

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB3 6EA

t: 08450 450 500
f: 01954 713149
dx: DX 729500 Cambridge 15
minicom: 01480 376743
www.scambs.gov.uk



27 July 2004

To: Chairman – Councillor RGR Smith
Vice-Chairman – Councillor Dr JPR Orme
All Members of the Development and Conservation Control Committee

Dear Councillor

You are invited to attend the next meeting of **DEVELOPMENT AND CONSERVATION CONTROL COMMITTEE**, which will be held in the **COUNCIL CHAMBER** at South Cambridgeshire Hall on **WEDNESDAY, 4 AUGUST 2004** at **10.00 a.m.**

Yours faithfully
GJ HARLOCK
Finance and Resources Director

AGENDA

Members should declare any interests immediately prior to the relevant item on the agenda.

Should Members wish to declare an interest in an item discussed after they have left the meeting, and wish also that that declaration be recorded in the Minutes, they should make their declarations clear to the Committee. (Members need only declare an interest in circumstances where there is an item on the agenda that may cause a conflict of interest.)

		PAGES
	PROCEDURAL ITEM	
1.	Apologies	
	PLANNING APPLICATIONS	
2.	S/1090/04/LB & S/1091/04/F - Great Wilbraham	1 - 4
3.	S/1310/04/F - Great Wilbraham	5 - 10
4.	S/1119/04/F - Waterbeach	11 - 14
5.	S/1217/04/F - Waterbeach	15 - 20
6.	S/0249/04/F - Thriplow	21 - 26
7.	S/1232/04/F - Thriplow	27 - 30
8.	S/0983/04/F - Whittlesford	31 - 34
9.	S/0103/04/F - Willingham	35 - 38

10.	S/1253/04/F - Babraham	39 - 44
11.	S/1278/04/F - Croxton	45 - 50
12.	S/1061/04/F - Castle Camps	51 - 56
13.	S/0511/04/F - Fowlmere	57 - 60
14.	S/1294/04/F - Fulbourn	61 - 64
15.	S/1302/04/F - Gamlingay	65 - 66
16.	S/1018/04/F - Great Shelford	67 - 70
17.	S/1078/04/F - Highfields Caldecote	71 - 74
18.	S/1065/04/O - Haslingfield	75 - 78
19.	S/0844/04/F - Histon	79 - 84
20.	S/1159/04/F - Little Shelford	85 - 90
21.	S/1066/04/F - Longstanton	91 - 92
22.	S/1127/04/F - Longstanton	93 - 96
23.	S/1172/04/Circular 18/84 - Longstanton	97 - 104
24.	S/1118/04/O - Meldreth	105 - 108
25.	S/1080/04/F - Orwell	109 - 112

APPEALS AND STATISTICS

26.	Appeals against planning decisions and enforcement action	113 - 120
27.	Applications awaiting decisions for more than 13 weeks	121 - 122
28.	Performance criteria	123 - 124
29.	Graphical data	125 - 136

STANDING ITEM

30.	Cambourne Section 106 Legal Agreement - Facilities and timing of provision	137 - 140
-----	--	-----------

PLEASE NOTE

Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Planning Director.

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	4 th August 2004
AUTHOR/S:	Director of Development Services	

S/1090/04/LB & S/1091/04/F – Great Wilbraham
Erection of single storey rear extension, 15 Angle End, Great Wilbraham for Mr and Mrs Ryan

Recommendation: Refusal

Members will visit the site on the 2nd August 2004.

Conservation Area

Site and Proposal

1. The application property is an 18th century one and a half storey, Grade II Listed Building located within the Great Wilbraham Conservation Area. The dwelling is set within reasonable large grounds, set back from the road towards the rear of the site. The original form of the building was a handed pair of cottages; this currently survives, despite later extensions. The cottage comprises a rendered timber frame and a thatched roof of water reed. The rear elevation is relatively unaltered; there is a projecting baking oven opposite the stack, three very small windows and a three light casement window.
2. This full application submitted on the 25th May 2004 seeks consent for the erection of a single storey, flat roof extension on the rear of the building to form a lobby between the recently constructed extension and the sitting room. The extension measures 2.7 metres in length, 1.6 metres in width and at its highest 2.4 metres in height. The extension is to be rendered with a lead covered flat roof.

Planning History

3. S/0226/00/F – Erection of extension – Approved 4th April 2000
4. S/0225/00/LB – Alterations and extension to garden room and study – Approved 22nd March 2000
5. S/1410/99/F – Erection of extensions – Withdrawn 6th October 1999
6. S/1409/99/LB – Alterations for new garden room, utility room, store and study and internal changes for first floor bathroom – Withdrawn 6th October 1999
7. S/ 0141/98/F & S/0390/98/LB – Extension and alterations to garage – Withdrawn 15th May 1998
8. S/1101/97/F – Extension to dwelling and garage – Refused and later appeal dismissed 14th October 1997

9. S/1100/97/LB – Part demolition, alterations and extensions for garden room, kitchen and utility – Refused and later appeal dismissed 14th October 1997
10. S/0736/94/F & S/9737/94/LB – Alteration and extension of outbuilding/garage – Approved 14th June 1994
11. S/0911/85/F – Extension – Approved 19th September 1985
12. S/0910/85/LB – Part demolition and erection of extension of outbuilding/garage – Approved 18th September 1985

Planning Policy

13. **Policy P1/3** of the Structure Plan requires a high standard of design to be adopted that responds to the character of the built environment.
14. **Policy P7/6** of the Structure Plan states that development should protect and enhance the quality and distinctiveness of the historic built environment
15. **Policy HG12** of the South Cambridgeshire Local Plan 2004, (“The Local Plan”) sets out the requirements that must be met in order for proposals to extend or alter dwellings within village frameworks to be considered for approval.
16. **Policy EN20** of the Local Plan states that planning permission will be refused where it is required for extensions to Listed Buildings which: (in part)
 - Are not necessary to ensure the continuing use of the building;
 - Would dominate or detract from the Listed Building in scale, form, massing or appearance; and
 - Would imply the loss of historic fabric of architectural or historic interest;
17. **Policy EN30** of the Local Plan seeks to ensure that all new development in Conservation Areas preserves or enhances the special character and appearance of the Conservation Area, especially in terms of their scale, massing, roof materials and wall materials.

Consultations

18. **Great Wilbraham Parish Council** – Approve
19. **Conservation Manager** – Recommends the applications be refused, commenting that:
 - The proposed extension is considered to fail to meet the tests in the Local Plan policy and is inappropriate and detracts from the simple unaltered character of the rear elevation. The addition of a lobby onto the existing gable extension will significantly increase the impact on the listed building and compromise its architectural form and historic interest.
 - The additional extension is not considered to meet the test of being necessary for the continued use of the building. The previous approval can be implemented without further alterations, which would be detrimental to the character and appearance of the listed building.

Representations

20. None received

Planning Comments – Key Issues

21. The key issues are the effect of the extension on the character and appearance of the Listed Building and the Conservation Area and impact on the residential amenities of nearby properties.

22. ***Listed Building***

The cottage has a simple unaltered rear elevation with very few openings. There are two existing single storey extensions, one on each gable; the recently constructed extension on the northwest gable extends beyond the line of the rear elevation by 1.5 metres. The addition of a lobby onto the existing extension would wrap around the cottage, partly obscuring this elevation and detracting from its simple character and appearance.

23. A previous approval exists and has been partly implemented for a study on the northwest gable and a garden room on the rear elevation of the single storey utility room. The garden room has not yet been built. The approved alterations included a reduction in the size of the bathroom in order to form an access to the study from the sitting room. This was to be achieved by removing a section of timber framing in the partition wall and forming an enlarged opening in the gable by removing an existing window. The current proposal retains the existing bathroom and the timber framed partition wall, infills the gable window and creates a new access into the lobby by removing a stud and a section of sole plate and plinth. The loss of historic fabric may be less than that previously approved but the impact of the proposed extension on the character and appearance of the listed building is considered to be greater than the retention of a section of timber framing.

24. In addition to the above considerations relating to design, it has been noted that the proposal is not required to ensure the continued use of the building, which currently is occupied as a dwelling and remains suited to this purpose.

25. The proposal is considered to fail to meet the tests in the Structure Plan and Local Plan policies and is inappropriate and detracts from the special character of the cottage. The addition of a lobby will significantly increase the impact of the existing extension on the listed building. The result will neither preserve nor enhance its character and appearance.

26. ***Conservation Area***

The comments of the Conservation Manager indicate that the proposal will not preserve or enhance the special character of the Conservation Area, as required by Policy EN30. The inappropriate nature of the extension, as outlined in the paragraphs above, will detract from the special character of the cottage and therefore, are considered to be contrary to Policy EN30.

Amenity of nearby properties

27. As stated previously the application property is set back from the road, with the rear elevation of the property located within close proximity of the rear boundary of the site. Whilst the proposed extension is located to the rear of the property, the single storey, flat roof extension is insufficient in size to have any adverse affect on the amenities of occupiers of the adjacent properties.

Recommendation

Refusal

1. The proposed single storey rear extension by virtue of its form and appearance is considered to detract from the simple character and appearance of the listed building. A previous approval exists and has been partly implemented for a study with access through a timber framed partition and gable wall. Although this would result in the loss of a greater amount of historic fabric, it is considered to be preferable to the impact of the current proposal on the character and appearance of the listed building. The proposal is therefore contrary to Policy EN20 (2) and Policy EN20 (3) of the South Cambridgeshire Local Plan 2004 and Policy P7/6 of the Approved Structure Plan 2003.
2. The building is occupied and well maintained and the proposed extension cannot therefore be justified as being necessary to secure the continued viable use of the historic building. A previous approval exists which enables the creation of a study, which would not compromise the character of the listed building. The proposal is, therefore, contrary to Policy EN20 (1) of the South Cambridgeshire Local Plan 2004.

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

- a. Listed Building application S/1090/04/LB
- b. Planning application S/1091/04/F
- c. Cambridgeshire and Peterborough Structure Plan 2003
- d. South Cambridgeshire Local Plan 2004

Contact Officer: Paul Belton – Planning Assistant
Telephone: (01954) 713253

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	4 th August 2004
AUTHOR/S:	Director of Development Services	

**S/1310/04/F – Great Wilbraham
Erection of a Dwelling on Land to the Rear of Rookery Farm, Frog End, Great
Wilbraham for Wilbraham Estates Trustees**

Recommendation: Refusal

Members will visit the site on the 2nd August 2004

Site and Proposal

1. Rookery Farm is located on the south-western edge of Great Wilbraham with housing either side and open paddock opposite the site abuts the village framework boundary of Great Wilbraham and is located adjacent to the Green Belt. The site is very open and located adjacent to Rookery Farm House and Rookery Farm Barn, both of which are Grade II Listed Buildings. Both date back to the 17th century.
2. This outline application, submitted on the 25th June 2004 seeks consent for the siting and means of access to serve a dwelling located to the rear of Rookery Farm, Great Wilbraham. Access to the site is to be provided via the existing farm access with the dwelling sited adjacent to the four existing silos which are to be removed as part of this application. Design and landscaping are reserved for further consideration. The density equates to 8 dwellings per hectare.

Planning History

3. S/2422/86/F – Planning permission refused and later appeal dismissed to convert Rookery Farm Barn into two dwellings.
4. S/2420/86/O – Outline planning permission granted for the erection of a dwelling on land adjacent to Rookery Farm Barn to the south east adjacent 39 Frog End. This application has been renewed over the last 18 years most recently in 2002, reference S/2361/02/O. This approval remains extant.

Planning Policy

5. **Policy P1/3** of the Structure Plan requires a high standard of design to be adopted that responds to the character of the built environment.
6. **Policy P7/6** of the Structure Plan states that development should protect and enhance the quality and distinctiveness of the historic built environment.
7. **Policy SE4** of the South Cambridgeshire Local Plan 2004 (“Local Plan”) generally supports new residential development within Group Villages, such as Gt Wilbraham subject to a number of criteria.

8. **Policy SE9** of the Local Plan states that development on village edges should be sympathetically designed and landscaped to minimise the impact
9. **Policy EN28** of the Local Plan states that development must safeguard the character, appearance and setting of Listed Buildings.
10. **Policies CS3 and CS5** of the Local Plan aim to protect the water environment and avoid increase flood risk.

Consultations

11. **Great Wilbraham Parish Council** – Raised concerns with regard to wildlife living in nearby barns and outbuildings. Subject to a legal agreement being drawn up to ensure that the house is for rental only with the income going to maintaining and improving the listed barn, members recommend approval of this outline consent. Requested Members visit the site.
12. **Conservation Manager** – The erection of dwelling to the rear of the former farmyard would compromise the setting of the listed building. The existing farmhouse would be visually divorced from the barn and other outbuildings, which would harm the setting, well-being and attractiveness of the group.
13. An alternative site for a new dwelling on the land to the southeast of the barn has been discussed previously. Development of this area would have less impact on the setting of the listed barn and would have no impact on the listed farmhouse. Sale of this land would provide sufficient income to re-thatch the barn and carry out essential repairs and if the remainder was invested, perhaps provide sufficient funds for future repairs. In addition the character of the farmyard would not be compromised and the existing access retained, should a new use be found for the barn and curtilage buildings in the future.
14. For the above reasons the proposed dwelling is considered to be contrary to policy EN28 of the Local Plan.
15. **Environment Agency** objects – Insufficient information has been submitted in respect of surface and foul water drainage to allow the agency to fully assess the proposed development. A flood risk assessment should be submitted.
16. **Ecology Officer** – Comments will be reported to Members verbally.

Representations

17. Two letters of objection were received from nearby residents.
18. No 6 Toft Way have raised concerns with regard to the impact of the development on the curtilage of the listed barn, the siting of the dwelling with regard to the village framework and the impact of the development on the character of the area.
19. The owners of Rookery Farm have raised concerns with regard to the lack of privacy that will be provided between the farmhouse and the proposed dwelling, and the impact of the development on wildlife that current resides in the listed barn and surrounding sheds. Reference also made to the Green Belt boundary and house values.

Planning Comments – Key Issues

20. The main issues to consider in this case are the impact of the development on the character and appearance of the area and surrounding open countryside and Green Belt, the setting of the Listed Barn and Farmhouse, and the impact on the residential amenity of nearby properties. Reference will also be made to flood risk.

Character and appearance of the area and surrounding open countryside and Green Belt

21. Prior to the submission of this application, the proposed erection of a dwelling on the site was the subject of lengthy pre-application discussions. Initially it was proposed that part of the site would be located outside of the village framework, within the Green Belt. The siting of the dwelling has since been amended and the entire site is now located within the village framework.
22. Whilst the proposed dwelling is now located within the village framework of Great Wilbraham, land on the village boundary is considered an important feature that complements the rural nature of the village. The erection of a detached dwelling in this location being between 0.5m – 1.5m of the Green Belt boundary will have a considerable impact on the surrounding open countryside and would fail to respect the rural character of Great Wilbraham.
23. This part of Frog End is characterised by a more linear form of development with the surrounding residential properties located alongside the highway. The rear gardens of these properties along with other undeveloped land then forms a pleasant backdrop to the open countryside. Where there is encroachment beyond this linear line, this tends to be in the form of agricultural buildings such as the listed barn and silos. The development of this back land plot to form a dwelling, built tightly to the village framework boundary, would encroach upon this rural backdrop and introduce a more intense form of development that would be detrimental to the character and appearance of the surrounding open countryside and Green Belt.
24. The area of land located south east of the barn already has an extant outline consent for the erection of a dwelling. This site is located adjacent to 39 Frog End and would continue the linear form of development adjacent to the road. Whilst this in its own right is considered acceptable, in considering this application, Members should consider the potential loss of further open space on the edge of the village.
25. In the supporting statement of this application it is stated that the four-grain bins are to be removed to make way for this development, which, according to the agent, will improve the visual appearance and amenity of the site. Whilst these buildings may not have any great architectural merit, agricultural buildings are common in the countryside and when viewed within their rural setting do not appear so intrusive. It is not considered that the removal of these structures provides sufficient justification to outweigh the harm caused by this cramped form of development hard on the village edge.

Setting of the Listed Building

26. The proposed dwelling is to be located to the rear of the barn, less than 15 metres from this listed structure and less than 10 metres from the listed Farm House. The erection of a dwelling in such close proximity to both these listed buildings would not only seriously harm their setting but, through the creation of a separate focus, would undermine the visual relationship of the two listed structures. The farmhouse would, as a result of this development, appear divorced from the barn and other outbuildings, to the detriment of the setting, well-being and attractive nature of the farm yard.

27. As stated previously should permission be granted for a residential plot to the rear of the Listed Barn and Farmhouse, both this and the land located to south east of the barn could be developed for residential use. Irrespective of the final design that is adopted for either plot, (the submitted details are indicative only), this more intense form of development within such close proximity of the barn would have a further detrimental impact on the setting of the listed building.
28. It is stated within the supporting statement of this application that, if approved, the dwelling will remain in the ownership of the Wilbraham Estate. The dwelling will then be let and the monthly income will be reinvested to secure the continued maintenance and management of the listed barn.
29. The roof of the barn requires re-thatching and I would welcome any form of investment that secures the future existence of the listed structure. On the basis of the submitted details however I cannot see how this proposal will provide the necessary source of funding.
30. Having spoken informally with the Conservation Manager, it is suggested that if the roof were re-thatched, any further repairs that would be required to make the barn structurally sound and watertight would be minimal. The agent has estimated that the cost of re-thatching would be in the region of £50,000. This figure is considerably less than the construction cost of the new dwelling and considerably more than the annual rent that will be generated through this development.
31. The sale of the site located to the south east of the barn, which already has consent, would on its own be able to fund the re-thatching of the barn. It would however not appear that consideration has been given to this within the supporting statement of the application. The justification in support of this application is therefore unsatisfactory. It would appear that other options still exist that would have a far less damaging affect on the setting of the listed buildings and character of the area. If the erection of an additional dwelling is required to raise the necessary income to fund the restoration of the barn, this should not be at the expense of the setting of the Listed Building.

Amenity of nearby properties

32. The only residential property that is likely to be adversely affected by the proposed dwelling, is the adjacent Rookery Farm House. This property is located within close proximity of the site and has a southwest facing window that will look over the garden of the proposed dwelling. Irrespective of the above, it is considered that sufficient separation will be maintained between the two properties while a suitable screen could be erected to reduce the overlooking potential. It is suggested on the submitted plans that a wall be erected between the two sites. Suitable details could be agreed to ensure the amenity of both properties are protected.

Flood Risk

33. The Environment Agency has stated that insufficient information has been submitted in respect of surface and foul water drainage. As a result objections have been raised on the grounds of the potential flood risk and risk of pollution to the water environment.

Other issues

34. The owners of Rookery Farm House have made reference to a number of animals that use the listed barn and other outbuildings, some of which are to be demolished

as part of this application. The views of the Councils Ecology Officer have been sought and any comments raised will be reported verbally to the committee.

Recommendation

Refuse

The application site is located to the rear of Rookery Farm House and Rookery Farm Barn, two Grade II Listed Buildings. The site is also sited on the village framework boundary, adjacent to the Green Belt.

- 1) The proposed siting of a dwelling on land to the rear of Rookery Farm Barn would, result in a cramped form of development that would significantly increase the built up appearance of the rural and open back drop to the village edge. The poor relationship between the site and the adjacent barn and farmhouse would result in the proposed development appearing out of character within this predominately rural farm yard setting and would have a considerable impact upon the openness of the surrounding countryside and Green Belt.

The proposed development is therefore considered to be contrary to Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies SE4 and SE9 of the South Cambridgeshire Local Plan 2004.

- 2) The erection of a dwelling within such close proximity to the Grade II Listed Barn and Farm House would not only seriously harm the setting of these listed structures, but, through the creation of a separate focus, would undermine the visual relationship currently shared between the two buildings.

The cumulative affect of developing both this site and the land to the south east of the barn which already has consent for a dwelling, (reference S/2361/02/O) would represent a further intrusion within the setting of the listed Barn and Farm House.

The proposed development is therefore contrary to Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy EN28 of the South Cambridgeshire Local Plan 2004.

- 3) Notwithstanding the above reasons, insufficient information has been submitted in respect of surface and foul water drainage to allow the Local Planning Authority in consultation with the Environment Agency to fully assess the proposed development. The proposed development is therefore contrary to Policies CS3 and CS5 of the South Cambridgeshire Local Plan 2004

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

- Application files S/1310/04/O and S/2361/02/O)
- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004

Contact Officer: Paul Belton - Planning Assistant
Telephone: (01954) 713253

This page is intentionally left blank

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee
AUTHOR/S: Director of Development Services

4th August 2004**S/1119/04/F - Waterbeach****Erection of Building to provide 8 Guest Rooms "Travellers Rest"
Public House, Ely Road, Chittering for C. Crickmore****Recommendation: Delegated Approval****Site and Proposal**

1. Public House/Restaurant on the eastern side of Ely Road/A10, on the corner of School Lane. To the north is a grass field with an area of 0.9ha, to the east a small play area owned by the Parish Council, with houses to the south, on the opposite side of School Lane
2. The full application, received 28th May, proposes the erection of 8 guest bedrooms to the rear of the public house/restaurant on an area previously used as a "beer garden". The block will comprise eight double bedrooms/ensuite, and measure 13.0m x 23.5m. The main entrance into the public house/restaurant is now to the rear of the building, adjacent to the car park, and the bedroom block will be immediately opposite the entrance, separated by a 3.5m gap. The building will have a low brick plinth, boarded elevations, and a shallow pitched roof.

Policy

3. Policy RT11 of the South Cambridgeshire Local Plan 2004 only permits the provision of overnight visitor accommodation, public houses and restaurants outside a village framework where it is a modest extension to existing facilities or the change of use/conversion of exiting buildings not requiring large extensions.
4. Policy P7/6 of the Structure Plan and EN15 of the Local Plan seek to protect the historic environment together with sites of known and suspected sites of archaeological importance.

History

5. Various approvals have been granted over the years for extensions to the public house/restaurant, the last being in 1998.

Consultation

6. **Waterbeach** Parish Council has no objections subject to the comments of the Local Highway Authority and neighbours. Following a recent meeting with a representative of the former, the Parish Council may comment further with regards specific highway issues.
7. Any comments from **Landbeach** Parish Council will be reported verbally.

8. **The Chief Environmental Health Officer** asks that a condition be imposed that power operated machinery during the period of construction is only used between certain hours.

9. **The Local Highway Authority states:-**

"This is an additional use within the site that will generate additional traffic. The vehicular access serving the Public House and the proposed guest rooms is located only some 22.0m from the School Lane junction. A serious injury accident has occurred at the access within the last five years.

It is my view that further intensification of use of this access is resisted.

If the scheme is to proceed I would wish to see the existing access to the A10 permanently and effectively closed to all vehicular traffic and the existing access off School Lane improved to cater for the traffic associated with the Public House, the guest rooms and the caravan park".

