

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee
AUTHOR/S: Planning and New Communities Director

9 May 2012

S/0804/12/OL - WATERBEACH

**Outline Planning Application for the determination of the means of access for the erection of a single storey dwelling at land to the rear of 54 Way Lane, Waterbeach for RJC Construction Ltd.
Recommendation: REFUSAL**

Date for Determination: 27th May 2012

A. Update to the report

Agenda report paragraph number 12 – Consultations

Waterbeach Parish Council recommend approval, subject to conditions of construction materials being stored off site and no objections from neighbours.

Agenda report paragraph number 14 - Representations

An additional letter of representation has been received by the owner/occupier of no.56 Way Lane, Waterbeach, which is summarised below:

- The continuing applications and withdrawals on this site are delaying any eventual removal of the eyesore that RJC Construction has created on the site and make a mockery of the original planning refusal of the application for an additional dwelling on the 54 Way Lane site, which was on the grounds that the intended development was not in keeping with the sizeable and attractive gardens in this area;
- We are concerned that acceptance of the application will give grounds for the continued use of the site as a store for building equipment and materials. Such use of the site has now continued for over four years and takes the form of two large shipping containers (industrial grey with yellow roofs), quantities of building machinery and piles of materials, all clearly visible from our upstairs windows. The area not occupied by this equipment has been left derelict for the whole time and has degenerated into a weed infested wasteland surrounded by overgrown bramble hedges, now intruding on our own and other gardens.
- Our present outlook must materially affect the value of our property and has substituted an eyesore for a previously agreeable view of a garden in keeping with the neighbourhood;
- Whatever the outcome of this application we ask that the planning authority insist upon immediate tidying of the site, including the removal of the shipping containers and all building equipment and supplies until such time as final permission to build has been obtained and building commences.

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