

REPORT TO: Planning Committee
LEAD OFFICER: Planning and new Communities Director

4 March 2015

Appeals against planning decisions and enforcement action

Purpose

- To inform Members about appeals against planning decisions and enforcement action, and proposed hearing and inquiry dates, as 23 February 2015. Summaries of recent decisions of importance are also reported, for information.

Decisions Notified By The Secretary of State

Ref.no	Details	Decision	Decision Date
S/0571/14/FL	Ede and Ravenscroft South of Penbroke Avenue Denny End Waterbeach 139 Parking Spaces and associated works	Dismissed	04/02/15
S/2158/13/FL	Mr J Amin 145 High Street Cottenham Shop Front	Dismissed	05/02/15
S/2390/13/FL	Mr F Stother-Cooke Riverside Stables Bourne Bridge Road Little Abington Change of Use of lans & Mobile Caravan from Storage to Residential	Dismissed	17/02/15
S/0558/14/OL	Downing Ventures Ltd Bannold Road Waterbeach. 57 Dwellings	Allowed	18/02/15

Appeals received

Ref. no.	Details	Decision	Received
S/2770/13/FL	Mr & Mrs Spencer Lower camps hall Farm Bartlow Road Castle Camps Cambridge	Refused	26/01/15
S/1415/14/FL	Ms P Buckley	Refused	10/02/15

	The Oaks Meadow Road, Willingham Upgrading the existing equestrian development		
S/1605/14/FL	Guster Group 31 Granta Terrace Great Shelford Erection of 4 dwellings and associated works following demolition of existing dwelling	Refused	10/02/15
S/2841/14/FL	Mr A Aslam 1 Icen Way Orchard Park Cambridge Retention of extension to garage and 2 rooflights in garage	Refused	12/02/15

Local Inquiry and Informal Hearing dates offered or confirmed in the next few months.

4.

Ref. no.	Name	Address	Hearing
S/0638/14/FL	Mr T Wall	1-5 Pine Lane Smithy Fen Cottenham	Hearing 18 February 2015 Confirmed
S/1451/14/FL	Mr T Buckley	The Oaks Meadow Road Willingham	Hearing No Date Arranged

5. **Summaries of recent decisions**

Downing Ventures Ltd – up to 57 dwellings, including affordable housing, public open space, new roads and associated infrastructure including a sustainable drainage system at Bannold Road and Bannold Drive, Waterbeach – Appeal Allowed

1. The Planning Committee refused this application in September 2014. The application was for outline planning permission with all matters except access reserved. The appeal was determined by way of written representations.
2. The two main issues in the appeal were the effect of the proposal on the character and appearance of the area and whether or not the proposed density of development would make efficient use of the land. The site lies outside the defined village framework and the parties had agreed that the Council cannot demonstrate a five-year supply of deliverable housing sites. Paragraph 49 of the National Planning Policy Framework states that relevant policies for the supply of housing should not be considered up-to-date in these circumstances. Paragraph 14 of the Framework states that where relevant

policies are out-of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

3. The inspector found the proposal would be beneficial in terms of helping to address the identified housing supply shortage and the provision of affordable housing of the required tenure mix. It would also provide employment during construction. The housing would be in a sustainable location with good access on foot to local services and facilities and good access to public transport. He also concluded that the proposal would not adversely affect the character and appearance of the area and that the proposed density of development would make efficient use of the land having regard to the character of the area, especially given the location of the site on the edge of the village.
4. Thus the proposal would not be harmful when considered against the policies in the Framework when considered as a whole. The benefits of the development were not therefore outweighed by significant and demonstrable harm. The appeal was allowed subject to the completion of a section 106 agreement and a raft of various conditions as proposed by the Council.

Back ground Papers: the following background papers were used in the preparation of this report: None

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