after area.
55. Also in terms of the visual benefits of the new driveway and access these are not fully detailed in the application and so it is difficult to assess whether this will have a positive impact on the street scene. Which is required by Policy NH/14 of the Local Plan, to ensure that the proposed developments create a new high quality environment with a strong sense of place.
56. This site is located in, but partially outside of the Apthorpe Street – Cow Lane – Pierce lane Character Area. It states that there is a diverse range of buildings with simplicity and traditional materials. There is visually successful contemporary upgrades and small infill. It is considered that this application, even though outside of this area, as the area is defined by the Development Framework Boundary, is acceptable. As it is not highly visible from the street scene it would not dominate the character of the area, it is traditional in regards of its materials and is somewhat simple in its nature.
57. The design of the dwelling is considered to be acceptable in this location as there would be no harm to the Conservation Area as it would not be dominating to the rear of the site. As there is no benefit to the local area through the construction of this new dwelling it is considered that this dwelling is not acceptable in accordance with Paragraph 202 of the NPPF and therefore not in accordance with Policy NH/14 of the Local Plan, therefore it is recommended for refusal on that basis.

Green Belt

58. This application is located on a site that is adjacent to the Green Belt which is to the east and north of the site. This dwelling is to face into the green belt as the primary elevation and the proposed windows are to be located on the eastern elevation, due to the length of the site the windows and the primary elevation would be close to this boundary. Also there will be a large window facing the northern boundary.
59. There are concerns that this development would have some harm on the Green belt, this is through the development of a dwelling closer to the boundary where there is not a development of this nature currently.
60. Policy NH/8 of the Local Plan states that development on the edge of a settlement should include an adequate level of landscaping to ensure that the impact on the Green Belt is mitigated. As part of this application there is a level of boundary treatment is being proposed. There is a concern that this would not be adequate for the level of glazing that is being proposed and the close proximity of the development on the boundary.
61. Therefore on that basis it is considered that the development has not been carefully mitigated in light of the Green Belt. It is recommended that a condition is to be applied to the application for more details, if this application is to be recommended for approval.

Residential Amenity

62. In regards of residential amenity both of the future residents of the site and the neighbouring residents of the site each of the plots are to be assessed below. This will be in regards of Policy HQ/1 of the Local Plan and the Council's District Design Guide.
63. Policy HQ/1 states in part n) that the proposal would not create overlooking to the neighbouring properties, nor would it create a dominating effect. It also requires the development not to have a harmful effect on the amenity of the future residents of the site. Paragraph 130 f) of the NPPF states that there should be a high standard of amenity for future and existing users.
64. It is considered that there would be no significant harm to the amenity of the neighbouring properties. This is due to the separation distances between the proposal and the neighbouring properties also the orientation of the windows on the proposed dwelling.
65. It is considered that there would be minimal overlooking between the proposal and no.36 Apthorpe Street as there would be a distance of 33m between the flank elevation and the rear elevation of the neighbouring property. There are also no windows on this elevation that will face the neighbouring property.

66. To the west of the elevation there is the rear garden of no.42 Apthorpe Street. There are to be windows that face the neighbouring property, these are for a landing, roof light for the master bedroom and roof light for bedroom 3. Due to the boundary treatments of mature trees and the distance of 21m it is considered that there would be no direct overlooking and overshadowing the neighbouring property.
67. In regards of the internal space it is considered that there would be no harm to the future residents of the site. The bedrooms and the internal space meets Policy H/12 of the Local Plan and the rear amenity space meets the requirements of the District Design Guide.
68. Due to the nature and the location of the proposal it is considered that there would be no harm to the amenity of the neighbouring properties or landuses. The application is therefore considered to be in conformity with Policy HQ/1(n) of the Local Plan 2018, the Council's District Design Guide and paragraph 130(f) of the NPPF.

Trees

69. The South Cambridgeshire District Council Tree Officer has commented on the application, they have no arboricultural or hedgerow objections to this application. The trees on or adjacent site have a level of protection through the conservation area.
70. A Tree Survey and Arboricultural Implications Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan (dated 06/10/2020) has been submitted. This has been considered sufficient for this stage of the application but a further detailed Tree Protection Plan will be required and will be therefore be secured through a condition as part of any consent.

Ecology

71. A Preliminary Ecological Appraisal Survey (Arbtech Consulting Ltd., October 2020) has been submitted as part of the application. This has been reviewed by the Ecology Officer and it is considered that this information is acceptable, with the appropriate mitigation measures, this application is acceptable.
72. The site lies within the Impact Risk Zones of three SSSI sites, the nearest of which is Fulbourne Fen which is under 1 km distant. However, the small size of the development indicates that there is unlikely to be any impact on these protected sites and no requirement to consult Natural England.
73. Conditions have been requested by the Ecology Officer for a Preliminary Ecology Appraisal Survey and a Biodiversity Enhancement Layout. These are to be applied to the application, if it is to be recommended for approval.

