

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 13th January 2010
AUTHOR/S: Executive Director (Operational Services)/Corporate Manager
(Planning and Sustainable Communities)

S/1255/09/F – LINTON
Dwelling at 7 Bakers Lane for Mr C O'Malley

Recommendation: Approval

Date for Determination: 5th January 2010

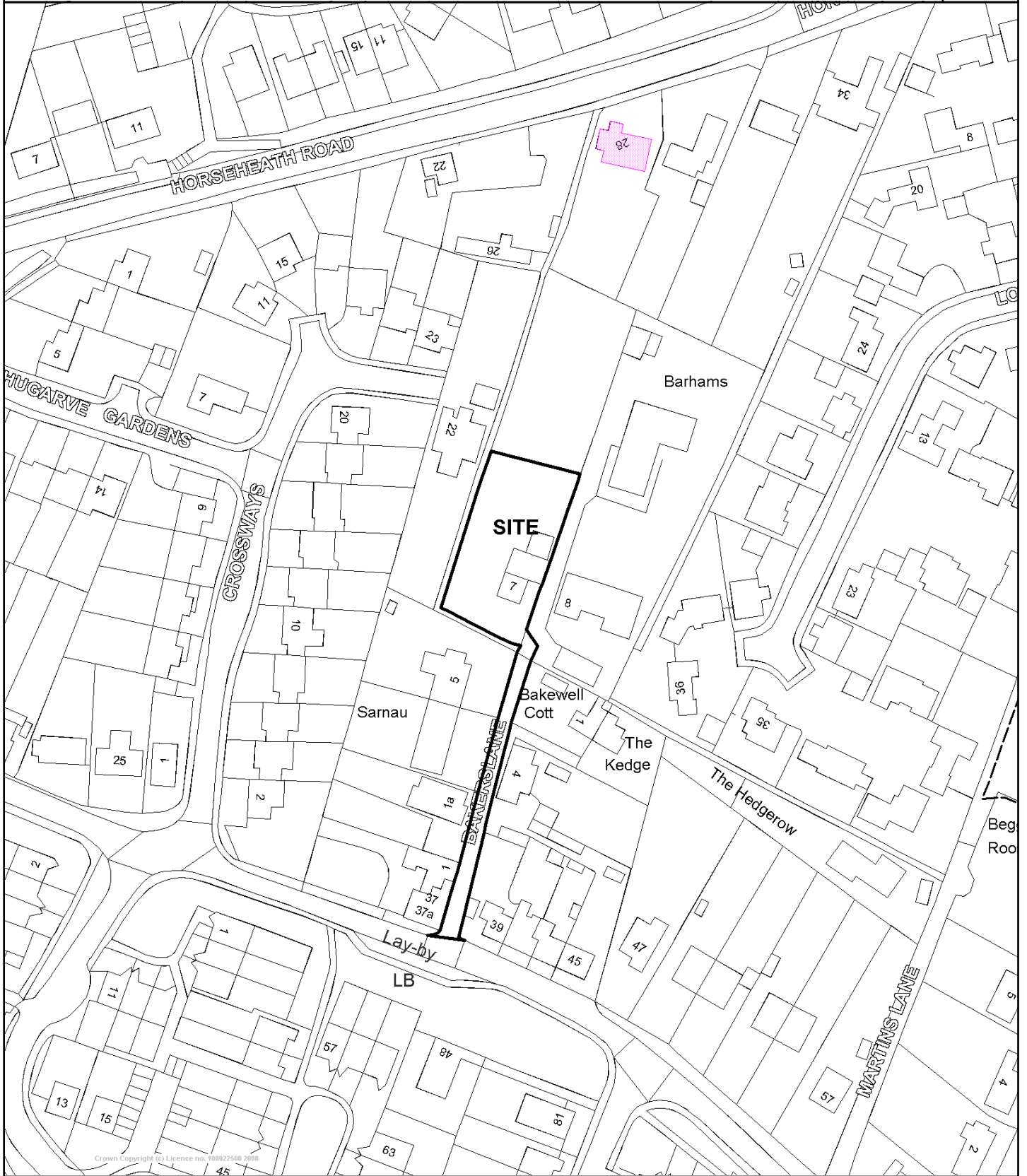
Notes:

This Application has been reported to the Planning Committee for determination following a referral from Chairman's Delegation Meeting.