10. The comments of the **Environment Agency** will be reported verbally.
11. The **Waterbeach Level Internal Drainage Board** has no objections providing surface water is disposed of, as planned, via soakaways. If any other system is used, the Board should be re-consulted.
12. **The County Archaeologist** recommends that the site is subject to a programme of archaeological investigation which can be secured through a planning condition.

Representations

13. Five letters have been received from nearby residents in School Lane. Points raised include:
- if this scheme is approved, can the refusal for the application for one dwelling submitted be re-considered.
 - I understand that the vast majority of new building applications in Chittering have been rejected.
 - the previous owner advised me that he had been told that he would not be allowed to develop the site with guest rooms.
 - the Ely Road/School Lane junction is "horrendous And any increase in traffic would be criminal without creating a traffic controlled interchange."
 - Planning guidelines do not allow for further development in Chittering, especially backland development.
 - if the pub/restaurant fails, this building could become a large bungalow.
 - the size of the floor plan does not match the dimensions (N.B. the building is, as described above, 13.0m x 23.5m. The application site, which includes land around the building, is described as being 23.0m x 26.0m)
 - following consent being granted for a replacement farmhouse in Chittering, it was stated by South Cambridgeshire District Council that there would be no

more development. A more recent application for a house has been refused. It is therefore unjust to allow this building.

Planning Comments

14. The main issues to be considered in respect of this proposal are:

- The scale of development proposed and the suitability of the site.
- Access implications.
- The relevance of earlier housing applications
- Archaeology

15. i) **Scale and suitability of development**

With the A10 being an important road between Cambridge and Ely is probably the reason that this roadside public house was built in the first place and, no doubt, is the reason for its name, the Travellers Rest. Such establishments often have guest rooms/B & B in the building itself, or converted outbuildings. This proposal is little different although Policy RT11 of the Local Plan only supports modest extensions to existing facilities or a change of use of existing buildings.

Although this proposal is “new build”, the scheme is relatively small scale and modest and is an appropriate facility to find on a main road location.

Prior to the applicant recently acquiring the premises, officers were approached by other parties proposing large scale developments attached to the public house/restaurant. These schemes were strongly discouraged.

16. ii) **Access implications**

The existing access to the car park is immediately adjacent the northern gable of the public house/restaurant and direct onto the A10. It is only some 22.0m from the School Lane junction. The Local Highway Authority is concerned at the intensification of use of the premises if the bedrooms are built and accordingly recommends that the access is permanently closed, with all access being via School Lane.

17. This change will require some changes to the proposed design and layout but is achievable. A delegated approval is therefore requested in this regard.

18. iii) **The relevant of earlier housing applications**

Chittering lies within Waterbeach Parish and, whilst the actual village of Waterbeach has a village framework, Chittering does not. Para. 93.24 of the Plan states:-

“Chittering, north of Cambridge, consists of a collection of scattered farmsteads, some local authority housing and a public house and is insufficiently built-up to define a framework. For this reason there will be a general presumption against development with countryside policies applying.”

19. Local residents consider that this proposal should not be supported bearing in mind earlier refusals for dwellings.

20. There is no comparison between the two developments and an approval will not set any precedent.

21. iv) **Archaeology**

In his request for a safeguarding condition, the County Archaeologist states:-

"The proposed development site is situated alongside the A10, a major Roman routeway, in an area which has previously produced a number of Roman burials and contains extensive evidence for Roman settlement. Sites in the vicinity include the earthworks of a Roman farmstead/settlement on Chittering Hill, some 150m to the north, which is protected as a Scheduled Ancient Monument (SM 13605), a series of cropmarks indicating further settlement and associated field systems to the west and a series of artefact scatters of Roman and Saxon date. In addition, the presence of a ring ditch (possibly the plough-levelled remains of a burial mound) suggests a much earlier element to the settlement and exploitation of the landscape in this area."

Policy P7/6 of the Structure Plan and EN15 of the Local Plan stress the importance of early investigation of development sites prior to any approved works commencing.

22. I am satisfied that the proposal is appropriate for this site and represents a natural extension to facilities for a major road. Access is the one issue to be resolved, and delegated approval is requested.

Recommendation

23. That Delegated approval be granted subject to revised plans being submitted and agreed for the existing access to Ely Road/A10 being permanently closed and all vehicular access being taken off School Lane.

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

County Structure Plan 2003
South Cambridgeshire Local Plan 2004
Planning Application File S/1119/04/F

Contact Officer: Jem Belcham, Area Planning Officer
Telephone: (01954) 713252

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

AUTHOR/S: Director of Development Services

4th August 2004

S/1217/04/F - Waterbeach

**Redevelopment of Existing Caravan Park to Comprise 39 Touring Pitches,
New Toilet/Shower/Laundry Block, Reception Building and Internal
Road. Extension to Season to 11 Months from 6th February to 5th January.
“Travellers Rest” Caravan Park, Chittering for C. Crickmore**

Recommendation – Delegated Approval

Site and Proposal

1. Grass field of 0.9ha area to the north of the “Travellers Rest” public house/restaurant on the eastern side of Ely Road/A10, on the corner of School Lane. To the north is a house, to the rear of which is a small commercial brewery, to the east farmland and the garden of a house in School Lane.
2. Entrance to the site onto School Lane is between a childrens play area and the rear of the public house/restaurant. Opposite are houses on School Lane.
3. The full application, received 10th June, proposes the construction of a loop road within the site, off which would be 38/39 caravan pitches, a toilet, shower, laundry block and a Reception building. Water points, fire points and bin storage areas would be provided through the site.

Policy

4. Policy P1/2 of the Structure Plan seeks to restrict development “in the countryside unless the proposals can be demonstrated to be essential in a particular rural location”.
5. Policy P4/1 of the Structure Plan supports improved tourism facilities which, inter alia, increases employment facilities and improves the landscape.
6. Policy RT1 of the Local Plan highlights the fact that the Authority will resist proposals for recreation and tourist facilities if materials, structures and buildings are intrusive, there will be a loss of archaeological interests and there is inadequate landscaping.

History

7. In March 1974 (application ref C/73/1446) consent was granted to use the field for a touring caravan and camping site (40 pitches), plus toilets and shower block.
8. Condition 2 restricted use of the site for the summer months only – 1st April to 30th September in any one year. The reason for the condition was “to safeguard the interests of other users of land in the vicinity”.
9. In May 1986, (application ref. S/0294/86) consent to extend the above to cover the winter months was refused for the reason:-

“The use of this land for touring caravans during the winter months in an area where adequate facilities already exist would be visually detrimental to the open and rural appearance and character of the area”.

Consultations

10. **Waterbeach** Parish Council recommends approval and asks that no caravan should stay on site for more than 21 days and that there be no caravans on site during the “closed season”.
11. Following a recent meeting with a representative of the Local Highway Authority and the Area Officer, the Parish Council may comment further with regard to highway issues.
12. Any comments from **Landbeach** Parish Council will be reported verbally.
13. **Cambridgeshire Fire and Rescue Service** is of the opinion that additional water supplies for fire fighting are not required.
14. **The Chief Environmental Health Officer** asks that a limitation on machinery hours during the period of construction be imposed on any approval.
15. The comments of the **Local Highway Authority** will be reported verbally but improvements to the access and widening of School Lane are expected.
16. The **Waterbeach Level Internal Drainage Board** does not object to the scheme in principle if adequate soakaways are provided. If other method(s) of surface water drainage are proposed the Board must be re-consulted.
17. The comments of the **Environment Agency** will be reported verbally.
18. The **County Archaeologist** recommends a site investigation be required by condition (see further comments below).

Representations - Applicant

19. A letter of 6th May from Humberts Leisure, agent for the applicant, is attached as an Appendix and outlines their client’s proposals and, more importantly, the change in the “holiday caravan industry” in the last 40 years.

Representations – Neighbours

20. Thirteen letters of objection have been received from residents, - points raised being:-
 - i) the scheme will double the size of the village which has no facilities – shop, Post Office, etc. What facilities will be provided by the Council if consent is granted?
 - ii) with such an increase, children will have to go to school which will put pressure on the school and school transport.
 - iii) Chittering is not a “highly desirable” tourist area. Not being popular the site will become permanent.

- iv) a six month summer season is adequate, there is no evidence of need to extend it to eleven months. If required over the Xmas/New Year period, then a special licence could be given for that period.
- v) if an eleven month period is agreed, the site will become a permanent mobile home park.
- vi) there should be a condition limiting the number of people on site to 50 at any one time.
- vii) conditions should be attached to any consent stating touring caravans only, one caravan/one family per pitch, 21 day stay maximum and no return within 14 days.
- viii) the extended period will increase noise and disturbance to neighbours.
- ix) if the extended period is agreed, then perhaps a temporary consent should be granted in order to judge its impact.
- x) no objections to a renewal of current licence for 40, - or even a slight increase, but keep to a 4 month period.
- xi) layout too dense.
- xii) scheme should be re-designed to have the road on the periphery of the site which would have some of the vans further away from adjacent residential boundaries. Extra screening is needed for privacy and, adjacent to the Brewery, the fence should be increased to 2.6m.
- xiii) there is noise from the adjacent Brewery, more at certain times of the year. The premises also has a reed bed for drainage which could be a danger.
- xiv) with a ditch along School Lane being filled in, the road occasionally floods.
- xv) the proposed shower block should be where it is at present and the Reception Block is new.
- xvi) the policy for Chittering is "no further development". If these buildings are allowed, plus the 8 bed guest rooms, their combined floor area amounts to two bungalows. New buildings are not allowed in the village.
- xvii) School Lane is single track and heavily trafficked already with school transport, and residential and agricultural traffic.
- xviii) extending the period from six months to eleven months will represent a huge increase in the amount of traffic.
- ixx) since consent was granted in 1974 there have been increases in the volume of traffic on the Ely Road/A10, - especially commuter traffic and lorries connected with the Waste Management Park.
- xx) the School Lane/Ely Road junction should be improved to cater for this extra traffic.
- xxi) the access is next to the children's play area.

- xxii) the bin lorry, when parked on School Lane collecting from the public house, can be a hazard.
- xxiii) the site could be developed for travellers. A local farmer took a field off the market after travellers showed an interest in buying it.

Planning Comments

21. The main issues to be considered in respect of this proposal are:

- Scale of development
- Extension to season
- Layout of site and proposed buildings
- Traffic and access
- Archaeology
- Conditions
- Other uses

i) Scale of Development

22. The site has planning consent for caravans/camping for a total of 40 pitches. Such could be implemented tomorrow with no further consents from the Council. The submitted layout plan proposes 38 caravan pitches
23. This application is for the actual “engineering and buildings works” ie roadway and hard-standings, together with the two buildings. As can be seen from the Agents letter, see Appendix, the standards expected by caravan site users has changed since consent was granted in the mid 1970’s. Then, users were happy to park on the grass with basic amenities, but today their requirements are much different. Although most caravans have limited bathroom/toilet facilities, there is still the need for a proper shower/laundry block. Likewise there has to be somewhere to “book in”, ie hence the need for a Reception building.
24. The shower block will be 4.1m high, the Reception building 3.8m. Buildings would be stained boarding with a slate or pantiled roofs and the site would be extensively landscaped.
25. In order to maintain the character of the site it is essential that all roads and hard-standings are constructed of sympathetic materials and at existing ground levels. The applicant has suggested the roadway to be tar-spray with a pea-shingle finish (similar to the new SCDC office car park), with timber edging, - not concrete kerbs. Individual hard-standings would again be a low key, natural materials.

ii) Extension to Season

26. Again, I would refer Members to the attached Appendix for the changes since consent was first granted.
27. It is not clear from the original file in 1973 whether the then applicant requested a six month period or whether it was imposed by the previous Authority. Either way the reason for the condition, “to safeguard the interests of other users of land in the vicinity”, does little to explain why it was for six months only.
28. In 1986 consent to allow “all year” caravan/camping on site was refused consent for two reasons, adequate facilities in the area and detrimental to the character of the area.

29. The large caravan/camping site at Landbeach Marina (now the Cambridge Research Park) has long been closed so the question of adequate need is no longer an issue. With proper screening/landscaping, there should be no loss of amenity to the area. There will, no doubt, be occasions during the six months of the summer, when there are not 39 or 38 caravans on site and this will certainly be the case in the extra five months requested.
30. If the site is satisfactory for the summer months and does not cause problems, what reason is there for not extending that period? I can appreciate the residents concerns about the site developing into a permanent mobile home park but that is not the proposal before the Authority.

iii) **Layout of Site/Buildings**

31. A simple, loop, road is the obvious way of laying out the site and a central toilet block is convenient to all. If, as suggested by a neighbour, the roadway is put adjacent the outside edge of the field, he would in my opinion, suffer more noise and disturbance from the road than from the caravan parked on the nearest plot.
32. The two buildings, as described earlier, are in scale with the site. The shower/toilet block includes both Male/Female toilets/washrooms, together with three showers each. There is also a disabled toilet and shower room. In addition, there are laundry and waste disposal facilities and a boiler room. The Reception Room is a front desk, office and toilet.

iv) **Traffic and Access**

33. These two issues are of great concern to the community and are also likely to be subject to further comment from Waterbeach Parish Council.
34. However it must be stressed that the site already has consent for 40 caravan/camping pitches so, in theory, there will be no increase in traffic. Following a meeting on site with the applicant, the Parish Council, the Area Planning Officer and a representative of the Local Highway Authority, I understand that the latter is likely to ask that the existing access off School Lane be widened and provided with proper kerb radii, and that School Lane be widened up to its junction with Ely Road. The access to the car park from Ely Road should be closed.

A verbal report will be made in respect of these matters.

35. With the site already having consent for camping/caravans, and with the closure of the public house/restaurant access to Ely Road which will have benefits for all, it is unlikely that the County Council could insist on the applicant funding improvements to the School Lane junction, ie a proper "ghost island".

v) **Archaeology**

36. In his request for a safeguarding condition, the County Archaeologist states:

"The proposed development site is situated alongside the A10, a major Roman routeway, in an area which has previously produced a number of Roman burials and contains extensive evidence for Roman settlement. Sites in the vicinity include the earthworks of a Roman farmstead/settlement on Chittering Hill, some 150m to the north, which is protected as a Scheduled Ancient Monument (SM 13605), a series of cropmarks indicating further settlement and associated field systems to the west and

a series of artefact scatters of Roman and Saxon date. In addition, the presence of a ring ditch (possibly the plough-levelled remains of a burial mound) suggests a much earlier element to the settlement and exploitation of the landscape in this area.”

37. Policy P7/6 of the Structure Plan and EN15 of the Local Plan stress the importance of early investigation of development sites prior to any approved works commencing.

vi **Conditions**

38. In addition to the standard conditions concerning materials for the buildings, hard landscaping, soft landscaping and drainage, it is essential to ensure that the site is only used for touring caravans and that the site is clear of all vans for one month of the year. Whilst a “21 day only” condition sounds a simple solution to the problem, officers are investigating this matter and checking Case Law. Also, it must be remembered that the existing consent has no such conditions.

A verbal up-date will be made in this respect.

vii **Other Uses**

39. When the applicant first purchased the property and moved onto the site, the community was fearful that the site was to be used for other forms of caravans/mobile homes. That is not the applicant's intention but I can appreciate the local concern. The application, as with any other, has to be determined on the scheme submitted, not on what may, or may not, happen in the future.

Recommendation

40. That delegated approval be granted subject to revised plans showing the full access improvements being submitted and agreed and that suitable conditions be agreed, as summarised above.

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

County Structure Plan 2003
South Cambridgeshire Local Plan 2004
Planning Application File S/1217/04/F

Contact Officer: Jem Belcham, Area Planning Officer
Telephone: (01954) 713252

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	4 th August 2004
AUTHOR/S:	Director of Development Services	

S/0249/04/F – Thriplow**Erection of 2 Dwellings and Garages Following Demolition of Existing Dwelling and Outbuildings at 42 Church Street for David Reed Homes****Recommendation: Approval****Conservation Area****Site and Proposal**

1. The application relates to a 0.22 hectare (0.54 acre) approximately site. It is currently occupied by a vacant, modest 2-storey flint, brick, render and slate roof cottage with dilapidated sheds/timber outbuildings to the rear and side. The site is undulating, currently unkempt and becoming overgrown. There is mixed planting along the road frontage. No.46 Church Street to the south is a two-storey render and plaintile house with a flat roof double garage on its northern side. No.40, a listed render and pantile 2-storey cottage to the north, has a boarded and pantile cart shed/store to the front. There are bungalows opposite.
2. This full application received on the 10th February 2004, and amended by plans date stamped the 26th May 2004, proposes the erection of 2no. 4-bedroom dwellings with eaves heights of 4.5 metres and ridge heights of 7.1 metres and a triple garage to the front to provide parking for both dwellings following demolition of the existing dwelling. The dwellings would have rendered walls over a brick plinth and would have plaintile roofs. The garage building would have flint walls over a brick plinth. The amended plans show revisions to the size and design of the houses and garages, including a reduction in the height of the dwellings. The density equates to 9 dwellings to the hectare.

Planning History

3. A current Conservation Area Consent application for the demolition of the existing cottage and outbuildings (**S/0248/04/CAC**) will be approved under delegated powers if this application is approved.
4. An outline application for 2 dwellings on the site was withdrawn (**S/2198/02/O**).
5. Full applications for a house on the part of the site to the south of the existing cottage were refused under planning references **S/2325/88/F** and **S/0029/89/F**.

Planning Policy

6. Local Plan 2004 **Policy SE5** states that residential developments in the village will be restricted to not more than two dwellings (although in very exceptional circumstances a slightly larger development may be permitted if this would lead to the sustainable

recycling of a brownfield site bringing positive overall benefit to the village) comprising the redevelopment of an existing residential curtilage provided the site in its present form does not form an essential part of village character, and development is sympathetic to the historic interests, character, and amenities of the locality.

7. Structure Plan 2003 **Policy P1/3** requires a high standard of design which responds to the local character of the built environment for all new development.
8. Structure Plan 2003 **Policy P7/6** requires Local Planning Authorities to protect and enhance the quality and distinctiveness of the historic built environment.
9. Local Plan 2004 **Policy EN28** relates to development affecting the setting of listed buildings and states that the District Council will refuse applications which would dominate the listed building; damage its setting, well-being or attractiveness; and/or harm the visual relationship between the building and its formal or natural landscape surroundings.
10. Local Plan 2004 **Policy EN30** states that District Council will refuse permission for schemes within conservation areas which do not specify traditional local materials and details and which do not fit comfortably into their context.

Consultation

11. **Thriplow Parish Council** recommends approval of the scheme as amended but comments that one councillor is still concerned that the drive in its proposed position will result in the house opposite suffering light pollution from vehicles and, because of the regular flooding problems experienced in the area of Church Street, any approval should be conditional upon a drainage pipe being run from the road to the ditch at the rear of the site to divert excess water from the road into the village drainage ditch system.
12. **Conservation Manager** states that the applicant has sought to revise the scheme to address the previous concerns by reducing the impact of the buildings on the adjacent listed building, conservation area and street scene and by re-using the flints on site for the garage building walls. Approval is recommended subject to conditions requiring the agreement of materials and the removal of permitted development rights.
13. **Chief Environmental Health Officer** recommends conditions to be attached to any approval.
14. **County Archaeology** confirms that no archaeological investigation is necessary.

Representations

15. The occupiers of 40 Church Street comment that the revised plans are an improvement but they still make the following comments:
 - Concern about the proximity of the nearest house to their property and the removal of trees and greenery;
 - They would also like to see the driveway moved so that the splay does not cut over the verge in front of their property;
 - They trust that their verbal agreement with the applicants in terms of where the boundary between the site and their land is will be complied with;

- They are unsure how land heights have been taken into account when drawing up the street scene drawing; and
 - The proposal would urbanise this part of Church Street and hence would not enhance the Conservation Area. More cottage type dwellings would enhance the area. If a cottage in a conservation area is demolished, surely it should be replaced by cottages?
16. The occupiers of 55 Church Street made the following comments in relation to the original plans:
- Any development should give consideration to neighbouring properties;
 - The height of the dwellings and the forward position of the garages causes concern;
 - Position of access and disturbance caused by headlights; and
 - Need hedge along site frontage.
17. Occupier of 9 Church Street made the following comments in relation to the original plans:
- It is disappointing that the flint cottage has to be taken down; and
 - If it is not possible to retain the cottage, maybe one of the new properties could incorporate flint.

Planning Comments – Key Issues

18. The key issues in relation to this application are:
- Affect on setting of adjacent listed building at 40 Church Street and the character and appearance of the Conservation Area; and
 - Impact on neighbours.
19. The scheme as amended, which includes a reconfiguration of the dwellings and a reduction in their size and height, is considered to be acceptable in terms of the impact on the setting of the adjacent listed building (40 Church Street), the Conservation Area, the street scene and the amenity of neighbouring properties. As I am satisfied that the scheme as amended would preserve or enhance the character and appearance of the Conservation Area, the demolition of the existing dwelling and outbuildings would be acceptable. It will be important to ensure that appropriate materials are used, an appropriate landscaping scheme including the enhancement of the frontage planting is implemented, and no windows are inserted at first floor level in the side elevation of the dwellings facing Nos. 40 and 46. These matters can be secured by condition. As recommended by the Conservation Manager, a condition is also proposed to remove permitted development rights in order to protect the setting of No.40 and the character and appearance of the Conservation Area.
20. There is no policy requirement for either of the units to be 'affordable' as only one additional unit is proposed.
21. The Parish Council states that any approval should be conditional upon the provision of a gully in the road and a drainage pipe being run from the road to the ditch at the rear of the site to divert excess water from the road into the village drainage ditch system. It is understood that the flooding they refer to, and which it feels this measure would address, is an existing problem. Provided it can be demonstrated that the proposed scheme would not make the existing situation any worse, it would

not be reasonable to make any approval subject to the provision of such a gulley and pipe. A condition is proposed in relation to drainage of the site to ensure that the scheme does not make the existing situation any worse. The Council's Building Control Section could consider the proposed scheme. Notwithstanding my view that an approval could not reasonably be dependent upon the implementation of such a scheme, the case officer reported the Parish Council's comments to the agent and applicant. In response, they have indicated that, as Church Street continues to fall from the site to the south, they do not feel that the measures proposed by the Parish Council would solve the problem.

