

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

12 May 2010

**AUTHOR/S:** Executive Director (Operational Services) / Corporate Manager – Planning and Sustainable Communities

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**S/0196/10/O - LINTON**

**Dwelling and Garage at Land to the North-East of 26 Back Road for Mr & Mrs Williams**

**Recommendation: Delegated Approval**

**Date for Determination: 3<sup>rd</sup> June 2010**

**A. Update to the report**

**Agenda report paragraph number 14 – Response from Linton Parish Council**

Linton Parish Council continues to recommend refusal following receipt of the amended plans. It states that concerns remain regarding the visibility of the development from the bridleway, and that, if granted, the dwelling should be conditioned to be single storey only.

**Agenda report paragraph number 21 – Representations**

Following notification in respect of the amended plans, a response has been received from the occupiers of No.22 Back Road. It is noted that the position of the dwelling has been moved back to the original proposed location behind No.22, but the occupiers are please to note its height is restricted to just over 5 metres. The height should be kept to a minimum given the elevated position of the house. In addition, it is presumed that the amended plan supersedes the statement in the accompanying document that part of the site would be retained for future development.

**B. Planning Comments**

The original application showed part of the site allocated for future development but this has been removed in the amended plans following the advice received from the Local Highways Authority.

The requested biodiversity assessment has not been provided to date. The recommendation is therefore one of:

- (a) delegated approval if the biodiversity assessment is provided and no subsequent objections are raised by the Council's Ecology Officer; or
- (b) delegated refusal if the Council's Ecology Officer objects to any submitted biodiversity assessment, or if no assessment is provided.

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