Members will visit this site on 13th January 2010.

Site and Proposal

1. The application site is a plot of land off Bakers Lane. It measures approximately 0.09 of a hectare in area. The site currently comprises a single storey mobile caravan with small single storey outbuildings. A public footpath lies along the south and west boundaries with 1m high hedges, however, evidence has been provided to show that over time this has crossed part of the site. The north boundary is open and the east boundary has low chain link fencing. To the west is no. 22 Crossways, a chalet bungalow with 1.8m high fencing and 2m high hedges along the boundary with the footpath. No. 22 Crossways has a dining room window and a garden room with patio doors to rear. No. 22 also has raised patio area with railings and garden area on falling ground. To the east of the site is a single storey dwelling, no. 8 Bakers Lane. It has a small garden with patio area adjacent to the access road enclosed by a boundary wall outside a south-facing bedroom window, and a larger patio outside the lounge to rear of the garden. No. 8 has two ground floor bedroom windows and two ensuite windows in the west side elevation facing the boundary wall. The application site is elevated with the ground level rising from the south to the north.
2. The full application, as amended to include the access leading to the adopted highway, was validated on 10th November 2009. It proposes a scheme for erection of a dwelling and garage to replace the existing caravan and outbuildings following a refusal of the previous application (reference S/0513/09/F). The proposed dwelling would be a 'L'-shaped building with an attached garage block projecting to the south set down from the main dwelling. Compared to the previous scheme, the overall height of the dwelling has been reduced from 7m to 5.5m; the length of the dwelling has been increased from 20.5m to 22m; and there will be no first floor openings/windows in the west, side, elevation facing no. 22 Crossways. A first floor north-facing window closer to no. 22 Crossways has been removed from the scheme.
3. The proposed development represents a density of 11 dwellings per hectare.



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Scale 1/1250 Date 15/12/2009

Centre = 556979 E 246775 N

January Planning Committee

Planning History

4. **S/0513/09/F** – Planning application for a 7m high dwelling was refused by reasons of siting, scale and design that would have an unacceptable impact upon the street scene; and adverse impacts on residential amenity interests to occupiers at no. 22 Crossways.

S/0682/86/F – Planning application for siting of a caravan (renewal) was approved with conditions.

S/1432/83/O – Planning application for a dwelling was approved with conditions.

Planning Policy

5. **East of England Plan 2008:**
Policy ENV7 – Quality in the Built Environment
6. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007:**
Policy ST/5 – Minor Rural Centres
7. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007:**

DP/1 - Sustainable Development;
DP/2 - Design of New Development;
DP/3 – Development Criteria
DP/4 – Infrastructure and New Developments
DP/6 – Construction Methods
DP/7- Development Frameworks
HG/1 – Housing Density
SF/10 – Open Space
SF/11 – Open Space Standards
NE/6 – Biodiversity
NE/14 – Lighting Proposals
TR/1 – Planning for More Sustainable Travel
TR/2 – Car and Cycle Parking Standards
8. **South Cambridgeshire Local Development Framework Open Space in New Developments Supplementary Planning Document 2009**
9. **South Cambridgeshire Design Guide – Draft Supplementary Planning Document 2009**
10. **South Cambridgeshire Recreation Study 2005**
11. **Circular 11/95** – The Use of Conditions in Planning Permissions: Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
12. **Circular 05/2005** – Planning Obligations: Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Consultations