Recommendations

22. Approval (as amended by drawing nos. 04001-02A (x2) and 04001-03A date stamped 26.5.04)
 1. Standard Time Condition A – RCA
 2. Standard Condition 5 (a, including the colour and texture of the render, the colour of the weatherboarding, rainwater goods, any external ducts, pipes and vents, e and f) 'Details of materials and finished floor levels' – RC To ensure the satisfactory appearance of the development; and to ensure the development preserves or enhances the character and appearance of the Conservation Area and does not detract from the setting of the listed building at No.40 Church Street
 3. Standard Condition 51 'Landscaping' – RC51
 4. Standard Condition 52 'Implementation of landscaping' – RC52
 5. Standard Condition 60 (all) 'Boundary treatments' – RC To ensure the satisfactory appearance of the development; and to ensure the development preserves or enhances the character and appearance of the Conservation Area and does not detract from the setting of the listed building at No.40 Church Street
 6. Standard Condition 22 (at first floor level in the south elevation of the dwelling on plot 1 and the north elevation of the dwelling on plot 2) 'No windows' – RC To protect the privacy of the occupiers of Nos. 40 and 46 Church Street
 7. Standard Condition 21 (Part 1 Classes A, B, C and E) 'Removal of Permitted Development Rights' – RC 21c to the setting of the listed building at No.40 Church Street and/or the character and appearance of the Conservation Area.
 8. During the demolition and construction periods, ... Standard Condition 26 (0800, 0800, 1800, 1300) 'Times when power operated machinery shall not be operated' – RC26
 9. Prior to the commencement of development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme – RC To ensure the development does not exacerbate the existing drainage problems in Church Street

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable Design in Built Development) and **P7/6** (Historic Built Environment);
 - **South Cambridgeshire Local Plan 2004: SE5** (Development in Infill Villages), **EN28** (Development Affecting the Setting of a Listed Building) and **EN30** (Development Within Conservation Areas)

2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Affect on neighbours;
 - Impact on setting of listed building and character and appearance of the Conservation Area; and
 - Flooding problems experienced in the Church Street area
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

Informatives

Should driven pile foundations be proposed, before development commences, a statement of the method for construction of these foundations should be submitted to and agreed by the District Council's Environmental Health Officer so that noise and vibration can be controlled.

During demolition and construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Council's Environmental Health Officer in accordance with best practice and existing waste management legislation.

Before the existing property is demolished, a Demolition Notice will be required from the District Council's Building Control Department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.

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

South Cambridgeshire Local Plan 2004

Cambridgeshire and Peterborough Structure Plan 2003

Planning file Refs: S/2325/88/F, S/0029/89/F, S/2198/02/F, S/0248/04/CAC and S/0249/04/F

Contact Officer: Andrew Moffat – Area Planning Officer
Telephone: (01954) 713169

This page is intentionally left blank

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	4 th August 2004
AUTHOR/S:	Director of Development Services	

S/1232/04/F - Thriplow
Conversion of one Dwelling into two Dwellings at 15 Woburn Place For T & J RYAN

Recommendation: Approval

Site and Proposal

1. The 0.024 hectare application site is located on the north-east side of Woburn Place and is occupied by an end-terrace two storey dwelling that has previously been extended on its south-eastern side.
2. The full application, submitted on 15th June 2004, seeks to convert the existing property in order to create two dwellings consisting of 1 x 2-bed and 1 x 1-bed property. A block plan submitted with the application shows that 2 parking spaces would be provided to the front of the 2-bed dwelling whilst 1 space would be provided in the front garden area of the 1-bed dwelling.

Planning History

3. S/0822/89/F – Consent granted for the two-storey side extension.

Planning Policy

4. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan requires a high standard of design that responds to the local character of the built environment;
5. Heathfield is identified within **Policy SE5** of the South Cambridgeshire Local Plan 2004 as an Infill-Only Village. In such locations, Policy SE5 states that residential development will be restricted to no more than two dwellings comprising (amongst others) the redevelopment of an existing residential curtilage providing the site does not form an essential part of village character, and development is sympathetic to the historic interests, character, and amenities of the locality.

Consultation

6. **Thriplow Parish Council** objects to the application stating:
 “ Councillors oppose this application on several counts.
 1. If agreed, it would set a precedent for future applications;
 2. The drainage and road network of Heathfield is already overloaded;
 3. One Heathfield Councillor states that this is a retrospective application as the property has been used as two dwellings for sometime and should have two

Council Tax bills and must be registered as two members of HRA with regards to maintenance contributions;

4. The site is too small to be suitable for this type of alteration;
5. As no windows are shown on the plan it is not possible to see if neighbours are overlooked."

Representations

7. None

Planning Comments – Key Issues

8. The key issues in relation to this application are:
 - Neighbour impact;
 - Impact upon character and appearance of the area.
9. Policy SE5 of the Local Plan supports, in principle, the subdivision of existing dwellings within infill villages providing there is no adverse impact upon the amenities of neighbours or upon the character of the area.
10. The existing property does appear to have been subdivided into two dwellings already as there are two entrances at the front. The only change to the visual appearance/setting of the building would result from the formation of parking areas to the front of both dwellings together with the subdivision of the garden area. I am satisfied that neither of these alterations would result in undue harm to the character of the area.
11. No.15 occupies a plot that, at 10.5 metres wide, is wider than many plots in the vicinity of the site, particularly those occupied by the remaining dwellings in the terrace, Nos 16-18 Woburn Place, which have gardens ranging in width from 6.0 – 6.5 metres. The proposal involves the subdivision of the plot into two resulting in the creation of a 6.0 metre wide and a 4.5 metre wide plot. There are a number of properties within Woburn Place that occupy 5 metre wide plots, notably Nos 21-23, and I am satisfied that the resultant plots would not appear unduly small when compared to the character and size of plots in the surrounding area.
12. At present the property benefits from no on-site parking. The proposal seeks to provide a total of 3 spaces at the front of the two dwellings and therefore complies with this Authority's parking standards (which require an average of 1.5 spaces per property). There does appear to be an on-street parking problem within the immediate area and I would therefore recommend that any consent be conditional upon the provision of these parking spaces prior to the occupation of the dwellings. This would necessitate the demolition of an existing wooden structure at the front of the proposed new unit.
13. The Parish Council has expressed concern that approving this application may set a precedent for similar applications. There may be other instances within the Heathfield's estate where plot subdivision could be achieved. However, each would require a separate application and would be determined on its own merits. The fact that development could be replicated elsewhere is not, in itself, sufficient justification for refusing an application.

14. The submitted plans do not show existing or proposed window openings although I can confirm that there are existing first floor windows in the front and rear of the property. The applicant has been requested to submit plans showing proposed window/door openings. Whilst I have no objections to the retention of openings in the front and rear of the property, any first floor windows inserted in the south-east side elevation of the dwelling to be created would overlook the garden area of No. 9 Woburn Place. As such, a condition should be applied to any consent preventing the insertion of first floor windows in this elevation without planning permission.
15. The Parish Council has objected to the application on the basis that the drainage and road network is already overloaded. The Heathfield Estate is a private estate with unadopted roads and services. As such, this is not a material planning issue. However, consent would be required from the body responsible for the upkeep of the roads and services (I understand this is the Heathfield's Residents Association). An informative could be added to any planning consent to this effect.

Recommendation

16. Subject to the receipt of amended plans showing existing and proposed window and door openings, delegated powers are sought to approve the application subject to the following conditions:
1. Standard Condition A (Reason A).
 2. Sc22 – No windows etc at first floor level in the south-east elevation of the development, hereby permitted, (Reason – To safeguard the privacy of the occupier(s) of the adjoining property to the south-east, No.9 Woburn Place).
 2. Prior to the occupation of the dwellings, hereby permitted, the parking shall be provided in accordance with layout shown within the 1:500 scale block plan and thereafter maintained (Reason – In the interests of highway safety).

17. Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - a) Cambridgeshire and Peterborough Structure Plan 2003: Policy P1/3 (Sustainable Design in Built Development).
 - b) South Cambridgeshire Local Plan 2004: Policy SE5 (Development in Infill Villages).
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: Impact on character of area; neighbour impact; impact upon road and drainage network.
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

General

1. The Heathfield Estate is a private estate with unadopted roads and services. The relevant consents to access and service the site will need to be obtained.

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

- South Cambridgeshire Local Plan 2004.
- Cambridgeshire and Peterborough Structure Plan 2003.
- Planning File Ref: S/1232/04/F

Contact Officer: Lorraine Casey – Senior Planning Assistant
Telephone: (01954) 713251

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	4 th August 2004
AUTHOR/S:	Director of Development Services	

**S/0983/04/F – Whittlesford
Extension – 16 Royston Road For Mr & Mrs Blackburne-Maze**

Recommendation: Approval

Members will visit this site on Monday 2nd August 2004.

Site and Proposal

1. This 2 storey semi-detached house is situated on the north side of Royston Road with a detached flat roof garage at the side. The garage wall forms part of the boundary brick wall. No.18 Royston Road abuts to the west. No. 18 is a bungalow with a small living room window, kitchen window and a utility room door at the side facing the application site at a distance of approximately 7 metres from the side elevation of No. 16.
2. The full application, received 12th May 2004, amended on 17th June 2004, proposes to demolish the existing flat roof garage and erect a 2 storey side extension with a hipped roof for an en-suite bedroom and a bathroom on the first floor measuring 3.68 metres x 9.3 metres; and family room, breakfast area and cloaks on the ground floor measuring 12.8 metres in depth; and a porch on the front elevation.
3. The amended plan date stamped 17th June 2004 shows a reduction in the first floor extension by omitting the first floor rear projection.

Planning History

4. S/0393/04/F – Application for extension was withdrawn

Planning Policy

5. Policy HG12 of the South Cambridgeshire Local Plan 2004 partly states that planning permission for extension and alteration to dwellings will not be permitted where the proposal would not be in keeping with local characteristics, would seriously harm the amenities of neighbours through undue loss of light or privacy, being unduly overbearing in terms of its mass, or would affect surrounding properties by virtue of its design, layout, location or materials, would result in an unacceptable loss of parking space or amenity area, have an unacceptable visual impact on the street scene, or would have inappropriate boundary treatment.

Consultation

6. **Whittlesford Parish Council** recommends refusal to the original plan on the grounds that: "The 2-storey extension is still too near the neighbouring property (18 Royston Road) and will block out light from the kitchen of 18 Royston Road.

7. Although the application states that no trees or hedges will have to be felled or lopped in fact a substantial tree will have to be removed to allow building to take place”.
8. The Parish Council recommends refusal to the amended plan and states “These plans have not addressed the Parish Council’s objections to the previous plans of the 18th May 2004”. The Parish Council objects on the same grounds as stated in the previous comments.

Representations

9. No. 18 Royston Road

Original plan

- The proposal will be a massive overbearing structure compared with the present dwelling;
- The occupier is concerned about the long ground floor flank side wall facing the bungalow; the distance between the resultant dwelling at No 16 and the bungalow will be reduced by almost half;
- The extension will overshadow the occupier’s property which will eclipse the morning sunlight from the east and affect light to rooms at the side including the living room;
- The proposed first floor windows will be overlooking the occupier’s front and rear gardens; and
- There is a mature tree on the site which is not shown on the plans.

Amended plan

- The occupier reiterates her objection as stated in the previous letter.

Planning Comments – Key Issues

- Affect on the amenity of No. 18 Royston Road through undue loss of light and privacy and being unduly overbearing in terms of its mass.
10. The gap between the proposed extension and the west boundary will be approximately 1.75 metres and the distance between the existing side wall at No 16 and the boundary is 5.5 metres.
 11. The proposed side extension is closer to the boundary than the original side of No 18 by 3.68 metres. Given that the 2 storey side extension will be the same depth as the existing house and the ground floor extension (eaves height 2.4 metres) will project further forward than the front building line of the original house by 1.5 metres and the rear building line by 2 metres, I do not agree that the proposal will adversely effect the outlook from the side windows at No 18 or be unduly overbearing in terms of its mass.
 12. The side kitchen window at No 18 is the only window serving the kitchen which does look on to an adjoining garage wall and which is on the boundary. It is appreciated that the gap of 1.75m wide between the proposed side extension at No 16 and the boundary would allow an extra amount light to the kitchen at No 18. The kitchen at

No 18 does not include a dining area and thereby that kitchen window is not considered as a main habitable room window. I do not consider that the proposal would adversely affect the amenity of No 18.

13. The living room at No 18 has a small window at the side facing the application site and there are principal windows to the front (south and south west) providing light directly to the living room. I cannot agree that the proposal will result in a greater loss of light to the living room.
14. I accept that the proposed 2 storey extension is closer to the boundary with No 18, but do not consider that the proposed first floor windows will cause an adverse impact to No 18 through undue loss of privacy having considered that the proposed first floor side window and the rear window would serve an en-suite and bathroom respectively. These windows will be conditioned to be fitted and permanently maintained with obscured glass.
15. There is a young tree close to the side of the house at No 16 which will be removed for the erection of the side extension. The information provided in the application form does not indicate that a tree will be removed and I will clarify with the agent and report verbally in the meeting. Having regard to its position, I do not consider that the loss of the tree warrants refusal of the application.
16. On balance, it is considered that the proposal is acceptable and will not cause significant adverse impact upon residential amenity interests and street scene.

Recommendations

Approval, as amended by drawing Revision D date stamped 17th June 2004.

1. Standard Condition A – Time Limited Permission (Reason A)
2. Standard Condition 19 – Matching Materials (Reason 19)
3. No further windows, doors or openings of any kind shall be inserted at first floor level in the side (west) elevation of the development, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason – To safeguard the privacy of occupiers of the adjoining property, No 18 Royston Road.)
4. The first floor windows in the rear and west/side elevations of the extension, hereby permitted, shall be fitted and permanently maintained with obscured glass. (Reason – To safeguard the privacy of occupiers of the adjoining property, No 18 Royston Road.)

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - a) Cambridgeshire and Peterborough Structure Plan 2003: **None**
 - b) South Cambridgeshire Local Plan 2004: **HG12 – Extensions and Alterations to Dwellings within Frameworks**
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material considerations, which have been raised during the consultation exercise: **Residential amenity interests**

3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

Background Papers: South Cambridgeshire Local Plan 2004
Planning Application file S/0983/04/F

Contact Officer: Emily Ip - Planning Assistant
Telephone: (01954) 713250

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	4 August 2004
AUTHOR/S:	Director of Development Services	

**S/0103/04/F – Willingham
Erection of two houses, Land at 3, Fen End for Black Silk Ltd**

Recommendation: Approval

Site and Proposal

1. 3, Fen End is an end-of-terrace dwelling with a side garden area and long rear garden. There is a single storey outbuilding in the side garden that provides a boundary wall onto Fen End, together with a vehicular access that serves the house. There is space to park vehicles within the side area.
2. There are no roadside parking restrictions in this part of Fen End. There is a bus stop a short distance further along the road. The site is adjacent to an office and opposite a social club, each with off-road provision for car parking.
3. This full application, registered 20th January 2004, proposes the removal of the outbuilding and the erection of two 2-bedroomed terraced houses abutting the existing house. The external design is shown to match closely the existing houses, with matching materials. There is no provision for parking within the curtilages of the new dwellings.
4. The application was amended on 22nd June 2004 to accommodate bin storage for each dwelling. The plan shows a passageway between the first new dwelling and No.3 to enable bins to be brought through from the rear gardens of each of these units. A bin store with self-closing door is shown in the front elevation of the second new dwelling.

Planning History

5. Planning permission for the erection of a single detached dwelling in the rear garden area, set back from the road, was refused in 2002 (**S/2398/02/F**). The reasons for refusal were that the development would have been cramped and overbearing, and would have introduced serious overlooking of existing dwellings. An appeal against refusal was withdrawn.

Planning Policy

6. Cambridgeshire and Peterborough Structure Plan 2003 **Policy P1/1** (Approach to Development) – development sites involving the use of previously developed land and buildings within existing settlements should be afforded the highest priority. **Policy P8/5** (Provision of Parking) – parking standards for all new development will be expressed as maximum standards. Lower levels may be required where means of travel other than the private car are available.

7. **Policy 5/5** (Homes in Rural Areas) – small scale housing developments will be permitted in villages only where appropriate, taking into account the need for affordable rural housing, the character of the village and its setting, and the level of jobs, services, infrastructure and passenger transport provision in the immediate area.
8. South Cambridgeshire Local Plan 2004 **Policy SE2** (Rural Growth Settlements) – residential development will be permitted provided that the retention of the site is not essential to the character of the village, the development would be sensitive to the character of the village and the amenity of neighbours; and the village has the necessary infrastructure capacity. Development should achieve a minimum density of 30 dwellings per hectare unless there are strong design grounds for not doing so. **Policy SE8** (Village Frameworks) of the Local Plan states that there will be a general presumption in favour of residential development within the frameworks of villages. **Policy TP1** (Planning for More Sustainable Travel) – car parking requirements will be restricted to the maximum levels set out in Appendix 7/1. (For dwellings, Appendix 7/1 gives a level of an average of 1.5 spaces per dwelling, up to a maximum of two per 3 or more bedrooms in poorly accessible areas).

Consultation

9. **Willingham Parish Council** objects to the proposal. The Council is concerned that this is over-development, parking facilities are inadequate and the roadway is already congested.
10. **Environment Agency** has recommended a condition requiring the submission of details of surface water drainage.

Representations

11. Representations have been received on behalf of four households in the area, nos. 1, 7 and 9 Fen End, and a landlord. All indicate a general satisfaction with the amended proposals. In response the application as originally submitted, the occupier of No. 9 Fen End was concerned at the lack of provision for wheelie bins, the lack of car parking provision given the existing shortage of parking available adjacent to the existing terrace, and the viability of disposing of rainwater via a soakaway. He also queried whether such small dwellings could be viable, the narrowness and shadiness of the proposed rear gardens, and arrangements for the safeguarding of loft spaces in existing dwellings from disturbance during the construction period.

Planning Comments – Key Issues

12. The proposal represents an efficient use of the side garden area for development without resulting in undue impact upon the amenity of neighbouring properties, and providing reasonable private garden area for future occupiers. The design of the dwellings is in keeping with the distinctive appearance of the existing terrace. The development is not provided with car parking, but given the availability of on-street parking and the siting on a bus-route, this is not considered to be reasonable ground for refusal. To achieve on-site parking would compromise the design and possibly the provision of small units of accommodation.

Recommendation

13. Approval, as amended by plans date franked 22nd June 2004

1. Standard Condition A – Time limited permission (Reason A);
2. Sc5a – Details of materials for external walls and roofs (Rc5aii);
3. Surface water drainage details (Reason – To ensure a satisfactory method of surface water drainage);
4. Restriction of hours of use of power operated machinery during the period of construction (Reason – To safeguard the amenity of neighbouring properties).

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: Policy P1/1** (Approach to Development) **Policy 5/5** (Homes in Rural Areas) **Policy P8/5** (Provision of Parking);
 - **South Cambridgeshire Local Plan 2004: SE2** (Development in Rural Growth Settlements), **Policy SE8** (Village Frameworks), **Policy TP1** (Planning for More Sustainable Travel).
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Best use of land in development;
 - Residential amenity including noise disturbance and overlooking issues
 - Highway safety;
 - Visual impact on the locality.
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

Background Papers: the following background papers were used in the preparation of this report: File refs: S/0103/04/F and S/2398/02/F.

Cambridgeshire and Peterborough Structure Plan 2003.

South Cambridgeshire Local Plan 2004.

Contact Officer: Ray McMurray- Senior Planning Assistant
Telephone: (01954) 713251

This page is intentionally left blank

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

AUTHOR/S: Director of Development Services

4th August 2004

S/1253/04/F – Babraham
Erection of House and Garage Following Demolition of Village Hall – Village Hall Site,
High Street for M Winter

Recommendation: Delegated Approval

Conservation Area

Site and Proposal

1. The application site is a 0.155 hectare (0.38 acre) L-shaped plot of land occupied by a detached rendered building that is currently vacant although was last used as a village hall. To the north-east of the site is a pair of semi-detached red brick and tile dwellings whilst to the south-west are two detached brown brick and tile properties. The site extends beyond the rear garden areas of the latter properties with the vehicular access being situated adjacent to the south-western boundary of these dwellings. There is a flint and brick wall along the frontage of the site.
2. The full application, submitted on 17th June 2004, seeks to demolish the village hall and to erect a house and garage on the site. The proposed dwelling would be a 5-bedroom hipped roof brick and slate property with a ridge height of 8.4 metres (5.7 metres high to eaves). It would be sited 3.7 metres behind the front elevation of the existing village hall and a total of 8.7 metres back from the frontage of the site. A brick and slate double garage/studio building would be built within the rear garden area beyond the rear/south-eastern boundary of the adjacent dwelling to the south-west. The density of the development equates to 6 dwellings/hectare.

Planning History

3. **S/1585/03/F** – Planning permission granted for erection of dwelling following demolition of the existing village hall on a smaller site (0.0465 hectares), the rear boundary of which was sited just beyond the rear elevation of the existing hall. The approved scheme is for an 8.4 metre high, detached house, of comparable design to the two dwellings to the south-west, with on-street parking and the retention of the existing front boundary wall.
4. **S/0430/93/F** – Planning permission granted for erection of dwelling following demolition of the existing village hall. This consent expired in 1998 and was resurrected by the above permission.
5. **S/0848/93/CAC** and **S/1584/03/CAC** – Conservation Area Consent granted for the demolition of the existing village hall.
6. **S/0446/86/F** – Consent granted for village hall car park on site to rear.

Planning Policy

7. Babraham is identified within **Policy SE5** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") as an Infill-Only Village. In such locations, Policy SE5 states that residential development will be restricted to no more than two dwellings comprising (amongst others) the redevelopment of an existing residential curtilage providing the site does not form an essential part of village character, and development is sympathetic to the historic interests, character, and amenities of the locality.
8. **Policy P1/3** of the County Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.
9. The site lies within the village Conservation Area. **Policy P7/6** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") requires development to protect and enhance the quality and distinctiveness of the historic built environment, whilst **Policy EN30** of the South Cambridgeshire Local Plan 2004 requires new development in a Conservation Area to either preserve or enhance the character of the area.
10. **Policy CS9** of The Local Plan states that permission will be refused for proposals which would result in the loss of a village service where such loss would cause a significant reduction in the level of service provision in the locality. In considering the significance of the loss, the following matters are considered:
 - The established use of the premises and its existing and potential contribution to the social amenity of the local population;
 - The presence of other village service and facilities which provide an alternative within convenient access by public transport, cycling or walking;
 - An assessment of the future economic viability of the use including the results of any efforts to market the premises.

Consultation

11. **Babraham Parish Council** recommends refusal stating:
 - "Object to the residential aspect of the garage and express a wish to consider the housing density;
 - Prefer to see several smaller dwellings on this site;
 - Wish to ensure and maintain the integrity of the flint wall and protect listed buildings and structures in the immediate vicinity. "
12. **The Conservation Manager** raises no objections to the application stating that the design of the house is an improvement on the existing approved design. The success of the design will require good detailing for the entrance door canopy etc. Also, the drawings do not indicate what sort of door is to be used. Given the style of dwelling proposed, either a 6 panelled or 4 panelled painted timber door should be used. A condition on the Conservation Area Consent for the demolition of the existing hall requires the memorial plaque to be salvaged and resited on the replacement building. Samples of materials together with details of front door and canopy need to be conditioned as part of any planning consent.

13. **The Trees and Landscape Officer** raises no objections to the location of the proposed house but does object to the garage which would be located adjacent to a sycamore tree on the boundary. The footprint of the garage should be moved 2 metres to the north to minimise the impact on this tree.
14. **The Chief Environmental Health Officer** raises no objections in principle although he does express concern about noise disturbance to nearby residents during the construction period. As such, a condition restricting the hours of use of power operated machinery during the construction period needs to be attached to any planning consent.