Drainage

74. The site is located in flood zone 1 (low risk), with small areas of the site being identified as being at risk from surface water flooding.
75. The Sustainable Drainage Officer has commented that there are no surface water flood risk issues, but does not consider the proposal to be in accordance with adopted policy as the proposal has not demonstrated a suitable surface water and foul water drainage provision for the proposed development, therefore recommending a condition relating to surface water and foul water drainage.
76. To ensure the development satisfies relevant adopted policy in terms of floor risk and drainage, officers consider it reasonable and necessary to impose a condition requiring details of surface water and foul water drainage.
77. Subject to the recommended condition the proposal would accord with Policies CC/7, CC/8 and CC/9 of the Local Plan.

Contamination

78. The Contamination Officer has reviewed the application and has requested, that a condition is applied to the application, so any found contamination is highlighted to the Local Planning Authority. the following documents that have been submitted:
79. Therefore it is considered that the application is in conformity with Policy SC/11 of the Local Plan.

Highways

80. The application site is to be located via an access track to the north west of St Martins Cottage, from Apthorpe Street. There are to be two parking spaces on the site.
81. The Local Highways Authority originally commented on the application as they had concerns over the visibility splays that are to be provided on the site, the application was originally recommended for refusal.
82. In light of the comments the Applicant provided further information to overcome these concerns. The information was reviewed by the Officers and they have recommended that the information is acceptable, subject to the following conditions, if the application is to be recommended for approval.
 - Pedestrian Visibility splays
 - Width of the access
 - Fall of the access
 - Traffic Management Plan
 - Overhang onto the public highway

83.

In regards of the parking on the site, there are to be two parking spaces on the site, these are considered to be acceptable and in conformity with Policy TI/3 of the adopted South Cambridgeshire District Council Local Plan 2018.

Other Matters

84. Policies CC/3 requires that a scheme for renewable energy is submitted, Policy CC/4 required that water efficiency measures are imposed, and Policy TI/10 requires that infrastructure be imposed to create access to broadband internet respectively; the application does not provide details of any of the above. It is therefore considered reasonable and necessary to impose conditions to require that the above policies are satisfied.
85. The South Cambridgeshire District Council Environmental Health Officer has commented on the application, there is no objection to the application subject to conditions for the hours of work and a Construction Environmental Management Plan, both of these conditions are to be applied to the application.
86. Given the sensitive heritage constraints around the site, officers consider it reasonable and necessary to remove permitted development rights for Classes A, B, C, D, E, F and G of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2. Without such restrictions, additions could be made to the dwelling and within the associated curtilage that could result in harm to the relevant heritage assets. If this application is to be recommended for approval.

Conclusion

87. This application is being recommended for refusal due to the lack of principle support of the proposal. The proposal is for one market dwelling that is outside of the development framework boundary of Fulbourn, there are no policies in the Local Plan that support the application.
88. The location of the development framework has been supported in the current Local Plan through its examination, and cannot be changed through this application and is defined by Policy S/7 of the Local Plan and therefore it not supported by Policy S/7 of the Local Plan.
89. Less than substantial harm has been identified by the Conservation Officer, this is to be out weighed by the public benefit to a scheme, Paragraph 202 of the NPPF. It is considered that the public benefit that has been put forward by the supporting information to the application does not overcome the harm that has been identified.
90. This application is recommended for refusal on the above concerns as the application is not supported by Policies NH/14, HQ/1 and the NPPF paragraph 202.

Recommendation

91. Officers recommend that the Committee Refuse the application.

Recommended Refusal Reasons

- 1) The site is located outside of the village framework of Fulbourn and in the countryside. The development would be against the strategy in relation to the location of new residential development. The proposal is therefore contrary to Policy S/7 of the South Cambridgeshire Local Plan 2018 that states outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.
- 2) This proposal is in the grounds of a Grade II Listed Building, it has been identified that there would be minor Less than Substantial Harm identified. Paragraph 202 of the NPPF, requires a public benefit to the scheme to be able to overcome the harm that has been identified. The public benefit that has been put forward in the supporting statement is not considered to be a public benefit, which is for the retention of the optimum viable use of St Martin's cottage if the land to the north were developed. Therefore as the harm that has been identified has not been overcome then there would be no public benefit to the application. The proposal is therefore not in conformity with Policies NH/14 and HQ/1 of the Local Plan and paragraph 202 of the NPPF.

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 Supplementary Planning Documents (SPDs)
- Planning File References: 21/03628/FUL.

Report Author:

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