13. **Linton Parish Council** objects to this application and states:
 - “The Parish Council is concerned that there is no legal access to the site;
 - The Parish Council considers that the roof height is still too high despite our request to lower it to less than 5.5m above ground level. It will still dominate the street scene;
 - We re-iterate our previous comments: this application would appear to contravene Policy DP/3 of the South Cambridgeshire Local Development Framework which seeks to ensure that new development does not have an unacceptable adverse impact on residential amenity;
 - The Parish Council has found it difficult to consider this application as there is no indication of scale and form but it appears to dominate Bakers Lane; and
 - There are concerns regarding the boundary of the property and the accuracy of the hedge line;
 - Despite changes regarding position of hedge it is felt that, if this becomes overgrown, the footpath would soon become impassable or unpleasant to use. The height and proximity of the fence to the path would be oppressive and overbearing to this very regularly used footway. This route is used as a safe route by children attending Linton Heights Junior School;
 - There are concerns over the legality of the access to the site; one access crosses a public footpath. The proposed drive is accessed by crossing land owned by another resident of the lane. Boundaries of neighbouring gardens have been taken into account in these plans; the available access is actually narrower than indicated;
 - The Design and Access Statement is not accurate. It is not a replacement dwelling as described on the Design and Access Statement. Previously the site was occupied by a caravan and sheds. The housing adjacent to the site is single storey, two-storey housing is at some distance from the site. Recent housing has been single storey and cut into the slope to reduce their impact;
 - The planting scheme is considered to be detrimental to neighbouring properties, the proposed trees being too large and inappropriate for the area;
 - There are concerns over the lack of sustainability features (solar panels etc.) in the plans; and
 - There are concerns regarding the impact of traffic to the site. We note that Highways has not been consulted”.
14. **Trees and Landscape Officer** - recommends conditions relating to landscaping scheme and boundary treatment.
15. **The Chief Environmental Health Officer** - raises no objections in principle although does express concerns about potential noise disturbance to residents during the construction period. As such, it is recommended that conditions and informatives be attached to any permission.
16. **Local Highway Authority (LHA)** – requests conditions requiring a method statement relating to the process of erection and demolition and any effects the proposal may have on the adopted public highway; and the public right of way shall be retained and maintained free from obstruction.
17. **County Definitive Map Officer** – has concerns regarding the effect of the proposed development on the public right of way (Public Footpath No. 24, Linton). Highway records indicate that the legal line of Footpath No. 24 is within the development area and appears to be obstructed by the footprint of the proposed new dwelling. The

current 'walked' line is several metres to the west of the legally recorded route. The discrepancy may be resolved. The County Council object to the proposed enclosure of the path by 1.8m high close-boarded fencing along the side boundary of the application site, with the present hedges and fencing to either side of the path which would, result in an increasingly confined and uninviting route; 1m high hedges would be more acceptable. Historically, this public right of way was open and unenclosed. The applicant is reminded that the footpath has a legally recorded width of 4 feet and this width should not be encroached upon. It has recommended planning conditions to be added to the permission if granted.

Representations

18. Residents at 1 Bakewell Cottage, nos. 5 and 8, Barhams Bakers Lane, and no. 22 Crossways object to the proposal on the following grounds:
- The revised design does not address the original objections, proposed changes are minimal and cosmetic;
 - The size and height of the dwelling and the visual domination within an open area of the lane;
 - The height of the dwelling not being in keeping with surrounding development as a result of the ground level difference;
 - Loss of light, loss of privacy and spoilt views;
 - Increase in traffic using the access as the previous occupier did not have a car;
 - Blind access to Bartlow Road and it is not sensible to allow more traffic;
 - The lack of right of way across a privately owned section of the access and no. 5's front garden;
 - The proposed chimney stack on the eastern elevation encroaches on the land of Barhams, Bakers Lane and would impose a width restriction on the private access;
 - Objection to the fencing adjacent to public footpath; and
 - The root development of the proposed 4 Beech trees along the north boundary could affect the wall foundation of no. 22 Crossways; a hedge/fence would be more acceptable.

Planning Comments – Key Issues

19. The key issues to consider in the determination of this application are:
- Principle of residential development;
 - Housing density;
 - Siting, scale and design;
 - Residential amenity interests;
 - Highway safety interests;
 - Landscape character and boundary treatment;
 - Open space contribution;
 - Public right of way; and
 - Other issues.

Principle of Residential Development

20. The application falls within Linton village framework and Linton is a Minor Rural Centre with a good range of services and such settlements allow residential development and redevelopment up to an indicative maximum scheme size of 30 dwellings, as defined in Policy ST/5 (Minor Rural Centres). Therefore, the proposed redevelopment of the site for a dwelling to replace the existing caravan is acceptable

in principle. The existing caravan and outbuildings are in a poor state of repair, it is considered that an appropriate scheme for a replacement dwelling would improve the appearance of the site.