Representations

15. Letters of objections have been received from 5 local residents. The main points raised are:
- The development is of insufficient density. The gaining of vehicular access to the site together with its enlarged size means that consent should only be granted for denser housing. Several small units would be preferable and would make the best use of the enlarged site;
 - The style of the dwelling is not in keeping with the neighbouring houses;
 - The rear element of the site has an existing restrictive covenant and there are a number of claims and rights of way issues that could be exacerbated by the development;
 - Not all of the Madeline Hall Committee members want to see denser development and affordable housing on the site;
 - The garage/studio block would be intrusive in the outlook from The Embers and Coquina (the two detached properties to the south-west of the site). In addition, the parking/turning of vehicles would result in noise nuisance to the occupiers of these properties. The garage should be sited directly to the rear of the new house;
 - The garage/studio block could result in the loss of existing trees;
 - The provision of a greater number of dwellings on the site would result in noise disturbance to Coquina through the use of the access;
 - The existing front boundary wall should be retained;
 - The vehicular access is too narrow for construction vehicles. If permission is granted, access during the construction period should be restricted to small vehicles only;
 - The garage/studio building could be converted to a separate dwelling in the future.

Planning Comments – Key Issues

16. The key issues in relation to this application are:
- Neighbour impact;
 - Impact upon Conservation Area/visual impact in the locality;
 - Density/best use of land;
 - Loss of village service;
 - Impact on trees.
17. Policy CS9 resists the loss of existing village services and facilities where a proposal would result in a significant reduction in the level of service provision locally. This issue has not been properly explored as part of the current application as there is an

extant consent for the demolition of the village hall and its replacement with a dwelling.

18. The site lies within the village framework where policies state that the principle of infill development is acceptable providing the site in its present form does not form an essential part of village character and providing development is sympathetic to the character and amenities of the surrounding area. The Conservation Manager has raised no objections in principle to the demolition of the existing building (for which Conservation Area Consent has been given) and is satisfied that, subject to satisfactory detailing, the proposed dwelling would not detract from the character and appearance of the Conservation Area. Indeed, he considers the design to be an improvement on the existing approved scheme.
19. Much concern has been raised that the proposed development is of insufficient density. The Parish Council and a number of local residents consider that the proposal should seek to erect a number of smaller units on the site in order to make the best use of the land. I consider there to be a number of problems with this approach. Firstly, Babraham is designated as an Infill Village. In such locations, Policy SE5 of the Local Plan states that residential development will be restricted to no more than two dwellings. In addition, whilst policies relating to development within Rural Growth and Limited Rural Growth Settlements require development to be constructed at a minimum density of 30 dwellings/hectare, there is no such minimum density stipulation within the policy relating to development in infill villages. Only in "Very exceptional cases" would a slightly larger development be permissible if this would lead to the sustainable recycling of a brownfield site bringing benefit to the village.
20. The fact that there is an extant consent for one large detached dwelling on this site is a key consideration in this case. At the pre-application stage, the applicant approached this Authority regarding the feasibility of erecting a pair of semi-detached houses on the site. Officers advised that, in accordance with planning policy, one of these units would need to be an affordable dwelling. The applicant considered such a scheme to be unviable and hence proceeded with the current application for one large dwelling. Should the current scheme be refused, it is highly unlikely that an application for two dwellings would be submitted. The applicant would almost certainly seek to implement the existing consent instead. Given that the Conservation Manager has indicated that the current scheme is preferable to that previously approved and given that this application represents an opportunity to provide off-street parking for the dwelling, I consider that, on balance, the current scheme should be supported.
21. The position of the garage/studio building would compromise an existing tree. Rather than resiting the building 2 metres away from the tree, as requested, the applicant has been advised to locate the garage in the south-eastern corner of the site – ie – directly to the rear of the new dwelling. This would help to overcome concerns expressed by neighbouring properties to the south-east regarding the impact of the garage upon their outlook.
22. Both of the immediately adjoining properties to the site have windows in their side elevations facing towards the village hall. The proposed new dwelling would undoubtedly have an impact upon the outlook from these windows. However, the impact would be no worse than that of the existing building and it would therefore be unreasonable to resist the application on this basis. The proposed dwelling does have first floor bathroom windows in both side elevations and it would be essential to condition the fitting of these openings with obscure glazing. In addition, any consent

should be conditional upon no further first floor windows being added to these elevations in order to prevent overlooking of the neighbouring properties.

23. Finally, it is essential that the existing brick and flint wall at the front of the site be retained. This can be controlled by adding a boundary treatment condition to any planning consent.

Recommendations

24. Subject to the receipt of amended plans to re-site the garage building to the rear of the new dwelling, delegated powers are sought to approve the application subject to the following conditions:
1. Standard Condition A – Time limited permission (Reason A);
 2. Sc5a – Details and samples of materials for external walls and roofs of dwelling and garage (Rc5aii and to ensure that the development would not detract from the character and appearance of the Conservation Area);
 3. Sc5 – Details of the design of the front door and canopy over (Reason – To ensure that the development would not detract from the character and appearance of the Conservation Area);
 4. Sc51 – Landscaping (Rc51);
 5. Sc52 – Implementation of landscaping (Rc52);
 6. Sc60 – Details of boundary treatment (Rc60);
 7. During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions (Rc26);
 8. Save for the windows shown within the approved drawings, no further windows, doors or openings of any kind shall be inserted at first floor level in the north-east and south-west side elevations of the dwelling, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason – To safeguard the privacy of occupiers of the adjoining dwellings to the north-east and south-west);
 9. Sc23 – First floor windows in the north-east and south-west elevations to be fitted and permanently maintained with obscure glass (Rc23);

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:** P1/3 (Sustainable design in built development) and P7/6 (Historic Built Environment);
 - **South Cambridgeshire Local Plan 2004:** SE5 (Development in Infill-Only Villages) and EN30 (Development in/adjacent to Conservation Areas)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:

- Residential amenity including noise disturbance and outlook issues
 - Visual impact on the locality
 - Impact upon the character and appearance of the Conservation Area
 - Impact on trees
 - Density of development/best use of land
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

General

1. 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.
2. 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.
3. Before the existing property is demolished, a Demolition Notice will be required from Building Control establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation. This should be brought to the attention of the applicant to ensure the protection of the residential environment of the area.

Background Papers: the following background papers were used in the preparation of this report: South Cambridgeshire Local Plan 2004, Cambridgeshire and Peterborough Structure Plan 2003, Plan File Ref: S/1253/04/F

Contact Officer: Lorraine Casey – Senior Planning Officer
Telephone: (01954) 713251

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	4 August 2004
AUTHOR/S:	Director of Development Services	

S/1278/04/F – Croxton**Change of Use to Hand Wash and Security Fencing (Retrospective) at Former Q8 Petrol Filling Station, Cambridge Road (A428), Croxton for T. Mason****Recommendation: Delegated Approval****Site and Proposal**

1. The former Kuwait Petrol Filling station lies on the southern side of Cambridge Road (A428), opposite Whitehall Farm and the junction with Toseland Road. The site measuring 0.23 hectares retains its petrol canopy and kiosk, and has been closed for over two years.
2. Adjoining the site to the east is the former Spread Eagle Public House which has been empty for several years. To the west is the Ponda Rosa Restaurant.
3. The full application, received on 23 June 2004, seeks retrospective approval for a change of use to a hand car wash and the erection of security fencing. The hand washing occurs under the existing petrol canopy, with the existing kiosk used as an office and staff room. Landscaping is proposed at the north-east and north-west corners of the site. Green palasade fencing 1.8m high has been erected around the perimeter of the site, with 6m wide access gates. The site is accessed off Cambridge Road opposite the Toseland Road junction, with vehicles leaving via a shared access with the adjacent restaurant.
4. The canopy on the site has been painted bright yellow with the words "Hand Car Wash" hand painted in blue lettering, on the eastern and western elevation of the canopy.
5. The agent has stated in a letter dated 16 July 2004 that at "maximum flow which from experience is 11am to 12.30pm the site is expected to clean a car every 5-6 minutes, 10-12 cars per hour maximum. The site is of sufficient size to allow 'car stacking' within the site. The sight of a queue normally discourages customers because of obvious delay, however my client intends to have a mobile sign positioned at the entrance instructing clients not to queue on the highway. Normally four employees would be on site; if necessary this could be increased to six, never more than this. The opening hours would be 8am to 7pm Monday to Saturday and 9am to 5pm on Sunday."

Planning History

6. Planning permission was refused on 13 May 2003 for a change of use to car sales with ancillary works (Ref: S/1991/02/F).

7. A planning application to use the site for the sale of garden pots and associated items, including the siting of 2 portacabins and security fencing, was withdrawn prior to it being considered by the Committee in June 2002 (**Ref: S/0820/04/F**).
8. A planning application has been recently approved for the conversion and extension of the former Spread Eagle Public House adjacent the site, to a dwelling (**Ref: S/1146/04/F**).

Planning Policy

9. The site lies within the Countryside, to the west of the village framework of Croxton.
10. **Government Planning Policy Guidance Notes (PPG) 7** "Countryside" does not contain specific policies concerning road side sites but generally encourages the reuse of existing buildings in rural areas, subject to no adverse impact on the countryside.
11. **PPG 13** "Transport" aims to reduce the growth in the length and number of motorised journeys.
12. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") requires a high standard of design for all new development that responds to the local character of the built environment.
13. **Policy P1/2** of the County Structure Plan restricts development in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.
14. **Policy 2/6** of the County Structure Plan states that sensitive small-scale employment development in rural areas will be facilitated where it contributes to one or more objectives, including enabling the re-use of existing buildings and enabling the re-use of vacant, derelict or under-used land within villages.
15. **Policy 8/1** of the County Structure Plan encourages the use of sustainable transport policies in Local Plans. This policy states that "in rural areas there may be instances where small-scale development which is provided for under Policies P2/6, P3/4 and P5/5, is unable to be located in an area which is or can be made highly accessible to public transport. In such circumstances, developments should be located and designed so far as possible to meet the remaining requirements of this policy."
16. **Policy P7/4** of the Country Structure Plan and **EN1** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") seek to protect areas from development which would adversely affect the character and appearance of the local landscape.
17. **Policy EM10** of the Local Plan 2004 states that "outside village frameworks planning permission will be granted for the change of use and conversion of rural buildings to employment use providing that:
 1. The buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction;
 2. Conversion does not lead to dispersal of activity on such a scale as to prejudice town and village vitality;

3. The form, bulk and general design of the building both before and after conversion are in keeping with their surroundings;
 4. The buildings are capable of re-use without materially changing their existing character or impact upon the surrounding countryside;
 5. Safe and satisfactory vehicular access can be provided together with adequate space within the curtilage to accommodate ancillary requirements such as car parking and lorry manoeuvring without significant detriment to the setting of the building and the landscape within which it is located; and
 6. The scale and frequency of traffic generated by the proposal can be accommodated on the road system without undue adverse effects."
18. **Policy TP1** of The Local Plan aims to promote more sustainable transport choices, to improve access to major trip generators by non-car modes, and to reduce the need to travel, especially by car.

Consultation

19. **Croxton Parish Council** – Recommendation of Refusal. They add:
- "No! No! No!
Fencing and signage are an eyesore. Agree with change of use only as a temporary site. Not to be permanent."
20. **Chief Environmental Health Officer** – No objection. "I conclude that there are no significant impacts from the Environmental Health standpoint."
21. **Highways Agency** – Response to be verbally reported
22. **Environment Agency** – No objection but recommends the use of conditions relating to foul and surface water drainage in the event that the application is approved.
23. **Anglian Water Services Ltd** – Response to be verbally reported
24. **Landscape Design Officer** – No objection, but states that the proposed planting selection is very ornamental for this type of location and they would suggest they discuss types of species further.

Representations

25. None received at the time of writing the Committee Report.

Planning Comments

26. The key issues for consideration in the assessment of this application are the suitability of this use in a rural location, the visual impacts of the change of use and security fencing on the visual amenities of the Countryside and impacts on highway safety. It is noted that planning permission is not required for the repainting of the canopy and kiosk. The signage painted on the canopy is not a material consideration in the assessment of this application, as it would be subject to a separate application for advertisement consent.

Suitability of Use in Rural Location

27. Regional and local planning policies, in addition to Government guidance are supportive of the reuse of existing buildings in rural locations. The proposal does not involve the erection of new buildings and structures, and requires a road-side location due to its dependency on passing trade for business.
28. It is noted that the use of the site as a petrol filling station has ceased over two years ago, and no appropriate use for the site has since been found. If the hand car wash use is refused, the site is in danger of becoming vacant and derelict.
29. I am of the view that the proposal represents an appropriate use for a brownfield site in a rural location.

Character and Appearance

30. As stated previously, the colour of the petrol canopy and the signage painted on this canopy do not require planning permission (although the signage does require advertisement consent) and hence are not material considerations in the assessment of this application.
31. The proposed use is of modest scale and involves the reuse of existing buildings and structures on the site. The use as a hand car wash by itself will have no additional impact on the visual amenities of the area than the former use of petrol filling station.
32. Green palisade security fencing has been erected around the perimeter of the site. I am of the view that landscaping behind the frontage fence would be advantageous in softening the impact of this fence in this rural location, and a landscaping condition has been recommended.
33. Members will be aware of the difficulties in finding alternative uses for derelict petrol filling sites, and in this case the visual implications of the use and associated security fencing are considered acceptable, particular given the petrol filling station appearance of the site and the adjacent commercial use to the west.

Traffic and Highway Safety

34. Although the petrol filling station use has ceased on the site, planning permission would not be required for the recommencement of this use. Kuwait Petroleum has previously informed planning officers during the assessment of the last planning application on the site (Ref: S/1991/02/F), that the filling station used to generate approximately 300 vehicular movements a day when operational.
35. It is noted that Cambridge Road (A428) is a heavily used truck road with 18,600 daily movements in 2001 and subject to the national 60mph speed limit. The carriageway along the length of the A428 is marked as a clearway, and therefore a continuous white line marks the edge of the carriageway of the Truck Road, except where the access points occur.
36. Based on the traffic estimates supplied by the applicant, it is estimated that the maximum number of vehicles entering the site per day would be 132. However, it is considered unlikely that the use would generate the estimated maximum number of vehicles per hour for each hour that the business is open. On the basis that the use for hand car wash will generate a lower number of vehicular movements than the permitted use of the site as a petrol filling station, there is no indication that the proposed use would significantly affect the operation of the highway at this point.

37. It is expected that the business will be dependent on passing trade, as opposed to generating a large number of deliberate trips to the site by non-local residents. The proposed use is unlikely to generate a significant number of extra trips on the A428 than would not otherwise have taken place. It is noted that planning policies make allowances for small-scale development in rural areas that are not readily accessible by public transport and the nature of the use means that customers are unlikely to travel to the site by public transport regardless of its location.
38. There is sufficient room on site for the parking and manoeuvring of several vehicles, including customer and employee parking without impact on highway safety.
39. I await the comments of the Highways Agency but am minded to recommend a one year temporary consent in order to monitor impact on the free flow and safety of traffic on the A428.

Recommendations

Subject to the nature of outstanding representations from the Highways Agency and Anglian Water, delegated approval after the expiration of the consultation period to the adjacent property.

Conditions of Consent

1. The use hereby permitted, shall be discontinued on or before 31 July 2005.
Reason: in order that the effect of the use upon highway safety can be assessed during this period, so that any future application can be decided on this assessment.
2. Sc51 – Landscaping (Rc51);
3. Sc52 – Implementation of landscaping (Rc52);
4. Within two months of the date of this decision, a scheme for the provision and implementation of pollution control, which shall include foul and surface water drainage, shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans and within the timescale agreed in the scheme.
Reason: To ensure a satisfactory method of surface/foul water drainage and to prevent the increased risk of pollution to the water environment.

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:** P7/2 (Environmental Restrictions on Development) P1/3 (Sustainable design in built development), P2/6 (Rural Economy),
 - **P7/4** (Landscape) and **P8/1** (Sustainable Development – Links between Land Use and Transport)
 - **South Cambridgeshire Local Plan 2004: EM10** (Employment in the Countryside), **EN1** (Landscape Character Areas) and **TP1** (Planning for More Sustainable Travel)

2. All material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

Other

The existing signage on the petrol canopy does not form part of this planning application and a separate application for advertisement consent is required for its retention.

It is the applicant's responsibility to ensure that the fencing does not encroach onto the Highway verge without the consent of the Highways Agency.

Environment Agency comments of letter dated 30 June 2004:

1. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.
2. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.
3. Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.
4. All foul sewage or trade effluent, including cooling water containing chemical additives, or vehicle washing water, including steam cleaning effluent shall be discharged to the *public* foul sewer.
5. All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.
6. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

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

Cambridgeshire and Peterborough Structure Plan 2003
South Cambridgeshire Local Plan 2004
Planning Policy Guidance Note 7 – Countryside
Planning Policy Guidance Note 13 – Transport
Planning File Refs S/1278/04/F, S/1146/04, S/1991/02/F and S/0820/02/F

Contact Officer: Allison Tindale – Planning Assistant
Telephone: (01954) 713159

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	4 th August 2004
AUTHOR/S:	Director of Development Services	

**S/1061/04/F – Castle Camps
Dwelling – Land r/o The Shrubby, High Street for C Wenham**

Recommendation: Delegated Approval

Members of Committee will visit the site on Monday 2nd August 2004

Conservation Area

Site and Proposal

1. The application site is a 0.047 hectare (0.12 acre) plot of land located on the east side of the High Street. Between the site and the High Street is a substantial detached dwelling that is presently unoccupied ('The Shrubby') and the plot presently forms part of the garden area to that property. To the north, beyond a public footpath, is a rendered cottage ('Pear Tree Cottage') whilst to the south is a brick dwelling ('Serena'). Open countryside lies beyond the site to the east.
2. The full application, submitted on 20th May 2004, and amended on 24th June and 16th July 2004, seeks to erect a 4-bedroom detached dwelling and garage on the plot. The dwelling would be a render and pantile property with a ridge height of 7.9 metres (3.8 metres to eaves) whilst the attached garage would be a weatherboard and pantile structure. Vehicular access to the site would be gained via the existing right of way sited beyond the northern side of 'The Shrubby'.

Planning History

3. **S/2622/03/F** – An application to erect a dwelling and garage on this site was refused for the following reason:

"The proposal seeks to erect a 2 storey, 7.9 metre high dwelling just 9 metres to the north of 'Serena' and 15 metres to the rear/east of 'The Shrubby'. The dwelling, by virtue of its siting, scale and height, would dominate the outlook from the north elevation of 'Serena', the property located directly to the south of the site, as well as affecting the enjoyment of the private garden area to that property by virtue of its overbearing presence. The proposed dwelling also has first floor bedroom windows in its west elevation and would overlook the private garden area of 'The Shrubby' and the first floor and ground floor windows approved in the east elevation of 'The Shrubby' under planning ref: S/2623/03/F. Consequently the proposal would contravene Policies SE4 and HG11 of the South Cambridgeshire Local Plan 2004 which state that development in Group Villages and on backland plots will only be permitted where it would not harm the amenities of adjoining properties by reason of overbearing, overlooking or overshadowing."

4. **S/2623/03/F** – An application for a two storey extension to the rear of ‘The Shrubbbery’ together with a number of alterations, including the addition of ground floor and first floor windows at the rear of the building, was approved.
5. **S/1062/04/F** – A revised scheme for an extension and alterations to ‘The Shrubbbery’ has been submitted. This involves the replacement of the first floor rear bedroom windows approved under planning ref: S/2623/03/F with rooflights. This application was approved at the Chairman’s Delegation meeting held on 19th July 2004.

Planning Policy

6. Castle Camps is identified within **Policy SE4** of the South Cambridgeshire Local Plan 2004 as a Group Village. In such locations, residential development will be restricted to groups of no more than 8 dwellings providing the site does not form an essential part of village character and development is sympathetic to the character of the locality as well as the amenities of neighbours.
7. **Policy HG11** of the Local Plan states that development to the rear of existing properties will only be permitted where the development would not:

Result in overbearing, overlooking or overshadowing of existing residential properties;
Result in noise and disturbance to existing residential properties through the use of its
Result in highway dangers through the use of its access; or
Be out of character with the pattern of development in the vicinity.
8. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.
9. The site lies within the village Conservation Area. **Policy P7/6** of the Cambridgeshire and Peterborough Structure Plan 2003 (“The County Structure Plan”) requires development to protect and enhance the quality and distinctiveness of the historic built environment, whilst **Policy EN30** of the South Cambridgeshire Local Plan 2004 requires new development in a Conservation Area to either preserve or enhance the character of the area.

Consultation

10. **Castle Camps Parish Council** objected to the original application stating:

“ This application should be refused as it is just a re-hash of what has already been refused, it is blatantly ‘back building’ and would result in ‘common land’ becoming a private driveway. The right of access is assumed not registered and has historically only been for garden use on rare occasions, not daily use for vehicles.”

Additional comments and objections were received in response to the latest amendment:

- “ 1. Not in keeping with Conservation Area;
2. This is back building and should not be allowed;
3. Side access is public ground and does not belong to site;
4. Velux windows inappropriate for Conservation Area;
5. Area becoming too dense in buildings;
6. We have already rejected this proposed development and these revisions make no

difference to our original refusal.”

Any additional comments received from the Parish Council in respect of the latest amendment will be reported verbally at the Committee meeting.

11. **The Conservation Manager** raises no objections in principle to the application but does have some concerns over the catslide dormer on the front elevation. The proposed means of access to the site has the appearance of a green lane and should not be urbanised by surfacing with tarmac or brick paviors. Also, the existing hedge on the north boundary of the site should be retained helping to maintain the informal, green appearance of this part of the village. The Conservation Manager has also indicated verbally that the access should be closer to the existing buildings in order to afford more space between the access and footpath for landscaping.
12. **The Trees and Landscape Officer** raises no objections in respect of the trees shown for removal.
13. **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 a condition restricting hours of use of power operated machinery be applied to any planning consent.
14. **The County Footpaths Officer** although not notified specifically about this application, raised no objections to the previous application for a dwelling on the site subject to the footpath remaining open and unobstructed at all times.

Representations

15. Letters of objection have been received from three local residents, Pear Tree Cottage, Serena and Moat Farm. The main points raised are:
 - It would be impossible to manoeuvre a car into the garage;
 - Access to the cottage should be through one of the existing garages on the High Street;
 - ‘The Shrubby’ itself should be renovated and converted into a pair of semi-detached dwellings;
 - The ownership of amenity land to the east of the proposed dwelling is under dispute;
 - The proposed means of access to the site is undefined and not a right of way into the plot;
 - The development would exacerbate the existing parking problem within the High Street;
 - If approved, this development could set a precedent for similar applications;
 - View from east facing first floor window in Pear Tree Cottage will be obscured by the roof of the new dwelling;

- The scale and height of the dwelling is out of keeping with the plot of land on which it is being built.

Planning Comments – Key Issues

16. The key issues in relation to this application are:
 - The impact of the development upon the character and appearance of the Conservation Area:
 - Residential amenity;
 - Impact on trees;
 - Access to the site;
 - Impact on public footpath
17. The site lies within the village framework where policies state that the principle of new residential development is acceptable providing the site in its present form does not form an essential part of village character and providing development is sympathetic to the character and amenities of the surrounding area. In addition, Policy HG11 of the Local Plan states that backland development may be acceptable providing, amongst other things, it would be in keeping with the character of the area.
18. Concerns have been expressed about the proposal on the basis that it represents backland development and could set a precedent for similar applications. The Conservation Manager has raised no objections in principle to the erection of a dwelling on this plot given that there are two backland dwellings directly to the south of the site. In addition, the fact that this could result in further applications for backland plots is not in itself, sufficient justification for refusing an application as each application is determined on its own merits.
19. The Conservation Manager has requested that the catslide dormer be removed from the front elevation of the dwelling. This alteration has not been incorporated into the amendments submitted to date. I have discussed this matter further with the Conservation Manager who considers the removal of this dormer to be essential in order to ensure that the design of the development would not detract from the character of the Conservation Area. The applicant will therefore be requested to amend the design of the dwelling accordingly.
20. The Parish Council and local residents have objected to the application on the basis that the applicant does not have a right to access the site. I understand that the piece of land across which it is proposed to access the site is the subject of a current ownership dispute. According to the applicant, this has been used as a vehicular access in association with 'The Shrubbery' since the 1920's. Whether or not the applicant has a legal right to access the site is not a material planning issue. However, it was considered important to include the access to the plot within the site edged red so that its surfacing could be controlled by planning condition. This area was initially left out of the site area (given that the ownership is under dispute). The plans and certificates have been amended accordingly and I am awaiting confirmation from the applicant's agent that the application has been advertised within the local newspaper in accordance with legal procedures.
21. The application has been amended in order to resite the dwelling 2 metres to the south thereby ensuring the retention of the existing laurel hedge on the northern

boundary of the site. This would leave a gap of 17 metres between the southern elevation of the property and the adjoining dwelling to the south 'Serena'. I am satisfied that the property is sited sufficiently far from 'Serena' to avoid affecting the outlook from this property thereby overcoming part of the reason for refusing the previous application on the site. With respect to the relationship of the proposed dwelling with 'The Shrubbery', first floor windows have been removed from the front/west elevation, when compared with the previously refused scheme, and replaced with rooflights. This would therefore prevent any overlooking of the rear elevation of 'The Shrubbery' from the new dwelling. In addition, an amended scheme for extension/alterations to 'The Shrubbery', which removes previously approved first floor bedroom windows from the rear/east elevation of that property, has recently been approved. Clearly, the dwelling proposed within the present application would only be acceptable if the latter of the two consents relating to 'The Shrubbery' is implemented. As such, should Members be minded to grant consent for this application, it would need to be subject to a Section 106 Agreement to ensure the revocation of planning consent ref: S/2623/03/F. Finally, I am satisfied that the proposed dwelling is sited sufficiently far from first floor windows within the east elevation of Pear Tree Cottage not to unduly compromise the outlook from these windows.

22. I am therefore satisfied that this proposal overcomes the reasons for refusal of the 2003 application (see Para 3 above.)

Recommendation

23. Subject to the receipt of amendments to delete the front dormer and resite the access/driveway closer to the dwelling and to the receipt of evidence that the application has been advertised, delegated powers are sought to approve the application subject to a Section 106 Agreement to revoke the first consent for extension/alterations to 'The Shrubbery' and to the following conditions:
- 1) ScA (RcA)
 - 2) Sc5a – Details and samples of materials (Reason – To ensure that the development does not detract from the character of the Conservation Area)
 - 3) Sc5f – Details of materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas (Reason – To ensure that the development does not detract from the character of the Conservation Area)
 - 4) Sc51 – Landscaping (Rc51)
 - 5) Sc52 – Implementation of Landscaping (Rc52)
 - 6) Sc60 – Boundary treatment (Rc60)
 - 7) During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions (Rc26)
 - 8) Para C3a & b – Permanent turning and parking to be provided before the occupation of the dwelling (Rc10)
 - 9) Save for the windows shown within the approved drawings, no further windows, doors or openings of any kind shall be inserted at first floor level in the north, south and west elevations of the dwelling, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason – To safeguard the privacy of occupiers of the adjoining dwellings to the north, south and west.)

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:** P1/3 (Sustainable design in built development) and P7/6 (Historic Built Environment);
 - **South Cambridgeshire Local Plan 2004:** SE4 (Development in Group Villages) and EN30 (Development in/adjacent to Conservation Areas)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Neighbour impact;
 - Visual impact on the locality;
 - Impact upon the character of the Conservation Area;
 - Access to the site.
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

General

1. 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.
2. During 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.
3. The County Footpaths Officer has advised that the adjacent footpath to the north must remain open and unobstructed at all times. Building materials, contractor's vehicles and scaffolding must not be sited on the footpath. In addition, no alteration to the surface of the footpath is required without the consent of Cambridgeshire County Council's Countryside Services Team.
4. Cambridgeshire County Council's Countryside Services Team has advised that it is an offence under Section 34 of the Road Traffic Act 1988 to drive a motorised vehicle onto a public footpath without lawful authority.

g

Background Papers: the following background papers were used in the preparation of this report: County Structure Plan 2003, South Cambridgeshire Local Plan 2004, File Refs: S/1061/04/F, S/2622/03/F, S/1062/04/F and S/2623/03/F.

Contact Officer: Lorraine Casey – Senior Planning Officer
Telephone: (01954) 713251

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	4 th August 2004
AUTHOR/S:	Director of Development Services	

S/0511/04/F - Fowlmere**Extension and Conversion of Buildings into a Dwelling and Erection of Garage/Carport, Mill Farm, Fowlmere Road, Melbourn, for Plum Developments****Recommendation: Delegated Approval****Departure Application****Site and Proposal**

1. This application, registered on 12th March 2004, seeks consent for the erection of an extension and conversion of buildings into a 4 bedroom dwelling at Mill Farm, on the road between Melbourn and Fowlmere.
2. The existing buildings comprise three single storey elements and were formerly used as offices/labs and pig housing. The buildings are converted to a 4-bedroom dwelling with an internal conservatory link. A new garage and carport is to be erected to the north of the buildings. The dwelling will be accessed from an existing entrance on this side of the buildings.
3. The application shows the removal of one of two small bungalows to the south of the buildings. The site abuts the River Shep to the south.

Planning History

4. Planning consent was granted in 2003 for the conversion of these buildings to a dwelling and small B1 office unit, following demolition of one of the small bungalows (**Ref: S/0498/03/F**). At the same time outline consent was granted for the erection of a replacement dwelling for the other bungalow on land to the southeast of the current application site (**Ref: S/0499/03/O**).

Planning Policy

5. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") states that development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.
6. **Policy EM8** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") sets out criteria when considering the conversion, change of use or re-development of existing employment sites to non-employment uses within village frameworks.
7. There are no policies in the Local Plan 2004 that support the conversion of buildings in the countryside to residential use, other than as holiday lets.

Consultation

8. **Fowlmere Parish Council** recommends refusal. "The Committee recommend refusal of this application as the proposal is out of policy for the open countryside. The proposed dwelling is also far too large. The meeting would prefer all buildings to be demolished and replaced with a more modest bungalow in a better position with road safety in mind.
9. The **Local Highway Authority** has no objections to the scheme from a highway point of view although it points out that a small part of the land included within the application site appears to be within the public highway. Amended plans are required omitting this land. The existing access to Fowlmere Road should be permanently and effectively closed within 28 days of the new access being brought into use.
10. The **Environment Agency** points out that the proposed development is in a particularly sensitive location. Fowlmere Nature Reserve and Watercress Beds SSSI are within 0.5Km to the southeast. Fowlmere's reedbeds and pools are fed by natural chalk springs and a chalk stream runs through the reserve, which runs adjacent to the proposed development site. The watercourse then flows northwest and provides the water supply for the fishery at Shepreth Mill trout farm, and subsequently to Willers Mill wildlife park (which includes a population of ornamental fish).
11. It is essential that the excellent quality of the water in this watercourse is maintained for the fish populations and associated pristine habitats.
12. It suggests that the site is subject to a detailed scheme for the investigation and recording of contamination and a report submitted together with detailed proposals in line with current best practice for the removal, containment or otherwise rendering harmless of any such contamination, as may be found.
13. Conditions should be attached to any consent requiring the submission and implementation of foul and surface water drainage.
14. The Agency also puts forward safeguarding comments.
15. The **Chief Environmental Health Officer** requests conditions restricting the hours of operation of power driven machinery during the construction process and requiring the submission of a scheme investigating any contamination of the site and putting forward any remedial works.

Representations

16. The occupier of "Paddleworth", Fowlmere Road, has no objection.

Planning Comments – Key Issues

17. The principle of the conversion of these buildings to a dwelling was accepted at the time of the previous application. The narrow nature of the road between Fowlmere and Melbourn in my view make these buildings unsuitable for employment use and the associated traffic generation.
18. This application does not specifically include within its description the demolition of the existing small bungalow which currently stands in what would become part of the curtilage of the proposed dwelling, although this dwelling is shown as being removed. It is my view that this application can be considered on its own merits.

19. The previous approval for the conversion of these buildings showed the site accessed from an existing entrance close the River Shep. By accessing the buildings from the entrance to the north as now proposed it allows the area to the south of the buildings to become curtilage to the proposed dwelling down to the an approach this has been supported by the Ecology Officer. Although this alteration requires the erection of a garage and car port to the north of the buildings I am of the view that this should be supported given the improvements it allows to the land south of the building.
20. The applicant is in discussions with the Local Highway Authority concerning the boundary of the site. The area of land in dispute does not affect the principle of the scheme.
21. The requirements of the Environment Agency and Chief Environmental Health Officer can be dealt with by condition.
22. Having regard to the scale of the proposal and the recent history of approval, I do not consider it to be necessary to refer the application to the Secretary of State.

Recommendation

23. That delegated powers of approval be given to approve the application once the statutory period for the Departure Advertisement has expired and subject to safeguarding conditions.

Informatives

Reasons for Approval

1. In determining this application the Local Planning Authority has had regard to Policies in the approved development plan. In resolving to approve this application as a departure from the plan consideration has been given to the fact that the site benefits from an extant consent for the residential use of the buildings, to the scale of the proposed use and that the location of the site on a narrow road renders them unsuitable for employment use.
2. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

Background Papers: the following background papers were used in the preparation of this report: South Cambridgeshire Local Plan 2004
Cambridgeshire and Peterborough Structure Plan 2003
Planning Application File S/0511/04/F

Contact Officer: Paul Sexton – Area Planning Officer
Telephone: (01954) 713255

This page is intentionally left blank

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	4 th August 2004
AUTHOR/S:	Director of Development Services	

S/1294/04/F – Fulbourn**Erection of extensions, 9 Haggis Gap, Fulbourn for Mrs S.J.Doggett****Recommendation: Delegated Approval****Site and Proposal**

1. The existing house and annexe is located at the end of a private cul-de-sac, adjacent to Fulbourn County Junior School. The site “fronts on to” All Saints Road but is well screened by a tall conifer hedge.
2. This full application submitted on the 24th June 2004 seeks consent for the erection of a first floor front facing extension and single storey rear extension to the existing annexe granted consent in 1995, (reference S/1177/95/F).
3. The proposed first floor addition extends above the existing single storey projection located to the front of the annexe. The extension will be built in line with the front elevation of the main dwelling while the ridge height of the annexe will be raised to 7 metres, 0.1 metres lower than the main dwelling.
4. The proposed single storey rear extension will extend the floor area of the existing structure. As a result of this development, this rear projection will measure 4.25 metres in width and 6.9 metres in length. The height of the structure will be increased to 3.35 metres.
5. With the exception of minor internal alterations, this extension will provide a 2nd bedroom for the annexe and an additional bathroom for the main house. The living room, kitchen and sitting room will also be increased in size.

Planning History

6. **S/1177/95** – Erection of Annexe – Approved 10th November 1995 with occupancy restricted by agreement under section 106 of the Town and Country Planning Act 1990.

Planning Policy

7. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design to be adopted that responds to the character of the built environment.
8. **Policy HG12** of the South Cambridgeshire Local Plan 2004 (“The Local Plan”) sets out the requirements that must be met in order for proposals to extend or alter dwellings within village frameworks to be considered for approval.

Consultations

9. **Fulbourn Parish Council** – No response, consultation response expired 20th July 2004. Any comments received will be reported verbally

Representations

10. None received

Planning Comments – Key Issues

11. This application is presented to Members as Mrs Doggett, (the applicant) is one of the Local Members for Fulbourn.
12. The key issues to consider with regard to this application are the impacts of the development on the residential amenities of nearby properties and the character and appearance of the area.

Residential amenity

13. The application site is located at the end of the private cul-de-sac and the proposed first floor extension is to be located adjacent to the eastern boundary of the site. The increased building mass of the first floor extension will be screened from view of the attached property, No 7 by the existing dwelling.
14. With regard to No 7 All Saints Road to the south, this property is separated from the site by a tall conifer hedge. Should this hedge be removed or cut back the increased building mass of the first floor extension will have little impact on this property as more than 30 metres of separation is provided. A number of south facing windows already exist within the original dwelling and whilst the first floor opening of the annexe will be brought 3.95 metres closer to the neighbouring property, the overlooking potential of the annexe will not be significantly increased.
15. With regard to the single storey rear extension, the increase in the foot print of this addition is relatively modest. This projection shall still measure 7.1 metres in length while the width is to be increased by 1.35 metres. The height of the extension will be increased by 0.2 metres. Whilst this structure will be located closer to the adjacent property, No 7 Haggis Gap, sufficient separation to the site boundary will be retained. Whilst the size of the kitchen and sitting room windows are to be enlarged, the outlook from these openings will be suitable screened by the boundary hedge.
16. The increased height and bulk of both the first floor and single storey rear extension will have no adverse affect on the adjacent Junior School

Character and appearance of the area

17. Given the siting of the annexe at the end of the cul-de-sac, very limited views of the proposed extension will be provided. The current design is considered very sympathetic with the first floor accommodation set back from the front elevation of the main dwelling. Whilst this proposal will result in a structure that will appear less subsidiary, both extensions will have very little impact on the character and appearance of the area,

Other issues

18. When planning permission was granted for the annexe, this approval was subject to a Section 106 agreement. This agreement stated that the occupation of the annexe shall be restricted to members of the family occupying the dwelling or their employees or former employees. Whilst the annexe is now to be extended the details of this

agreement remain relevant. It is therefore suggested that if approved, the consent be subject to a similar worded S106 agreement or an addendum to the existing agreement.

Recommendations

Delegated Approval subject to the signing of S106 agreement or addendum to existing agreement.

1. Standard Condition A – Time limited permission (Reason A);

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable design in built development)
 - **South Cambridgeshire Local Plan 2004: HG12** (Extensions and alterations to dwellings within Frameworks)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:

None received
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

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

- Application files S/1294/04/F and S/1177/95/F
- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004

Contact Officer: Paul Belton - Planning Assistant
Telephone: (01954) 713253

This page is intentionally left blank

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	4 th August 2004
AUTHOR/S:	Director of Development Services	

S/1302/04/F - Gamlingay

Variation of Condition 1 of Planning Permission S/1737/01/O) to Allow a Further Period of 3 Years for the Submission of Reserved Matters for Industrial Development (Class B1 and B2), Land South of Station Road for Merton College

Recommendation: Approval**Site and Proposal**

1. This full application, registered on 24th June 2004, relates to a 4.05ha area of land to the south of Station Road, Gamlingay, to the west of the existing Industrial Estate.
2. It seeks consent for a variation of Condition 1 of planning permission S/1737/01/O to allow a further period of 3 years for the submission of reserved matters in respect of development of the land for industrial purposes (Classes B1 and B2).

Planning History

3. Outline planning consent was granted for Industrial Development of the site in January 1996 (**Ref: S/1479/95/O**). That consent was renewed in 2001 (**Ref: S/1737/01/O**).
4. In 2002 a full consent was granted for the construction of an access road to serve the proposed industrial use of the land, along with associated landscaping and engineering works involving the construction of a balancing pond (**Ref: S/1467/97/F**). That application also included the use of an adjacent area for recreational purposes by Gamlingay Parish Council.

Planning Policy

5. **Policy EM1** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") allocates the site for employment development for uses within Classes B1 and B2 of the Town and Country (Use Classes) Order 1995 (offices; research and development; light industry and general industry).
6. **Policy Gamlingay 2** in Part 2 of the Local Plan confirms this allocation.

Consultation

7. **Gamlingay Parish Council** recommends refusal. "This is the third renewal for reserved matters details and this Parish Council is aware of numerous companies being interested in developing this 4ha site for industrial use only to fail due to the unreasonable price held by landowners. The Parish Council concludes that the landowner is not serious about developing this site for industrial land and therefore recommends refusal".

Representations

8. None received

Planning Comments – Key Issues

9. The key issue to be considered is whether extending the period allowed for the submission of reserved matters prejudices the aims of Policy EM1 and Gamlingay 2 of the Local Plan, having had regard to the concern raised by Gamlingay Parish Council.
10. The site remains allocated for employment use in the Local Plan 2004. There are therefore no reasonable grounds to object to an extension of the period of time in which a reserved matters application can be submitted by a further 3 years. The site benefits from a full planning consent for the construction of an access road in connection with the employment use of the land. That consent remains extant until 23rd December 2007.
11. I note the concerns expressed by Gamlingay Parish Council and intend to pass these onto the applicants' agent with the decision notice.

Recommendation

12. That consent be granted for a variation of Condition 1 of planning permission S/1737/01/O to allow a further 3 year period for the submission a reserved matters, subject to the conditions previously imposed.

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **South Cambridgeshire Local Plan 2004: EM1** (Allocations for Class B1 Employment Uses)
 - **Gamlingay 2**
2. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

Background Papers: the following background papers were used in the preparation of this report: South Cambridgeshire Local Plan 2004

Cambridgeshire and Peterborough Structure Plan 2003

Planning Application File S/1302/04/F and S/1737/01/O

Contact Officer: Paul Sexton – Area Planning Officer
Telephone: (01954) 713255

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	4 th August 2004
AUTHOR/S:	Director of Development Services	

**S/1018/04/F - Great Shelford
Relocation of Mobile Home to House Temporary Staff Together with Siting of
Portakabin – 144 Cambridge Road for Shelford Lodge Ltd**

Recommendation: Approval

Members of Committee will visit the site on Monday 2nd August 2004.

Site and Proposal

1. The application site is located on the north-east side of Cambridge Road and is occupied by a substantial two-storey building used as a retirement home. Residential properties lie either side of the site and also to the rear/north-west.
2. The full application, submitted on 17th May 2004, seeks to site a mobile home on the premises in order to house temporary staff. A letter submitted with the application explains that the mobile home is currently on the site (located to the rear of No.146 Cambridge Road). The proposal involves the relocation of the existing mobile home to a position to the rear of the retirement home that is currently occupied by an unauthorised portakabin. The portakabin, which I understand is used for storage purposes (although this has yet to be confirmed in writing by the applicant), would be resited to a position adjacent to the mobile home. The entrance to the mobile home would face south-westwards – ie – towards Shelford Lodge.

Planning History

3. S/1002/85/F – Consent granted for the change of use of the building to a retirement home. Extensions to the building were approved under planning refs: S/1843/85/F, S/0189/87/F and S/2340/89/F.
4. S/0181/03/LDC – An application for certificate of lawfulness for the siting and use of a mobile home for residential accommodation for staff of Shelford Lodge was submitted. This Authority refused to grant the certificate as insufficient evidence had been submitted to prove that the mobile home had been on the site and used for residential purposes for a continuous 10-year period. An enforcement notice was subsequently issued to require the removal of the mobile home from the site as it encroaches slightly upon land that is within the countryside and Green Belt. Both the Enforcement Notice and refusal of the Lawful Development Certificate have been appealed, although they are in abeyance pending the outcome of this application.

Planning Policy

5. The retirement home lies within the village framework where new development is generally supported. The proposed site is not within the Green Belt.

6. Policy SE2 of the South Cambridgeshire Local Plan 2004 generally supports new residential development within Rural Growth Settlements.

Consultation

7. **Great Shelford Parish Council** objects to the application stating:
8. “At present there are two mobile properties on the site – a large mobile home situated within the green belt to the rear of 146 Cambridge Road (which is the subject of a planning appeal against the refusal of SCDC to grant a lawful development certificate) and a small mobile building located in the position shown on the application which appears to be in use as a store. This building is not suitable for residential accommodation and it would seem that if the applicants are finding it difficult to find accommodation for their staff, a purpose built annexe would be a better solution to a series of temporary buildings. Recommend refusal.
9. Since the Committee considered this application we understand that the proposal is not for the existing building in the position shown on the plan, but to move the large mobile home to that position. We do not feel this is an appropriate site and feel that we should await the outcome of the appeal decision. We continue to recommend refusal.”
10. **The Chief Environmental Health Officer** raises no objections.

Representations

11. Letters of objection have been received from two local residents, Nos 138 and 140 Cambridge Road. The main points raised are:
- A mobile home is not in keeping with the character of its surroundings;
 - The mobile home would have an adverse visual impact upon the surrounding countryside/Green Belt;
 - The land upon which it is proposed to site the mobile home is set aside for parking and turning on planning ref: S/0189/87/F. The proposal therefore represents a material change of use;
 - If there is a permanent need for accommodation, a permanent solution should be sought;
 - Mains water has been run from the road to serve living accommodation on this car park;
 - It is likely that the portakabin is intended to be used for toilet purposes.

Planning Comments – Key Issues

12. The key issues in relation to this application are:
- Residential amenity;
 - Siting of mobile home on parking/turning area;
 - Visual impact.

13. The existing mobile home is located marginally outside the village framework and in the Green Belt. Its siting and use for residential purposes therefore contravenes policies relating to development in the countryside and Green Belt. The current application seeks to relocate the mobile home to a position that is both within the curtilage of the retirement home and within the village framework. This would therefore overcome the reasons for taking enforcement action against the mobile home.
14. Objections have been received on the basis that the mobile home would be sited on land set aside for parking and turning within a previous planning approval. The current parking/turning layout on the site does differ from that set out within the most recent approval on the site and the existing temporary storage building is sited upon part of that designated parking area (Ref: S/2340/89/F). However, enforcement action was not taken at the time against the implemented layout. The approved scheme showed 10 spaces on site. There would still be ample room for 10 cars to park and turn on the site and I therefore consider that a refusal could not be substantiated on this basis. Details of the revised position of the existing unauthorised portakabin have been requested. Again, it is essential that this be sited away from the remaining parking area.
15. The relocated mobile home would be sited closer to the boundary with No.140 Cambridge Road than at present. No.140, which is sited close to the north-east site boundary, has 2 first floor windows looking towards the site although these appear to serve non-habitable rooms. Nevertheless, the applicant has agreed to site the mobile home so that the main entrance, and hence area of main activity, faces towards the retirement home rather than towards No.140. This requirement should be a condition of any planning consent.
16. Concerns have been expressed on the basis that permanent staff accommodation should be sought. I agree with this comment – temporary buildings should only be seen as a short term solution to a problem. However, given that this is the first application for the mobile home and portakabin and given that the application seeks to move the mobile home away from a site that is deemed in policy terms to be unacceptable, I would suggest that a temporary 5 year permission be granted for the buildings. This could be accompanied by a covering letter stating that Officer support is unlikely to be given for any further renewals of the structures and, if staff accommodation/storage is required in the long-term, encouraging the applicant to come forward with a proposal for a permanent extension to the building.