Housing Density

21. The site measures approximately 0.09 of a hectare in area. The proposal for one dwelling represents a density of 11 dwellings per hectare. It is noted that this is below the density requirement from the LDF Policy of 30 to 40 dwellings per hectare. Given the development pattern in the locality in relation to the size of dwellinghouses and garden areas; ground level difference and residential amenity interests; and a narrow access road leading to the site, a scheme to accommodate more than one dwelling would not be acceptable. It is considered that there are exceptional circumstances in this case that would allow the erection of one dwelling on the site without achieving the housing density requirement.

Siting, scale and design

22. The site is set back from the main road and in its present state, with a caravan and single storey outbuildings, is not considered to form an essential part of the village character. The site is elevated approximately half a metre above the neighbouring property to the south, no. 5 Bakers Lane. The level difference between the south and north boundaries is approximately 0.9m. The height of the proposed dwelling has been reduced from the original design of the previous application from 7m to 5.5m with the garage block set down from the main ridge following the falling ground level in the south. The height difference between the garage and the main dwelling breaks up the overall bulk of the whole dwelling, together with the removal of dormer windows above the garage. The revised design reduces the scale of the resultant dwelling. Neighbouring properties are predominately single-storey dwellings: no. 5 Bakers Lane is approximately 4.74m high, no. 8 Bakers Lane is 5.3m high and no. 22 Crossways, which dwellinghouse is set on a higher ground level, is 5.8m high. Having considered the height of the neighbouring properties and the land level difference, it is considered that the proposed dwelling would be in keeping with the character and appearance of the area. The proposal is considered to address the first reason for refusal of the previous application.
23. The use of buff bricks, stained weatherboarding and plain tiles is considered appropriate given that the surrounding area does not have a specific palette of local materials.

Residential amenity interests

24. The width of the proposed dwelling is 17.8m in the rear elevation, and the side elevation which runs along the garden area of no. 22 Crossways has been slightly increased from 20.5m to 22m. No. 22 is positioned approximately 10m from the proposed dwelling. The overall height of the dwelling has been reduced from 7m to 5.5m compared to the previous scheme. It is considered that the reduction in the height addresses the issue of the bulk of the dwelling in the third reason for refusal of the previous application reference S/0513/09/F. The proposed dwelling would not result in an unduly overbearing mass when viewed from the windows, patio area and garden of the neighbouring property at no. 22 Crossways.
25. There is no first floor window in the west elevation of the dwelling that would result in a loss of privacy to the neighbour at no. 22 Crossways. The first floor bathroom dormer window in the north elevation would be set off from no. 22 Crossways and would be at an oblique angle that would not lead to overlooking to its lounge window. The proposal addresses the second reason of refusal of the previous application regarding overlooking and loss of privacy.

26. The proposed dwelling is not considered to seriously harm the amenities of the neighbours at Barhams, nos. 5, 6 and 8 Bakers Lane.
27. Whilst it is acknowledged that the dwelling would be orientated to the southwest of the dwelling and garden of Barhams, it is not considered to be unduly overbearing in mass or result in significant loss of light to that property, due to the falls in land levels and its distance from the main part of the dwelling. The first floor window to bedroom 3 would not result in loss of privacy to Barhams, due to the oblique angle of view and distance of 20m to the rear of that property.
28. The first floor ensuite window to bedroom 4 in the east elevation of the dwelling would not lead to overlooking to the garden of the neighbour at Barhams or the bedroom windows of no. 8 Bakers Lane providing it is fixed shut and obscure glazed.
29. The first floor master bedroom dormer windows and rooflights in the east elevation of the dwelling would not result in overlooking to the ground floor bedroom windows in the west elevation of no. 8 Bakers Lane or its garden area, as the bedroom windows are situated 17m away from the bedroom windows of no. 8 and behind a wall, and the main patio area is situated over 30m away.
30. The first floor window to bedroom 4 in the south elevation of the dwelling would not result in a loss of privacy to no. 6 Bakers Lane, as it would be situated 25m from the main garden area of this neighbouring property.
31. It is acknowledged that the dwelling would be on higher land than the bungalow at no. 5 Bakers Lane. Given the height and location of the proposed dwelling, oriented to the north and behind the garage at no. 5, it is considered that the proposal would not result in an unduly overbearing mass or lead to a significant loss of light to the garden area of no. 5.

Highway Safety Interests

32. It is noted that Bakers Lane is a substandard access, approximately 3m wide, which would result in vehicles waiting on Bartlow Road to enter the site whilst other vehicles are exiting. This would cause an obstruction to the free flow of traffic along Bartlow Road. The poor visibility in both directions at the junction with Bartlow Road would also cause a hazard, as vehicles would need to pull out into the road to be able to see whether any traffic is approaching. Given the limitation of the access road leading to the site, it is considered that the erection of more than one dwelling would lead to intensification in the use of the access that would be detrimental to highway safety.
33. The existing caravan is an established residential unit; therefore, the proposal for a one-for-one replacement dwelling is acceptable in principle and is not considered to result in intensification in the use of the access. Although the previous owner may not have had a vehicle, they would have still have had a right to use the section of Bakers Lane leading to Bartlow Road, as it is adopted public highway.
34. The right of way across the small part of private access to the north of nos. 5 and 6 Bakers Lane is a legal matter that is not a material planning consideration.
35. Conditions will be attached to any consent to agree details of where contractors' vehicles would park during demolition and construction and the storage of building materials to allow Bakers Lane to remain unobstructed, and a method statement relating to the process of construction and demolition and any effects the proposal may have on the adopted public highway.

Landscape Character and Boundary Treatment

36. The proposed landscaping and boundary treatment are not considered sufficient to assure that the development is satisfactorily assimilated into the character and appearance of the area and would enhance biodiversity. A condition would be attached to any consent for a landscape scheme.
37. The erection of a 1.8m high fence adjacent the footpath would create a dark and uninviting place that would not be safe and not in accordance with the principles of 'secured by design'. This would not, however, be a reason that would warrant refusal of the application.

Open Space Contribution

38. The applicant's agent is aware of the need to provide a contribution towards off-site informal open space in accordance with Policies SF/10 and SF/11 of the South Cambridgeshire Development Local Development Framework Control Policies DPD 2007. A two-bedroom dwelling would require an approximate sum of £3,515.08 (index-linked) and the applicants are willing to make such a contribution and they understand that this would be secured through a scheme (S106 agreement) by way of a condition.

Public Right of Way

39. The proposed dwelling would obstruct Public Footpath no. 24, the legal route of which crosses the site. The applicant can apply to divert the footpath. It is considered that the diversion of the footpath could be along the walked route to the south and west of the site. Conditions and Informative can be attached to any consent to address the legal line of the footpath and to ensure the public footpath that surrounds part of the site will not be obstructed. Planning conditions are also recommended to ensure that an acceptable boundary treatment to the footpath boundary is secured and excluding the 1.8m high close-boarded fence proposed

Other Issues

40. Any consent could be subject to a condition that limits the times of operation of power-operated machinery in order to limit noise disturbance to nearby residents. Informatives in relation to foundations, demolition works and bonfires would also be included.

Recommendation

41. Approve, as amended by drawing number DD 431.01E, date stamped 12th November 2009.

42. Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. (Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development which have not been acted upon.)
2. The development hereby permitted shall be carried out in accordance with the following approved plans: dwg no. DD431.01 E and SCDC1 (site section). (Reason - For the avoidance of doubt and in the interests of proper planning).
3. No development shall begin until details of a scheme for the provision of open space infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policies DP/4 and SF/10 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried

out in accordance with the approved details. (Reason - To ensure that the development contributes towards open space in accordance with Policy SF/10 and Policy DP/4 of the adopted Local Development Framework 2007.)

4. No development shall take place until a site survey plan showing the ground levels of the application site and the surrounding land, and a site section plan showing the finished floor levels of the proposed dwelling in relation to the existing and proposed ground levels of the surrounding land have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details. (Reason – Insufficient information was submitted with the application to assure the Local Planning Authority that the dwelling would be not greater than 5.5m high from the natural ground level in the interests of residential and visual amenity, as required by Policy DP/3 of the adopted Local Development Framework 2007.)
5. No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted 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 DP/2 of the adopted Local Development Framework 2007.)
6. Notwithstanding the approved dwg no DD431 01E, the 1.8m close-boarded fence to the southern and western site boundaries are specifically excluded from the planning permission hereby granted. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for the dwelling shall be completed before the dwelling is occupied in accordance with the approved details and shall thereafter be retained.
(Reason - To ensure that the Footpath no. 24 retains an acceptable-degree of openness and remains an inviting route and to ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
7. No development shall commence until a scheme detailing the position, width, surfacing and boundary treatments of the proposed new route of Public Footpath no. 24, Linton has been approved in writing by the Highway Authority.)
(Reason - To ensure that the proposed new route of the footpath is acceptable to the Highway Authority and to the public.)
8. No development shall take place 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. (Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
9. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the

planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation. (Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