Recommendations

17. Subject to confirmation that the portakabin is to be included in the application, together with an amended plan showing details of the siting of both buildings, delegated powers are sought to approve the application as amended by additional information submitted on 18th June 2004:
 1. Standard Condition 3 – Buildings to be removed on or before 30th June 2009. (Reason 3/4a.)
 2. The main entrance to the mobile home, hereby permitted, shall face to the south-west. (Reason – To protect the amenities of the occupier(s) of the adjoining property to the north-east, No.140 Cambridge Road).

3. The mobile home, hereby permitted, shall not be occupied other than by the present or any future owner of the application premises or by an employee of such an owner working at the application premises. (Reason – The creation of a unit of accommodation, unlinked to the existing retirement home, would result in an unacceptable level of amenity to the occupiers of the mobile home due to its lack of private garden space and its proximity to the parking/turning area for the retirement home).
4. No more than one mobile home shall be stationed on the site (Reason – To protect the amenities of the occupier(s) of the adjoining property to the north-east, No.140 Cambridge Road).

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:** None.
 - **South Cambridgeshire Local Plan 2004: SE2** (Development in Rural Growth Settlements).
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity;
 - Loss of parking and turning area;
 - Visual impact on the locality
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

Background Papers: the following background papers were used in the preparation of this report: File Refs: S/1018/04/F; S/0181/03/LDC

County Structure Plan 2003
South Cambridgeshire Local Plan 2004

Contact Officer: Lorraine Casey – Senior Planning Assistant
Telephone: (01954) 713251

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee
AUTHOR/S: Director of Development Services

4th August 2004

S/1078/04/F – Highfields Caldecote
Erection of House, Land Between 62 & 66 West Drive for I G M Construction

Recommendation: Approval

Site and Proposal

1. The site is located in a residential area on the fringe of the settlement. The land is at present undeveloped, and includes an agricultural access to fields to the north west. The site has a frontage of 11.4m and a depth of 43.0m giving an area of 0.49ha.
2. To the north east the site is adjoined by 62 West Drive, a bungalow with a flat-roofed garage on the boundary with the application site. To the south west the site is adjoined by No. 66, also a bungalow, and on the opposite side of the road there are further bungalows.
3. This full application, received 24th May 2004, proposes the erection of a 3-bedroomed house on the site, of facing brick and natural slate. The design shows a dwelling with a low eaves height, with two dormer windows in the front elevation, and roof lights in the rear elevation. The kitchen and dining room are contained in a single storey range at the rear of the house. The ridge height of the house is 6.7m. Parking and turning for two cars is shown on the frontage. Provision is made adjacent to the dwelling for a 3.5m wide agricultural access serving the fields to the rear of the site.

Planning History

4. Outline planning permission was granted for a dwelling on this site on 16th February 2004 (**S/2595/03/O**). Condition 3 of the consent required the dwelling to be single storey only.

Planning Policy

5. Cambridgeshire and Peterborough Structure Plan 2003 – **Policy 5/5** (Homes in Rural Areas) – small scale housing developments will be permitted in villages where appropriate, taking into account the character of the village and its setting. **Policy 6/4** (Drainage) – development will be expected to avoid exacerbating flood risk by using sustainable drainage systems for the disposal of surface water run-off.
6. **Policy SE4** (Group Villages) of the South Cambridgeshire Local Plan 2004 states that redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village framework provided that, inter alia, the retention of the site in its present form is not essential to the character of the village; the development would be sensitive to the character of the village and the amenities of neighbours; and the village has the necessary infrastructure capacity.

Consultation

7. **Caldecote Parish Council** – recommends refusal of the application on the grounds of over development of the site, as the house will be adjacent to bungalows. Also, surface water drainage should not be via the public sewer.
8. **The Environment Agency** – comments that there are problems with soakaways in this area, and that surface water harvesting systems would be preferred.

Representations

9. The occupier of No.68 West Drive (second dwelling along to the southwest) has objected to the proposal as being out of keeping with the surrounding bungalow development. There are bungalows from No 56 to 92 on the north west side and from No 51 to 73 on the south east side. The proposal should be considered as over development for the area.

Planning Comments – Key Issues

10. The main issue for Members to consider is whether a dwelling of this height and design is suitable in the context of surrounding development. The proposal is designed more as a chalet bungalow with low eaves height. The ridge height of 6.7m is taller than nearby bungalows; the adjacent bungalow at No 68 has a ridge height of 4.7m, for example. However, the character of the area is not exclusively single-storey. The dwelling at No 56, four plots away from the application site, is of two-storey height, as are the next five dwellings adjoining on this side of West Drive. In my opinion, the proposed dwelling would not be out of keeping with the variety of dwelling types on this side of West Drive.
11. I consider that the development is acceptable in other respects. The proposal will not give rise to unacceptable overlooking or overshadowing of adjacent properties. There is adequate provision for outdoor amenity and car parking/manoeuvring, and safe vehicular access.
12. The outline planning application included an appropriate flood risk assessment. It recommended rainwater harvesting of roof water and porous aggregate hard standings. This principle was accepted, and though the Environment Agency recommended that further details of surface water drainage should be required by condition. A similar condition would be appropriate in this case.

Recommendations

13. Approval
 1. Standard Condition A – Time limited permission (Reason A);
 2. Sc5a – Details of materials for external walls and roofs (Rc5a(ii));
 3. Sc51 – Landscaping (Rc51);
 4. Sc52 – Implementation of landscaping (Rc52);
 5. Surface water drainage details; (Rc To ensure a satisfactory method of surface water drainage)

6. Restriction of hours of use of power operated machinery during the period of construction. (Rc To minimise noise disturbance to adjoining residents during the period of construction).

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: Policy 5/5** (Homes in Rural Areas); **Policy 6/4** (Drainage).
 - **South Cambridgeshire Local Plan 2004: Policy SE4** (Development in Group Villages).
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity including overshadowing and overlooking issues
 - Highway safety
 - Visual impact on the locality
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

General

14. The Environment Agency has the following comments:

“All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

Full details of any subsequent scheme will be required.

Only clean, uncontaminated surface water, should be discharged to any soakaway, watercourse or surface water sewer.

An acceptable method of foul drainage disposal would be connection to the public foul sewer.

Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Any culverting or works affecting the flow of a watercourse requires the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its Consent for such works will not normally be granted except as a means of access.

The granting of planning approval must not be taken to imply that consent has been given in respect of the above.”

Background Papers: the following background papers were used in the preparation of this report: Planning files S/1078/04/F and S/2595/03/O

County Structure Plan 2003
South Cambridgeshire Local Plan 2004

Contact Officer: Ray McMurray – Senior Planning Assistant
Telephone: (01954) 713259

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	4 th August 2004
AUTHOR/S:	Director of Development Services	

**S/1065/04/O – Haslingfield
Erection Of An Additional Dwelling And Change of Use of Land from Residential to
Public House Use, 2 Badcock Road and Land Adjoining Road, for J A Jessop**

Recommendation: Approval

Members of Committee will visit the site on Monday 2nd August.

Site and Proposal

1. The site is located within the village framework for Haslingfield and outside of the designated Conservation area. No. 2 Badcock Road is located on a corner plot and a neighbour to The Little Rose Public House, that is located off Orchard Road.
2. The outline planning application received 21st May 2004 proposes the erection of an additional dwelling located to the south of No. 2 Badcock Road and change of use of Land from residential to Public house use. The exchange of land use is necessary for the erection of the dwelling. The resultant density, including the existing dwelling, equates to 24d/hectare.
3. Details of siting and means of access to Badcock Road are included in the application, whilst design and landscaping are reserved for further consideration:

Planning History

4. None relevant to this application

Planning Policy

5. Policy **SE8 ‘Village Frameworks’** of the South Cambridgeshire Local Plan (“Local Plan”) states there is general presumption in favour of residential development within village frameworks.
6. Policy **SE4 ‘List of Group Villages’** sets out the criteria for residential development in villages such as Haslingfield, subject to a number of criteria.
7. Structure Plan 2003 **Policy P1/3 Sustainable Design in Built Development** requires a high standard of design, which responds to the local character of the built environment for all new development.
8. Local Plan 2004 Policy **HG10 Housing Mix and Design** states that the design of the housing schemes should be informed by the wider context of the local townscape and landscape; and schemes should achieve high quality design and distinctiveness.

Consultation

Haslingfield Parish Council recommends approval

9. **Chief Environmental Health Officer** No objection but suggested any approval be conditioned to limit problems that may arise from noise during construction.
10. **Local Highways Authority** has no objections subject to several standard highway conditions.

Representations

11. None received

Planning Comments – Key Issues

12. The key issues to consider in respect of this application is the impact of the proposed dwelling on the residential amenities of nearby properties and the impact of the development on the character and appearance of Badcock Road and the surrounding street scene. The principle of the development accords with Development Plan Policies.
13. **Neighbour Impact** – The impact the proposal has on the surrounding properties is minimal. The occupiers of No. 2 Badcock Road will have less garden area to the front of their property, but minimal loss to the rear. The distance between no. 3 and 5 Badcock Road shows an existing example of how the two properties would relate. There is adequate screening and a sufficient distance on the Public House boundary to avoid any overlooking of the occupiers of No. 16 Badcock Road. The proposed application has no adverse impact on the neighbouring properties
14. **Street Scene** – The existing street scene is predominately open. There are trees and natural screening along neighbouring boundaries. The entrance into Badcock Road is also very open and 'green'. The first house that comes into view is that of No. 1 and 2. The proposal to erect another property to the South of No. 2 would not adversely affect the openness of the street scene but would create a new dwelling in a plot that is similar to that of the surrounding properties, with similar amenity space. The loss of garden land to the front of No. 2 afford better views of the Public House and create new amenity space for the public house. The cherry tree and Sycamore are to be retained. The neighbouring properties on entering Badcock Road are set in the street scene a similar way to that of the proposed. I am of the opinion that the proposal fits in well with its surrounding properties and is not out of character with existing properties.

Recommendation

Approval

1. Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
(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. No development shall commence until full details of the following reserved matters have been submitted to and approved in writing by the Local Planning Authority: -
 - b) design and external appearance of the building
 - c) the landscaping of the site(Reason – The application is for outline permission only and gives insufficient details of the proposed development).
5. An adequate space shall be provided within the site to enable vehicles to park clear of the public highway.
(Reason – In the interest of Highway Safety)
6. The permanent space to be reserved on site for parking shall be provided before the dwelling, hereby permitted, is occupied and shall thereafter be maintained.
(Reason – In the interest of Highway Safety)
7. Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over the height of 600mm within a area of 2.0 m x 2.0 m measured from and along respectively the highway boundary
(Reason – In the interest of Highway Safety)
8. During the period of construction, no power operated machinery shall be operated on the site before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank holidays) unless otherwise previously agrees in writing with the Local Planning Authority in accordance with the agreed noise restrictions.
(Reason – To protect the amenities of adjoining residents)
9. Details of the treatment of all site boundaries shall be submitted to and approved in writing by the local planning authority and the work completed in accordance with the approved details before the dwelling, hereby approved, is occupied.
(Reason – To ensure that the appearance of the site does not detract from the character of the area.)

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable design in built development)
 - **South Cambridgeshire Local Plan 2004: SE4** (List of Group Villages),
 - **SE8** (Village Frameworks)
 - **HG10** (Housing Mix and Design)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations, which have been raised during the consultation exercise:
 - Neighbour amenity during construction

3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

General

1. 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.
2. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environment Health Officer in accordance with best practice and existing waste management legislation.

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File reference S/1065/04/O

Contact Officer: Saffron Garner- Assistant Development Services Officer
Telephone: (01954) 713162

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

AUTHOR/S: Director of Development Services

4th August 2004

S/0844/04/F – Histon
Erection of rear extension and conversion into 8 flats, 3-5 Station Road for Mr J and Mrs A Gordon

Recommendation: Approval

Conservation Area

Site and Proposal

1. This full application submitted on the 22nd April 2004 proposed a two-storey, flat roof rear extension and conversion to 8 flats with vehicular access provided via the existing driveway off Station Road. Following concerns been raised by the Council the site area was amended and the details of the application altered. On receiving revised plans, the application was re-dated the 3rd June 2004. Full consultations have taken place on the amended plans.
2. The application site lies within the village framework of Histon and within the designated Conservation Area. The site is located adjacent to Histon Co-op and backs on to Brook Close, a residential cul-de-sac located to the east. No 7 Station Road is located to the South of the site and is a semi-detached property. The application site is separated from No 7 by a 1.8 metre close-boarded fence located towards the front of the site and later a low level timber fence lined with shrubs. Access to a large gravel car park is currently provided off Station Road
3. Nos 3 and 5 Station Road are currently occupied as a ground floor flat, (No 5) and a 2 storey dwelling, (No3) which extends to the side of and above No 5. To the rear of the property is an existing single storey flat roof extension. As part of this application it is proposed that this extension be enlarged and redeveloped to form a two-storey projection. The proposed extension will measure 5.25 metres in width and 7 metres in length. The roof the extension is to be hipped, the ridge height of which measures 6.9 metres.
4. The point of access to the site has been amended following concerns been raised by the County Highways Officer. It is now proposed that access be provided to the rear of the site via a right of way onto Brook Close. The existing access to the site provided off Station Road is to be enclosed with lockable gates.

Planning History

5. **S/2294/03/F** – Planning permission granted for the creation of a vehicular access onto Station Road

Planning Policy

6. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003, ("The Structure Plan") states that new development must respect internationally and nationally important conservations areas and nationally important archaeological sites or their setting
7. **Policy P1/3** of the Structure Plan requires a high standard of design to be adopted that responds to the character of the built environment.
8. **Policy HG12** of the Local Plan sets out the requirements that must be met in order for proposals to extend or alter dwellings within village frameworks to be considered for approval.
9. **Policy EN30** of the Local Plan states that development should preserve or enhance the special character and appearance of the Conservation Area, especially in terms of their scale, massing, roof and wall materials.

Consultation

10. **Histon Parish Council** – Raised objections to the proposed development as originally submitted on the grounds of design, over development of the site, car parking and manoeuvring. Concerns were also raised with regard to the ownership/control of the access
11. With regard to the amended plans the Parish again recommends refusal raising concerns with regard to the access on to Station Road. The Parish Council has also stated that the lockable gate is out of character within the street. Concerns were also raised about the number of car parking spaces, the width of the access way and lack of turning space within the site.
12. **The Local Highway Authority** – With regard to the initial scheme, it raised concerns regarding the poor access onto Station Road, making particular reference to the lack of visibility. With regard to the amended details it is stated that the access arrangements through Brook Close overcomes the objection providing the existing access onto Station Road is permanently and effectively closed and raised kerbs reinstated. Pedestrian/cycle access would be acceptable as the point.
13. **Chief Environmental Health Officer** – No significant impacts from the Environmental Health stand point.
14. **Conservation Manager** – has no objection to the proposed change of use/conversion. Details of materials for main elevation should however be conditioned as part of any approval. A more appropriate form of boundary treatment should also be sought across the existing access onto Station Road. The proposed bin storage facilities also need to be upgraded.

Representations

15. None received

Planning Comments – Key Issues

16. The key issues to consider in respects of this application are the impact of the development on the amenity of nearby residents, the character and appearance of the Conservation Area and highway matters.

Amenity of nearby residents

17. The proposed two-storey rear extension has been designed to reduce the impact of the development on the adjacent property No 7. Whilst south facing windows are provided at ground floor level, the first floor openings that serve flat 8 are located within the north and east facing elevations. The north-facing window that serves the living room looks out over the roof of the Co-op towards The Green. This opening will not provide any direct views towards any of the adjacent properties. Whilst the proposed east facing bedroom window provides views towards Brook Close, more than 20 metres separation will be provided. This relationship is considered acceptable.
18. The proposed extension abuts the Co-op and is set 11.6 metres away from the adjacent property. As the site is located to the north of No 7, the increased mass of the extension will not have a significant detrimental impact on this adjacent property. No 7 has no flank elevation windows.
19. With regard to the more intense use of the site, the only concern that is raised relates to the use of the car park and access road and the potential noise and disturbance that may be caused. The revised access details divert all traffic through the car park of Brook Close. Given the expected traffic generation of the development this arrangement will have little impact on the residents of the close.
20. Whilst vehicles will no longer be using the access onto Station Road, given the more intense use of the site and the close proximity of the car park to the adjacent property, the gravel finish is considered unacceptable. A bound finish such as gravel rolled into tarmac or block paving, will significantly reduce any potential disturbance.

Character and appearance of the Conservation Area

21. The Conservation Manager has raised no objections to the proposed conversion and extension of the existing building. Whilst only limited views of the rear extension will be provided from within the Conservation Area, the inclusion of a pitched roof is considered more sympathetic than the previously proposed flat roof structure. The revised detailing to the front elevation, whilst modest, is also considered an improvement. The Conservation Area Manager has however requested that full details of the proposed materials be conditioned to ensure a satisfactory finish is secured.
22. The Conservation Manager has stated that the lockable access gates are not acceptable. This access way forms a prominent feature within the street and it is considered that a solid boarded fence with an access gate would provide a more appropriate means of enclosure. This view is supported by the Parish Council
23. The proposed refuse storage area is also considered inappropriate and should be provided within a fully enclosed building. The Conservation Manager is concerned that as proposed, wheelie bins may become a feature within street. These revised details can be conditioned as part of any approval.

Highways

24. Prior to this application being received, planning permission was granted for the lowering of the dropped kerb and creation of a vehicle access into the site off Station Road. Whilst the level of visibility from the proposed entrance was not ideal, as the

property was being occupied as a flat and a dwelling, the traffic generation from these two units was insufficient to justify a refusal of permission.

25. The extension and conversion to 8 individually occupied, sub divided flats proposed within this application will significantly increase the traffic generation of the site and this poor access is considered inadequate to serve the scale of development proposed. Strong objections were received from the Local Highways Authority when the plans were first received and these concerns were forwarded to the applicant.
26. In response to the objections raised the access arrangements for the site were amended with the site entrance now provided via a right of way through to Brook Close. The Local Highway Authority has advised that the revised details are acceptable, providing the existing access is permanently and effectively closed and raised kerbs reinstated.
27. On the basis of the submitted details, the Council is not convinced that the access will be permanently closed off to vehicles. The provision of lockable gates does not prevent vehicles from using the access and therefore further amendments are required. Accordingly an approval will need to be conditioned requiring revised details for the existing access be submitted to and agreed in writing by the Local Planning Authority, prior to development commencing. As suggested by the Conservation Manager, solid boarded fencing would be more appropriate. No objections would be raised if pedestrian/cycle access was retained at this point but the raised kerb should be reinstated and the use of access by vehicles precluded.
28. The Parish Council has raised some concerns with regard to the width of the access onto Brook Close, the number of spaces provided and the lack of any turning space within the site. The access way is narrow but is considered wide enough to serve 8 one-bedroom flats. With regards to parking, sufficient space exists within the car park to allow vehicles to manoeuvre in and out of each of the 8 spaces, thus negating the need for a turning head. With regard to the number of spaces provided, the provision of 8 spaces satisfies the Councils car parking standards.
29. In order to encourage more sustainable forms of travel, covered cycle storage facilities able to accommodate 8 bicycles should also be provided on site. This would also be secured through a planning condition.

Recommendations

30. Approval as amended by letter dated 20th May 2004 and letter dated 1st June 2004 and plans franked 9th June 2004.
 1. Standard Condition A – Time limited permission (Reason A);
 2. No development shall commence until details of the materials to be used for the external walls and roofs along with full details of all the window surrounds and other decorative detailing have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.

(Rc5a11 + in accordance with the requirements of Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy EN30 of the South Cambridgeshire Local Plan 2004)

3. The use of gravel within the car park of the development, as specified on the approved plans, is specifically excluded from this permission. No development shall commence until details of the materials to be used for all hard surfaced areas within the site including the driveway and car-parking areas have been submitted to and approved in writing by the Local Planning Authority; the development shall thereafter be carried out in accordance with the approved details.

(Rc5a11 and to ensure the use of the car park does not cause noise and disturbance to the adjacent residential property in accordance with the requirements of Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy EN30 and HG12 of the South Cambridgeshire Local Plan 2004)

4. No further windows doors or openings of any kind shall be inserted in the south facing elevation of the development here by permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf

(Rc22 + in accordance with the requirements of Policy HG12 of the South Cambridgeshire Local Plan 2004)

5. No development shall commence until details of the lowering of the rear garden to form a car park has been submitted to and approved in writing by the Local Planning Authority. These details shall include existing and proposed ground levels.

(Reason- To ensure an adequate parking area is provided and to ensure the development does not appear incongruous in accordance with requirements of Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy EN30 of the South Cambridgeshire Local Plan 2004)

6. The erection of a lockable gate across the existing access onto Station Road illustrated on the approved plan is specifically excluded from this approval. Prior to development commencing, details of a revised means of enclosure across this opening that leaves access for pedestrians and cyclists only shall be submitted to and approved in writing by the Local Planning Authority. These revised details shall include the reinstatement of the raised kerb. The approved details shall be implemented on site prior to the flats hereby approved being occupied and shall thereafter be maintained.

(Reason – In the interests of Highway Safety and to ensure a satisfactory means of enclosure is secured that preserves and enhances the character and appearance of the Conservation Area; in accordance with the requirements of Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy EN30 of the South Cambridgeshire Local Plan 2004)

7. The proposed bin storage facility illustrated on the approved plans is specifically excluded from this permission. No development shall commence until revised details for the refuse storage accommodation, that fully encloses all of the bins required to serve all 8 individual flats has been submitted to and approved in writing by the Local Planning Authority.

(Reason – Rc5d + in accordance with the requirements of Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy EN30 of the South Cambridgeshire Local Plan 2004)

8. No development shall commence until details of covered cycle storage accommodation in accordance with the Local Authority standards has been submitted to and approved in writing by the Local Planning Authority; the development shall thereafter be carried out in accordance with the approved details.

(Reason – To encourage the use of more sustainable forms of travel in accordance with Policy P8/8 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy TP1 of the South Cambridgeshire Local Plan 2004)

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
 - P1/3 (Sustainable design in built development)
 - P8/8 (Encouraging Walking and Cycling)
 - **South Cambridgeshire Local Plan 2004:**
 - HG12 (Extensions and Alterations to dwellings within frameworks)
 - EN30 (Development in Conservation Areas)
 - TP1 (Planning more sustainable travel)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Highway safety
 - Visual impact on the locality
 - Impact upon Conservation Area
 - Parking and turning space
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

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

- Application files S/0844/04/F and S/2294/03/F
- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004

Contact Officer: Paul Belton - Planning Assistant
Telephone: (01954) 713253

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

AUTHOR/S: Director of Development Services

4th August 2004

**S/1159/04/F – Little Shelford
Erection of Dwelling Following Demolition of Existing Dwelling at 40 High Street
For Mr & Mrs D Munro**

Recommendation: Delegated Approval

Conservation Area**Site and Proposal**

1. The application site is a 0.24 hectare (0.59 acre) plot of land occupied by a detached brick and tile bungalow. The dwelling is set approximately 13 metres back from the frontage of the site which is bounded by a low hawthorn hedge. There are a number of trees on the site including two well-established horse chestnuts, one within the front garden and the other adjacent to the south-east boundary of the property. The existing point of vehicular access is in the north-western corner of the site. Beyond the plot to the north-west is a render and tile two storey dwelling whilst to the south-east is a substantial red brick dwelling.
2. The full application, submitted on 3rd June 2004 and amended on 15th July 2004, seeks to erect a two storey dwelling on the site following the demolition of the existing bungalow. The replacement dwelling would be a six-bedroom red brick and clay plain tile property sited approximately 15 metres back from the frontage of the site. The main element of the property would be sited some 2 metres behind the line of the existing bungalow whilst a projecting single storey element comprising a double garage would extend approximately 4 metres closer to the road than the existing property. The dwelling would comprise both two storey and single storey elements with the main part of the dwelling standing approximately 8.4 metres high (2.5 metres high to eaves). The existing vehicular access would be closed off and a new point of access created in a central position. The density of the development equates to approximately 4 dwellings/hectare.

Planning History

3. **S/1160/04/CAC** – A concurrent application for the demolition of the existing bungalow has been submitted.

Planning Policy

4. Little Shelford is identified within **Policy SE5** of the South Cambridgeshire Local Plan 2004 as an Infill-Only village. In such locations, Policy SE5 states that residential development will be restricted to no more than two dwellings comprising (amongst others) the redevelopment of an existing residential curtilage providing the site does not form an essential part of village character, and development is sympathetic to the historic interests, character, and amenities of the locality.

5. **Policy P1/3** of the County Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.
6. The site lies within the village Conservation Area. **Policy P7/6** of the County Structure Plan 2003 requires development to protect and enhance the quality and distinctiveness of the historic built environment, whilst **Policy EN30** of the South Cambridgeshire Local Plan 2004 requires new development in a Conservation Area to either preserve or enhance the character of the area.

Consultation

7. **Little Shelford Parish Council** objected to the original application stating:

“Considerable increase in size from original footprint of existing building. Poorly designed with little consideration of its surroundings. Directly opposite two buildings of historical and architectural interest Grade II. Will be overbearing and have a major impact on street scene.”

The comments of the Parish Council in respect of the amended plans are awaited and will be reported verbally at the Committee meeting.
8. **The Conservation Manager** objected to the original application and recommended that a number of changes be made to the plans, namely:
 - Omit the raised ridge detail (which gives the dwelling a busy appearance) and replace catslide roofs to dormers with lead flat roofs to give the house more of an ‘Arts and Crafts’ feel;
 - First floor walls to central bay over front door set vertically rather than inclined;
 - Replace central bay on rear elevation with a paired dormer in order to give the building more of a horizontal emphasis and make the verandah more prominent;
 - Revise gable vent to roof and fenestration on north-west elevation.

The Conservation Manager’s comments in respect of the amended plans will be reported verbally at the Committee Meeting.

9. **The Trees and Landscape Officer** objected to the original application due to the proximity of the dwelling and parking/turning area to the two horse chestnut trees. Indeed the tree adjacent to the south-east boundary would have been lost as a result of the development. The amendments have sought to address both elements and the further comments of the Trees Officer will be reported verbally at the Committee meeting.
10. **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 a condition restricting hours of use of power operated machinery be applied to any planning consent.

Representations

11. Letters of objection have been received from 5 local residents, Nos. 38, 42, 65, 67 and 71 High Street. The main points raised are:

- The development may need to be moved nearer to the boundary with No. 42 in order to accommodate the dwelling on the site;
- Some trees are not shown on the plans. The loss of the horse chestnut tree adjacent to the boundary with No. 42 would affect the character of the Conservation Area and the amenities of local residents. Full landscaping details should be included with the application;
- The replacement dwelling is too large and too high;
- The front windows of No. 42 would be overlooked by windows to the side and rear of the proposed dwelling;
- The garden room adjacent to No. 42 could be a source of noise disturbance to the occupiers of this neighbouring dwelling;
- The dwelling would cut out sunlight to No. 38;
- Nos. 65 and 71 opposite would be overlooked;
- The creation of a new access in a centralised position at the front of the site would open up views of the dwelling from No. 65 opposite thereby affecting the outlook from this property;
- The design of the dwelling is out of character with the style of the village. The front elevation is too fussy and has too much glazing;
- Any movement of the building line forwards should be resisted. The dwelling should be set back, in line with No. 42.

Planning Comments – Key Issues

12. The key issues in relation to this application are:
 - The impact of the development upon the character and appearance of the Conservation Area;
 - Residential amenity;
 - Impact on trees
13. The site lies within the village framework where policies state that the principle of replacing the existing dwelling is acceptable providing the site in its present form does not form an essential part of village character and providing development is sympathetic to the character and amenities of the surrounding area.
14. The plot is presently occupied by a brick bungalow and the Conservation Manager has raised no objections in principle to its demolition and subsequent replacement. The Parish Council and a number of local residents have expressed concerns on the basis that the development is out of keeping with the character of the area. There is a large variety in the style and period of development in the vicinity of the site including thatched cottages opposite, a modern brick dwelling to the south-east and a render/tile property to the north-west. Policies require development in a Conservation

Area to preserve/enhance the character of the area rather than to replicate the historic architecture in the vicinity. The Conservation Manager did consider the original scheme to be overly fussy and to detract from the character of the area and a number of revisions to the design of the dwelling were therefore requested. The majority of the requested changes have been incorporated into the amended plans (ie – omission of raised ridge detail, addition of flat lead roofs to dormers, alteration to fenestration, revised gable detail and omission of central bay to rear). The design of the central bay to the front elevation, however, has not been altered as the applicants agent considers this element to be in keeping with the overall design of the building. Subject to no adverse comments from the Conservation Manager in respect of these amendments, I am satisfied that the development would not detract from the character of the area.

15. Concerns have been raised on the basis that the replacement dwelling would be sited closer to the front of the plot than the existing property. Whilst this is the case, the replacement property would not be sited any further forward than the garage/barn within the garden area of No. 38 just beyond the north-western boundary of the site. There would still be a 9.5 metre gap between the garage and the front of the site and I am satisfied that it would not be unduly prominent in the street scene. Indeed, setting the building deep into the site as suggested would be very alien to the character of the area which is predominated by dwellings set well forward on their plots.
16. The original proposal resulted in the loss of a horse chestnut tree adjacent to the south-east boundary of the site and potentially compromised a mature horse chestnut within the front garden. It is essential to the character of the area and to the amenities of the adjoining dwelling to the south-east (No. 42) that these trees be retained. Within the amended plans, the dwelling has been sited further away from the horse chestnut in the front garden and its rear element redesigned in order to ensure the retention of the other horse chestnut. I await the comments of the Trees Officer in respect of the feasibility of retaining both trees.
17. The replacement dwelling includes a first floor bedroom/ensuite window in the south east elevation looking towards the front of the adjoining dwelling, No. 42 High Street. I consider this relationship to be acceptable, firstly as the adjacent horse chestnut would provide adequate screening between this window and the front of No. 42 for the majority of the year and, secondly, the distance between this window and windows in the front elevation of No. 42 is in excess of 20 metres. I am also satisfied that first floor windows and balcony in the rear elevation of the new dwelling would not result in a significant degree of overlooking of No. 42's rear garden/patio area which is sited some 25 metres away and which is shielded by an existing 2.5 – 3 metre high extension on the north-west side of the dwelling.
18. Residents on the opposite side of the High Street have objected to the application on the basis that they would be overlooked by the development. Whilst this is true, again the distance between habitable windows (at 22 metres) is such that a refusal could not be substantiated on this basis. I am also satisfied that the replacement dwelling is sited sufficiently far away from the front elevation of No. 38 High Street (to the north-west) to avoid any undue loss of light or outlook.
19. The application involves the replacement of the existing access with a new centralised access. Conditions should be applied to any consent requiring the closure of the existing access after the creation of the new access and also the provision/maintenance of on-site turning and parking. In addition, a landscaping

condition should be applied to any consent to ensure that the existing opening is gapped up with a hedge to match the existing hedge along the frontage of the site.

20. Given the location of the site within the Conservation Area, the need to retain trees on the site and the spacious nature of residential development in the vicinity, particularly to the northwest, I consider that the one-for-one replacement at a low density is appropriate.

Recommendation

21. Subject to no objections being received from the Conservation and Trees Officers in respect of the amended plans, delegated powers are sought to approve the application subject to the following conditions:
- 1) Standard Condition A (Reason A);
 - 2) Sc5a – Details and samples of materials (Reason – To ensure that the development does not detract from the character of the Conservation Area);
 - 3) Sc51 – Landscaping (Rc51);
 - 4) Sc52 – Implementation of Landscaping (Rc52);
 - 5) Sc60 – Boundary treatment (Rc60);
 - 6) Sc56 – Protection of trees during construction (Rc56);
 - 7) Sc58 – Protection of front boundary hedge except at point of access (Rc58);
 - 8) During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions (Rc26);
 - 9) Para C3a & b – Permanent turning and parking to be provided before the occupation of the dwelling (Rc10);
 - 10) Para B6 – Closure of existing access (Rc10);
 - 11) Para B10 – Before the occupation of the dwelling, hereby permitted, the new access from the existing highway shall be laid out and constructed to the satisfaction of the Local Planning Authority after consultation with the Local Highway Authority (Rc10);

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:

- **Cambridgeshire and Peterborough Structure Plan 2003:** P1/3 (Sustainable design in built development) and P7/6 (Historic Built Environment);
 - **South Cambridgeshire Local Plan 2004:** SE5 (Development in Infill Villages) and EN30 (Development in/adjacent to Conservation Areas)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
- Neighbour impact including issues of loss of light, loss of outlook and overlooking;
 - Visual impact on the locality;
 - Impact upon the character of the Conservation Area.
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

General

1. 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.
2. Before the existing property is demolished, a Demolition Notice will be required from the Building Control Department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.

Background Papers: the following background papers were used in the preparation of this report: County Structure Plan 2003, South Cambridgeshire Local Plan 2004, File Ref: S/1159/04/F.

Contact Officer: Lorraine Casey – Senior Planning Officer
Telephone: (01954) 713251

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	4 August 2004
AUTHOR/S:	Director of Development Services	

S/1066/04/F – Longstanton
Erection of Fence and Gate and Change of Use of Land to Domestic Garden at
4 Magdalene Close, Longstanton for R Hinde

Recommendation: Approval

Members will visit this site on 2 August 2004

1. Members may recall that this item was discussed and deferred at the 7 July 2004 Committee. Please find the agenda report for this item attached as Appendix 1. Attached as Appendix 2 is a letter from the case officer, Miss Allison Tindale to the Parish Council regarding planning application S/0827/04/F dated 14 May 2004.
2. There is no further update to that agenda report.

Recommendation

3. Approve

Conditions

1. Standard Condition A – Time limited permission (Reason A);
2. SC21 – Withdrawal of Permitted Development
 - Part 1 – All Classes
 - Part 2 – Classes A and B
 Reason: to protect the character of the open frontage layout of the estate

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3**
(Sustainable design in built development)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Visual impact on the locality

3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

Other

Planning permission would be required for the erection of any extension to the dwelling, or outbuilding on land the subject of this application.

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

- County Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning Application File S/1066/04/F
- Planning Application File S/0827/04/F

Contact Officer: Allison Tindale – Planning Assistant
Telephone: (01954) 713159

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	4 August 2004
AUTHOR/S:	Director of Development Services	

**S/1127/04/F – Longstanton
Extension at 90 Thornhill Place, for Mr and Mrs Abbott**

Recommendation: Approval

Members will visit this site on 2 August 2004

Site and Proposal

1. No. 90 Thornton Place is a modern two-storey semi-detached dwelling within a former Ministry of Defence estate. The Thornhill Place/Magdalene Close Estate is characterised by a mixture of two-storey semi-detached dwellings and terrace housing.
2. The full application, submitted on 28 May 2004 is for a two-storey side extension with integral garage under a pitched and tiled roof. The extension will be setback 0.6m from the front elevation of the dwelling, with a marginally lower ridge height. The extension will also be marginally setback from the side property boundary. It will have an external footprint of 3.4 metres width by 6.14 metres depth.

Planning History

3. Planning permission was given in April 2004 for a single-storey side extension to the dwelling to be used as a garage (Ref: S/0376/04/F). This permission has not been implemented and the current proposal represents an alternative design to the extension previously approved.
4. It should also be taken into account that an extension to No. 14 Thornhill Place, Longstanton was approved in April 2004 (Ref: S/0223/04/F), which involved a two-storey side extension with integral garage.

Planning Policy

5. **Policy P1/3 – Sustainable Design in Built Development** in the Cambridgeshire and Peterborough Structure Plan 2003 (“The County Structure Plan”) requires a high standard of design and sustainability for all new development, that responds to the local character of the built environment.
6. **Policy HG12 ‘Extensions and Alterations to Dwellings within Frameworks’** of the South Cambridgeshire Local Plan 2004 establishes that proposals to extend dwellings should have regard to the issues of scale, design, materials and the degree of impact upon surrounding properties and street scene.

Consultation

7. **Longstanton Parish Council – Recommendation of Refusal**

8. “The Parish Council objects to this development on the following grounds: 1) if every house was extended than the estate would like a terraced estate and 2) not in keeping with estate.”

Representations

9. None received

Planning Comments

10. The key issues for consideration in the assessment of this application are visual impacts upon the streetscene and impacts upon the residential amenity of adjacent residents.

Visual Impact on Streetscene

11. The appearance of the proposed extension from Thornhill Place, will be similar to that previously approved at No. 14 Thornhill Place in April 2004.
12. The proposed extension is setback 0.3m from the side property boundary with No. 91 Thornhill Place and some 3.5m from the dwelling itself. Given the separation distance between the two dwellings, in addition to the lower ridge height of the extension and its setback from the front elevation, the proposal is considered to have an acceptable visual impact on the streetscene.

Impact on Residential Amenity

13. The proposal would not seriously harm the residential amenities of adjacent properties in terms of lighting, privacy or outlook. No side windows are proposed on the south-west elevation.

Parking

14. It is considered desirable in this case to place a condition preventing the future conversion of the garage without planning permission, to retain at least one on-site car parking space. Although the application plan shows a space for a vehicle to park in front of this garage, it is noted that parking in this position would cross a footpath (right of way) to the front of the dwelling. Land to the front of the dwelling is also outside the red-edge site area.

Recommendation

15. Approval

Conditions

1. Standard Condition A – Time limited permission (Reason A);
2. Sc19 – Materials to match existing (Rc 19)
3. SC22 – No windows, doors or openings of any kind shall be inserted at first floor level on the south-west elevation.

Reason: to safeguard the privacy of occupier of No. 91 Thornhill Place, Longstanton

4. SC44 – The garage, hereby permitted, shall not be used as additional living accommodation (and no trade or business shall be carried on therefrom).
Reason: to ensure the continued provision of off-street parking space in the interests of highway safety and to safeguard the amenities of adjoining occupiers.

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable design in built development);
 - **South Cambridgeshire Local Plan 2004: HG12** (Extensions and Alterations to Dwellings within Frameworks).
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Visual impact on the locality
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

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

- County Structure Plan 2003;
- South Cambridgeshire Local Plan 2004;
- Planning Application File S/0223/04/F;
- Planning Application File S/0376/04/F,
- Planning Application File S/1127/04/F

Contact Officer: Allison Tindale – Planning Assistant
Telephone: (01954) 713159

This page is intentionally left blank

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

AUTHOR/S: Director of Development Services

4th August 2004**S/1172/04/Circular 18/84 – Longstanton**

Continuation of Use of Land And Buildings as an Immigration Centre for a Further Temporary Period to 31st December 2006, Oakington Barracks, for The Home Office

Recommendation: No objections to a further temporary period of use.

Site and Proposal

1. The former Oakington Barracks is situated south-east of Longstanton and north of Oakington.
2. The area subject to the Notice is the former main accommodation block element, providing 400 bed spaces, but excluding the former industrial units, hangars, runway area and married quarters. The site boundaries are fenced and the accommodation provides for a single unit of family places, a single unit for females with remaining units taken up by single males. Except where necessary in respect of families catering, recreational and administrative activities are provided for centrally. The only new unit has been a small portacabin at the gate to act as a gatehouse where there will be 24-hour security. The existing fencing was retained and a new chainlink fence put up to divide off the Reception Centre from the remaining Barracks site. In the latter half of 2003 further security fencing was erected around the site perimeter.
3. The notice received on 4th June 2004 refers to the continued use of the Oakington Immigration Reception Centre until 31st December 2006 to coincide with the end of the Home Office's agreement with Defence Estates.

Supporting Letter and Statement

4. The applicant states that given the time until the expiry of the current "planning permission" ie. November 2004, the Home Office has decided not to invoke the special urgency procedure in this instance, giving the Council a standard 8 weeks period for consultations. A meeting has been held with the local MP and Parish Councils to explain the proposals. The Home Office has, as a result of this meeting, agreed to look further at ways in which communication between the Home Office and local representatives can be maintained and improved.

The report states:

"Introduction

5. The present temporary permission was granted on the basis of an initial three years with the possibility of two further one-year extensions. In November 2002, the Home Office submitted a further Planning Notification to extend the temporary permission for a further two years until the end of November 2004 and that was granted in January 2003.
6. The MoD originally leased part of the barracks to the UK Immigration Service for a period of 5 years, from November 1999. The barracks site was first opened as an

Immigration Reception Centre in May 2000 following a refurbishment carried out with the minimum of work.

7. As the Council is, of course, aware Oakington forms part of the wider site for the development of the Northstowe new settlement, as proposed through the Cambridgeshire and Peterborough Structure Plan. The plans for the new settlement are progressing and the Home Office has already given a commitment to Defence Estates that nothing will be done to hinder the timely development of the new settlement. This remains the case.
8. However, in the light of up to date information as to how the Northstowe site might be developed, Defence Estates has agreed to extend the lease with the Home Office for a further two-year period until the end of December 2006. At that time, it is anticipated that the need for the orderly development of the new settlement will require the developer to have control over the Oakington site.
9. Although the extension of time is sought until 31st December 2006, the Home Office anticipates that the process of winding down the operation of the Reception Centre will have begun a number of months in advance of this date. It is expected that full operations at the Reception Centre will conclude during the first half of 2006 with the latter part of the year spent decommissioning the Centre in readiness to hand it back to Defence Estates.
10. This Planning Notification seeks only an extension of time for the operation of the Immigration Reception Centre. No changes of use or further built development are required, or applied for, in this Notification.

Role and Function of Oakington Immigration Reception Centre

11. The country has continued to face pressures over recent years from the number of people seeking asylum in the UK. Overall, whilst asylum applications fell by 41% in 2003, they remain historically high at 49,370. A large majority of these people are not granted asylum, but their application has to be processed and considered properly. There is not sufficient accommodation at the sea and airports to house these people while their application is being considered. The Immigration Reception Centre was opened to provide fast track processing for asylum seekers. This enables asylum claims which, upon initial screening, appear to be capable of being decided quickly, to be determined in about 7-10 days.
12. Non-suspensive appeal (NSA) provisions have applied since November 2002. NSA removes the right to an in-country appeal for those applicants whose claims are refused and certified as "clearly unfounded". Subject to the criteria, applicants whose claims are considered to be capable of being decided quickly are detained at Oakington for interview, decision and possibly removal. This includes those from the countries on the NSA list.
13. Once a decision to refuse an application has been served, and where detention is deemed necessary to effect removal, this can occur either at Oakington or in the dedicated detention space elsewhere in the Immigration Service Removal Estate. Regardless of the decision, no applicant is allowed to just walk out of the gates and fend for themselves.
14. The Immigration Reception Centre at Oakington is an important and integral part of the Immigration and Nationality Directorate's management of asylum applications lodged in the UK. Currently there is no identified replacement for Oakington and there remains considerable pressure on the overall immigration estate. No final

decision has been made on the transfer of the Oakington operation, but maintaining the success of the Oakington fast-track facility is priority for the next two years, hence the requirement for the continuation of operations at Oakington.

15. For the period of the extension, there will be no significant change to the use of Oakington.
16. Non-suspensive appeals cases will continue to provide the greater proportion of those detained at Oakington. However, as a designated place of detention, it will continue to offer the opportunity for occasional use for the detention of other cases. It should be noted that, of the declining number of escapes from the centre, none has been from this group of detainees (i.e. non-fast track and non-NSA).
17. The Home Office has undertaken, at meetings with local representatives, to strengthen the process of information exchange with local communities through the local liaison group and the provision of regular statistical updates.

Details of the Immigration Reception Centre

Staffing and Services

18. The Reception Centre requires a range of staff including custodial staff, immigration staff, interpreters, health and occupational staff, and staff for catering, maintenance etc. Many of these are recruited locally.

Traffic

19. There is currently less traffic than was generated when the site was used as a Barracks, housing some 800 soldiers. Asylum seekers are transported by coaches and smaller vehicles with regular trips to and from the various ports and other locations. A regular coach service is provided during the day, between the centre and Cambridge railway station.

Conclusions and Timescale

20. The continuing need for an Immigration Reception Centre at Oakington is critical to the effective management of asylum processing in the UK. The Planning Notification seeks approval for the continued use of the Oakington Immigration Reception Centre until 31 December 2006 and until the end of the Home Office's extended lease period with Defence Estates.
21. The Home Office is aware of the importance of the proposed new settlement at Northstowe, of which the Immigration Reception Centre site forms a part. The Home Office has given an undertaking that it will not hinder the orderly development of the new settlement and this remains the case. The extension of time is to the end of 2006 and it is likely that active operations will cease some time before that date to allow for an appropriate decommissioning period prior to the handing back of the site to Defence Estates.
22. Use as an Immigration Reception Centre is principally for asylum claimants who have been assessed as suitable for the fast track process and regime operated at Oakington. These people are normally held at Oakington for about 7-10 days while their application for asylum is processed. Thereafter they are removed from the UK, moved to another place of detention or released pending the determination of any appeal. Sometimes the removal from the UK of those subjected to the Non-Suspensive Appeal procedure cannot immediately be effected – they may seek to

judicially challenge the certification of their claim as clearly unfounded or require a travel document to be issued by their Embassy or High Commission. In these cases, some people may remain at Oakington beyond the asylum process or be moved to other places of detention. Some people may also be detained at the centre for removal who have not been through the fast track process. In all situations, they are assessed to establish their suitability for remaining at the centre, taking into account their history, behaviour, needs and any associated risks. This enables us to make full use of the available bed capacity and in many cases enables people to stay near to their legal representatives and in an environment they have become settled and accustomed to”.