10. No development shall commence until Public Footpath no. 24, Linton, has been satisfactorily diverted under S.257 of the Town and Country Planning Act 1990. (Reason - To ensure that the proposed new route of the footpath is acceptable to the Highway Authority and to the public.)
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development within 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 the amenity enjoyed and safety of users of Public Footpath no. 24 in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in all elevations of the dwelling at and above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
13. The proposed first floor ensuite window to bedroom 4 in the east elevation of the dwelling, hereby permitted, shall be fixed shut, fitted and permanently glazed with obscure glass. (Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
14. 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 and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions. (Reason – To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
15. Before development commences, a plan specifying the area and siting of land to be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of demolition and construction, and the storage of building materials, shall be submitted to and approved in writing by the Local Planning Authority; such space shall be maintained for that purpose during the period of demolition and construction. (Reason - In the interests of highway safety and residential amenity in accordance with Policies DP/3 and DP/6 and of the adopted Local Development Framework 2007.)
16. No development shall commence until a method statement relating to the process of construction and demolition and any effects the proposal may have on the

adopted public highway with reference to the control of debris, mud and dust, pedestrian and vehicle movements have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved method statement. (Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

17. The proposed parking and turning area shall be provided before the dwelling hereby permitted is occupied and thereafter retained as such. (Reason – In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Informatives

1. In relation to Condition 3, above, the provision of recreational infrastructure to meet the need of the development, in accordance with Policies DP/4 and SF/10 of the South Cambridgeshire Local Development Framework 2007, amounts to a financial contribution of £3,515.08, (index-linked) as calculated at the date of this decision. The applicant has agreed to such a contribution and a document Section 106 (scheme) is required to secure this.
2. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
3. During demolition and construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
4. The applicant's attention is drawn to the comments made by the County Council's Definitive Map Officer that the proposed dwelling would obstruct the legal line of Public Footpath no. 24. The applicant is advised to contact the County Council to resolve the discrepancy between the current 'walked' route and the legal line of the public footpath.
5. The County Council's Definitive Map Officer objects to the proposed enclosure of the path by 1.8m high close-boarded fencing that would result in a confined and uninviting route. As part of the landscape scheme required by Condition 9, the applicant is advised to consider replacing the 1.8m high fencing by low hedge along the southern and western boundaries.
6. The development must not encroach onto the footpath. Any encroachment would constitute an obstruction, which is an offence under s. 137 of the Highways Act 1980. If the developer requires advice on where the boundaries of the right of way are the applicant should contact the Definitive Map Officer for assistance.
7. The footpath must remain open and unobstructed at all times. Building materials must not be stored on it, and contractors' vehicles must not be parked on it.
8. No alteration to the surface of the footpath is permitted without the County Council's consent. It is an offence to damage the surface of a public right of way under s1 of the Criminal Damage Act 1971.

9. The developer's attention is drawn to the fact that the grant of planning permission does not entitle the developer to obstruct the public right of way. Development, is so far as it affects the right of a way, must not be started, and the right of way kept open for public use, until the necessary order under Section 247 or 257 of the Town and Country Planning Act 1990, for the diversion or extinguishment of the right of way, has come into effect. It should not be assumed that because planning permission has been granted an order will invariably be made or confirmed.

Background Papers: the following background papers were used in the preparation of this report:

East of England Plan 2008

South Cambridgeshire Local Development Framework Core Strategy DPD 2007

South Cambridgeshire Local Development Framework Development Control Policies DPD 2007

South Cambridgeshire Local Development Framework Development Open Space in New Developments Supplementary Planning Document

South Cambridgeshire Design Guide – Draft Supplementary Planning Document

South Cambridgeshire Recreation Study 2005

Circular 11/95 – The Use of Conditions in Planning Permissions

Circular 05/2005 – Planning Obligations

Planning application references and S/1432/83/O, S/0682/86/F, S/0513/09/F and S/1255/09/F

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