Planning History

23. In November 1999 the Council raised no objection to the use of Oakington Barracks for an immigration reception centre for a temporary period of between 3 to 5 years, subject to the following conditions:
1. After three years the use will be discontinued unless in the third year the Secretary of State notifies to the Local Planning Authority the need for a further year (and so on a yearly basis) and shall take account of representations made by the Local Planning Authority when any such extensions are proposed.
 2. There shall not be accommodated at the Centre any persons known to have committed within the last five years any criminal offence which if committed in England or Wales would be an imprisonable offence.
(Reason – To allay public concern and prevent the character of the Centre changing from reception/assessment to custodial.)
 3. There shall not be accommodated at the Centre any persons known to have an infectious, notifiable disease.
(Reason – To preserve so far as possible the health of the indigenous community and other detainees and to minimise the possibility of overextending existing local medical resources).
 4. No detainee shall be allowed to leave the Centre other than under escort.
(Reason – To minimise the risk of prejudicing public order and to allay public concern about the possible effect of significant numbers of strangers without support within the local community).
 5. The site of the Centre shall not be extended nor anything built thereon without further consultation under Circular 18/84: Crown Land and Crown Development.
(Reason – To secure the proper planning of the area).
 6. Detainees not deported will not be placed in South Cambridgeshire District.
(Reason – To avoid difficulties in integration, there being no identifiable equivalent local ethnic community).
 7. The number of detainees shall not materially exceed 400.
(Reason – To avoid pressure to increase the Centre site area and infrastructure).
 8. For so long as the Centre is in use the Secretary of State shall cause to be set up a Local Liaison Committee consisting of Home Office representation, a representative of the Operators, the Local Planning Authority and the local communities.

9. The Local Liaison Committee shall meet as often as is requisite but at least annually to discuss, avoid and resolve any local community problems arising out of the use of the site as an immigration reception centre.
(Reason – To encourage a harmonious relationship between the Centre and the local community).
24. In January 2003 no objections were raised to a further 2 year temporary period of use as an Immigration Reception Centre subject to the previous conditions imposed in 1999 (excluding Condition 1).
25. Members added that the Liaison Committee should continue, various road safety improvements were suggested and clarification of the status and proposed use of the centre were sought.

Appendix 1 is a copy of the report to the Planning Committee in January 2003.

Planning Policy

26. The following policies are relevant:

South Cambridgeshire District Council Local Plan 2004 Policy EM10 Employment in the countryside.

Cambridgeshire and Peterborough Structure Plan 2003 Policy P1/2
Environmental Restrictions on Development.

Consultation

27. **Longstanton Parish Council** objects to the application. However the objection will be withdrawn “if the verbal assurances given by the Home Office and Group 4 Officers at a meeting chaired by Andrew Lansley MP at the Immigration Centre on Friday 14th May are confirmed in writing and formally agreed at the Liaison Meeting to be held on 24th June. These verbal assurances meet the concerns of the Parish Council, but have yet to be confirmed.”

A verbal report will be made.

Oakington and Cottenham Parish Councils approve the application.

Rampton Parish Council opposes the application but will withdraw its application on the same basis as Longstanton Parish Council (see above). A verbal report will be made.

Willingham, Over, Bar Hill Parish Councils have no recommendation.

Histon Parish Council has no recommendation but has concerns over increased traffic arising from increased usage of facility and traffic associated with Northstowe.

The **Health and Safety Executive** does not advise on safety grounds, against the granting of planning permission.

Environment Agency has no objections.

Cambridge Oakington Concern (CAMOAK) comments:

“The use of Oakington for NSA cases

28. Much disturbance to local residents of Longstanton has been caused by an increase in escapes and attempted escapes from the centre. The police are notified and may call out the helicopter to assist them in finding someone who has gone over the fence. People nearby are woken up and disturbed both by the noise of the helicopter and by the searchlight. This increase in escapes and attempted escapes coincided with the change of use to NSA cases. NSAs have no incentive to cooperate with the centre and every incentive to attempt to escape: they know they will almost certainly be refused and returned to their own country before they can lodge an appeal. The Independent Monitoring Board stated in its report cover the year 2003 that there were 64 successful escapes during that year. It is our understanding that the number of escapes and attempted escapes rose considerably in the first half of 2004. Why it took the IND so long to strengthen the perimeter fence we cannot understand.

The use of Oakington as detention overspill

29. This has also been disruptive. Many of those in this category detained at Oakington are either failed asylum seekers brought to Oakington for a few days prior to removal or are over-stayers. Some of these have been angry and disruptive, and, like the NSA detainees, have no incentive to cooperate with the centre and every incentive to try to escape. There seems to have been no preparation for the admission of these more difficult detainees.

Long stay detainees

30. We believe that there are more of these than the IND suggests, and that some of them stay for longer than is suggested. This includes some families with older children for whom no provision is made (the Report of the Independent Monitoring Board also notes this lack of provision). Oakington is not suitable for long-stay detention.

Failure to provide adequate security

31. The failure to provide adequate security at Oakington must also have affected police budgets. In our opinion pressure should be put on the Home Office to reimburse Cambridgeshire Police for these costs, since they have resulted in large part from IND incompetence in not providing sufficient security. There have also been medical costs as several of those who have attempted to escape sustained serious injuries and required hospital treatment.

Conclusion

32. All in all we do not believe that the IND has been fair, either to the staff at Oakington or to the residents of Longstanton village or, indeed, to the detainees, by the chaotic and unplanned changes of use of the centre. We understand that on occasions lawyers have enquired of the IND at Oakington what the situation was that week, only to be told “We don’t know. Phone Croydon”. We would urge South Cambridgeshire District Council to demand of the IND much clearer and more accurate indications of how they intend to use the centre and to ensure that security and staffing are adequate for the planned use *before* the change occurs.”

Representations

33. None

Planning Comments – Key Issue

- Security of site
34. Members are reminded that Development by the Crown does not require planning permission.
 35. The level of objection is much reduced compared to the initial reaction in 1999. Since November 2002 there has been a change in the composition of asylum seekers held at Oakington with the introduction of non-suspensive appeals (i.e. a higher percentage of detainees not likely to be granted asylum) but this does not appear to have a significant impact on the security of the site which has been upgraded to cope. The Home Office point to a declining number of escapes from the centre.
 36. Cambridge Oakington Concern (CAMOAK) claim there has been an increase in escapes since the introduction of the NSA system, with local residents disturbed by the police helicopter. 64 asylum seekers escaped during 2003 according to published figures. The figure is understood to have risen significantly during the first half of 2004. I have asked the Home Office for comments on these assertions.
 37. Longstanton and Rampton Parish Council's lodged a "holding" objection to the application, seeking written confirmation from the Home Office of verbal assurance given at a meeting in May 2004. A verbal report will be made.
 38. Given the Home Office's intention to conclude full operations during the first half of 2006 with the latter part of that year spent decommissioning the Centre prior to it being handed back to Defence Estates in preparation for the commencement of Northstowe, no objections are raised to a further temporary period of use until 31st December 2006.

Recommendations

39. No objections be raised to the use of Oakington Barracks for an immigration centre for a further period until 31st December 2006, subject to conditions suggested with the 1999 application.
 1. There shall not be accommodated at the Centre any persons known to have committed within the last five years any criminal offence which if committed in England or Wales would be an imprisonable offence.
(Reason – To allay public concern and prevent the character of the Centre changing from reception/assessment to custodial.)
 2. There shall not be accommodated at the Centre any persons known to have an infectious, notifiable disease.
(Reason – To preserve so far as possible the health of the indigenous community and other detainees and to minimise the possibility of overextending existing local medical resources.)
 3. No detainee shall be allowed to leave the Centre other than under escort.
(Reason – To minimise the risk of prejudicing public order and to allay public concern about the possible effect of significant numbers of strangers without support within the local community).
 4. The site of the Centre shall not be extended nor anything built thereon without further consultation under Circular 18/84: Crown Land and Crown Development.

(Reason – To secure the proper planning of the area.)

5. Detainees not deported will not be placed in South Cambridgeshire District.
(Reason – To avoid difficulties in integration, there being no identifiable equivalent local ethnic community.)
6. The number of detainees shall not materially exceed 400.
(Reason – To avoid pressure to increase the Centre site area and infrastructure.)

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/2 – Environmental Restrictions on Development
EM10 – Employment in the Countryside
 - **South Cambridgeshire Local Plan 2004:**
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity including noise disturbance and overlooking issues
 - Highway safety
 - Visual impact on the locality
 - Impact upon setting of adjacent Conservation Area
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

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

Cambridgeshire and Peterborough Structure Plan 2003
South Cambridgeshire Local Plan 2004
Notification File: S/1172/04/Circ. 18/84

Contact Officer: Mr R Morgan – Area Planning Officer, Telephone: (01954) 713163

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee
AUTHOR/S: Director of Development Services

4th August 2004

**S/1118/04/O – Meldreth
24 Affordable Dwellings, Land adj. West Way, for Mr and Mrs M Sole**

Recommendation: Refusal

Members will visit this site on Monday 2nd August 2004.

Site and Proposal

1. This outline application, registered on 27th May 2004, proposes the erection of 24 affordable dwellings on a 0.82ha area of pasture land to the southwest of Whaddon Road, Meldreth to the northwest of the main village. The application site is part of a larger area of paddock land to the northwest and southwest. That part of the paddock to the northwest benefits from an extant planning permission for use as a wholesale nursery (see History below).
2. The frontage to Whaddon Road is formed by a mature hedgerow and ditch. To the southeast the site abuts the rear of West Way, a development of 28 dwellings accessed from Kneesworth Road, and agricultural land. A right of way to the rear of an existing dwelling in West Way exists in the southeast corner of the site.
3. The northwest and southwest boundaries of the application site are currently undefined although there is a hedgerow along the boundaries of the larger field of which this site is a part.
4. All matters are reserved for consideration at reserved matters stage. The application is accompanied by an indicative layout plan showing access from Whaddon Road, although this does not form part of the formal application to be considered at this stage.
5. The site is outside the village framework and falls within the notifiable zone of Eternit UK to the northwest of the site in respect of the storage of hazardous substances.

Planning History

6. There is no planning history that affects the application site. However the land to the northwest, which is owned by the applicant and currently comprises part of the same field, benefits from an extant consent for the erection of polytunnels, shed, bunded tanks, vehicular access and parking to form a wholesale nursery (**Ref: S/1947/97/F**). To date that consent has not been implemented.

Planning Policy

7. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") restricts development in the countryside unless it can be demonstrated to be essential in a particular location.
8. **Policy P5/5** of the Structure Plan states that small-scale housing developments will be permitted in villages only where appropriate and having regard to the need for affordable rural housing.
9. **Policy SE8** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") states that residential development outside village frameworks will not normally be permitted.
10. **Policy HG8** of the Local Plan states that as an exception to the normal operation of the policies of the Plan, planning permission may be granted for schemes of 100% affordable housing designed to meet identified local housing needs on sites within or adjoining villages. The Policy sets out a range of criteria that need to be met including a requirement that the site is well related to the built-up area of the settlement and the scale of the scheme is appropriate to the size and character of the village and; the development does not damage the character of the village or the rural landscape.
11. **Policy CS6** of the Local Plan states that in considering proposals for development in the vicinity of hazardous installations, account will be taken of the amount, type and location of hazardous substances present, and the need for special precautions or restrictions to protect future users of the site and any affected land.

Consultation

12. **Meldreth Parish Council** recommends approval. "This application does not abut the village framework. If permission is granted, dwellings should be no more than two storeys. The access, as drawn on the site plan, is too close to the existing entrance of No.14 West Way. Meldreth Parish Council continues to hope that the redundant Cambridgeshire County Council Travellers Site (brownfield) would be available for affordable/social housing when the time comes to sell". These comments are reiterated in a subsequent letter from the Parish Council.
13. The **Local Highways Authority** comments that the site is outside the built up framework of the village alongside a road subject to only the national speed restriction of 60mph where vehicle speed is high. It questions whether this is really a suitable location for new dwellings? If the District Council is minded to grant consent conditions are recommended, including the provision of a 1.8m wide footway from that existing to the south east of the site up to and including the access/junction onto Whaddon Road, and appropriate visibility splays. It states that it is not clear that the visibility splay to the southeast can be achieved without crossing adjacent land and therefore a survey plan of the frontage is requested.
14. The **Acting Research and Development Manager** comments that a scheme of this size can be supported in terms of housing need, based on the April 2003 survey. However he has severe reservations about the suitability of this particular site based on its 'isolation' from the main village. This could be a major problem for those without access to a car and with young children".
15. The **Chief Environmental Health Officer** requests a condition restricting the hours of operation of power driven machinery during the construction period. Should driven

pile foundations be proposed a statement of the method of construction should be submitted and agreed.

16. The **Environment Agency** objects as insufficient information has been submitted in respect of surface and foul water drainage to allow a full assessment of the application to be made. A flood risk assessment is requested.
17. The **Cambridgeshire Fire and Rescue Service** requests that adequate provision is made for fire hydrants in any planning consent.
18. The **County Archaeology Office** recommends that the site be subject to a programme of archaeological investigation, secured by condition attached to any consent.
19. The **Affordable Housing Panel** is content that the proposal can satisfy two of the four criteria set out in Policy HG8 of the Local Plan in respect of housing need and tenure. However there is not agreement that the proposal satisfies the remaining two criteria in respect of the relationship of the site to the built-up area of the settlement and the impact on the rural landscape. The Parish Councils view, in respect of its representation on the panel, is that the overriding need for affordable housing outweighs the departure from the criteria that normally apply to such sites, particularly due to the lack of any available, more appropriate alternative.
20. The comments of the **Health and Safety Executive** will be reported verbally.

Representations

21. None received.

Planning Comments – Key Issues

22. The key issues to be considered with this application are whether the site complies with the criteria set out in Policy HG8 of the Local Plan in respect of the need for affordable housing, the suitability of the location of the site (including highway issues), the scale of development proposed and its impact on the rural landscape, and the impact on the amenity of the occupiers of adjacent dwellings. An additional matter is the proximity of the site to the Eternit UK works and whether the location of the site complies with the criteria set out in Policy CS6 of the Local Plan.
23. The Acting Research and Development Manager confirms that a scheme of this size can be supported in terms of housing need, based on the April 2003 survey.
24. Policy HG8 requires that sites are adjoining and well related to the built-up area of a village. This is to ensure that the visual amenity of the countryside is protected, local services and facilities are conveniently available for the occupiers of the dwellings (especially those without access to a car) and to reduce dependence on the car (for those that do have access to one). In my view this site does not comply with that criteria. This concern is supported by the Acting Research and Development Manager and the Local Highway Authority. The site is in an isolated position 350 metres beyond the village framework in Fenny Lane and 600 metres beyond the framework in Whitecroft Road. It is therefore poorly related to the existing village, as is the existing housing development at West Way.
25. I am concerned that the need to provide adequate visibility splays will result in the loss of a significant section of the existing planting along the frontage of the site,

which will detract from the rural character of the area. I have asked the applicant to provide details of the proposed visibility splays, as requested by the Highways Authority.

26. The Affordable Housing Panel has met twice to consider this site and cannot offer unanimous support for the reasons outline above.
27. I will report the comments of the Health and Safety Executive as to whether residential development of this site is advisable in view of its proximity to the Eternit works. The hazardous zone around these works relates to the storage within the site of LPG.
28. I have advised the applicant of the need to undertake a flood risk assessment.
29. Whilst I am sympathetic to the wish of Meldreth Parish Council to find a site to help satisfy the local need for affordable housing I cannot support this application which clearly conflicts with the several of the criteria set out in Policy HG8 of the Local Plan.

Recommendation

30. Subject to the comments of the Health and Safety Executive, that the application be refused for the following reason:
 1. The site is outside the village framework of Meldreth where development is restricted by Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2004 and Policy SE8 of the South Cambridgeshire Local Plan 2004 to that which is demonstrated to be essential in a particular rural location. Whilst Policy HG8 of the Local Plan 2004 allows for an exception to be made to the aforementioned policies in respect of schemes for 100% affordable housing this application fails to satisfy the criteria set out in that policy in that the site is poorly related to the existing village and development will have an adverse effect on the rural character of the area.
 2. Holding objections pending the submission of acceptable details of visibility splays and a flood risk assessment.

Background Papers: the following background papers were used in the preparation of this report: South Cambridgeshire Local Plan 2004

Cambridgeshire and Peterborough Structure Plan 2003

Planning Application File S/1302/04/F

Contact Officer: Paul Sexton – Area Planning Officer
Telephone: (01954) 713255

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	4 th August 2004
AUTHOR/S:	Director of Development Services	

S/1080/04/F - Orwell**Extension to Bungalow to Form Two Storey Extension, 27 Hillside, for Mr Heffernan****Recommendation: Refusal**

Members will visit the site on Monday 2nd August 2004.

Site and Proposal

1. 27 Hillside, Orwell is a semi-detached bungalow on the north west side of the A603 with a flat roofed garage attached to its south west elevation and a single storey flat roofed extension and conservatory to the rear.
2. This full application, registered on 24th May 2004, proposes extensions to form a two-storey dwelling consisting of a first floor above the garage and a flat roofed dormer window across the original rear roof slope of the bungalow. The extension above the garage will raise the height of the roof by 0.9 metres. The additional accommodation will provide two bedrooms, a bathroom and a store. Three windows will be inserted to the rear elevation of the extensions at first floor level. The application drawings show two obscure screens, projecting 0.5 metres from the rear wall of the dwelling, on the outer side of the two end box style dormer windows. An existing conservatory at the rear of the dwellings is to be demolished and replaced with a larger conservatory projecting 3.65 metres from the rear of the existing flat roofed extension.
3. To the northeast is 29 Hillside, the remaining half of the existing semi-detached property and to the southwest 25 Hillside a detached one and a half storey dwelling gabled end to the road.

Planning History

4. In April this year planning consent was refused for an identical extension although that proposal did not include the proposed screens to prevent overlooking (**Ref: S/0213/04/F**). The application was refused on the grounds that the proposal was contrary to the aims of Policy HG12 and HG13 of the South Cambridgeshire Local Plan 2004 in that the design was out of character with the existing dwelling and materially changed its impact on its surroundings, and that it would harm seriously the amenities of the occupiers of the dwellings to either side due to loss of privacy from overlooking.
5. An appeal has been lodged against that refusal.

Planning Policy

6. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") restricts development in the countryside unless it can be demonstrated to be essential in a particular location.
7. **Policy HG13** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") states that extensions to dwellings in the countryside will be permitted where the proposed development would not create a separate dwelling or be capable of separation from the existing dwelling; the extension does not increase the height of the original dwelling; the extension does not lead to a 50% increase in volume or gross external floor area of the original dwelling; the proposed extension is in scale and character with the existing dwelling and will not materially change the impact of the dwelling on its surroundings and: has regard to the criteria set out in Policy HG12 of The Local Plan.
8. **Policy HG12** of The Local Plan states that planning permission will not be granted for the extension and alteration of a dwelling where the design and use of materials would not be in keeping with local characteristics; the proposal would harm seriously the amenities of neighbours through undue loss of light or privacy; being unduly overbearing in terms of its mass, or would adversely affect surrounding properties by virtue of its design, layout, location or materials; there would be an unacceptable loss of off-street parking or garden space within the curtilage; there would be an unacceptable visual impact upon the street scene; boundary treatment would provide an unacceptable standard of privacy and visual amenity.

Consultation

9. **Orwell Parish Council** recommends approval.

Representations

10. None received

Planning Comments – Key Issues

11. The key issues to be considered with this application are the impact of the proposal on the amenities of the occupiers of adjacent properties and the countryside having regard to the criteria set out in Policies HG12 and HG13 of the Local Plan.
12. At the present time the rear gardens of the properties to either side of the application site are not significantly overlooked by first floor windows of adjacent properties. No27 currently has no first floor accommodation. The proposal will lead to two windows serving bedrooms in the rear elevation at first floor level. Although the application drawings show two screens, projecting 0.5 metres from the rear wall of the dwelling, on the outer side of the two end box style dormer windows, it will not prevent unreasonable overlooking of the gardens of the properties to either side.
13. The proposed design of the extension with the flat roof box style dormer t ridge height and to the rear will result in an incongruous feature that will detract from the original character of the bungalow. In addition the increase in height of the roof at the southwest end of the existing dwelling will represent a prominent feature in the street scene that will upset the visual symmetry of this simple pair of semi-detached dwellings when viewed from Hillside. I am of the view therefore that the extension will

harm the character and appearance of the area both when viewed from the road and the rear gardens of neighbouring properties. The applicant has pointed out the existence of other properties in the line that have had similar extensions in the past. Members will be able to see these on site but in my view the location and impact of these differs from that now proposed, which must be considered on its merits and having regard to current policy considerations.

Recommendations

14. That the application be refused for the following reasons.
 1. No 27 Hillside, Orwell is a semi-detached bungalow located within a line of properties outside the village framework of Orwell. The proposed extensions to the existing bungalow are unacceptable in that the design is out of character with the dwelling, and in part involves the raising of the height of the existing roof, thereby materially changing the impact of the bungalow on its surroundings. For that reason the proposal is contrary to the aims of Policy HG12 and HG13 of the South Cambridgeshire Local Plan 2004.
 2. The proposal is unacceptable as it would harm seriously the amenities of the the occupiers to either side due to loss of privacy from overlooking by the introduction of bedroom windows in the rear facing elevation of the property, and by reason of its design, contrary to the aims of Policy HG12 of the South Cambridgeshire Local Plan 2004.

Background Papers: the following background papers were used in the preparation of this report: South Cambridgeshire Local Plan 2004

Cambridgeshire and Peterborough Structure Plan 2003

Planning Application Files S/1080/04/F and S/0213/04/F

Contact Officer: Paul Sexton – Area Planning Officer
Telephone: (01954) 713255

This page is intentionally left blank

TOWN AND COUNTRY PLANNING ACT 1990

This item is intended to update Members on appeals against planning decisions and enforcement action. Information is provided on appeals lodged, proposed hearing and inquiry dates, appeal decisions and when appropriate, details of recent cases in interest.

1. Decisions Notified By The Secretary of State

Ref. No.	Details	Decision and Date
S/0878/03/F	Hutchison 3G UK Ltd N/W of Whitehouse Lane, Off Huntingdon Road <u>Girton</u> Replacement of 20m high mast with a 25m high monopole and equipment cabins (Delegated Refusal)	Dismissed 22/06/2004
S/0455/03/F	Excelcare Etheldred House, Clay Street <u>Histon</u> Erection of nursing home (95 bed), District nurses centre, and alterations to access following demolition of existing (Non-Determination)	Dismissed 25/06/2004
S/1785/03/PNT	Orange PCS Ltd Manor Farm, Green End <u>Comberton</u> 15 metre high monopole telecommunications mast & associated development (Delegated Refusal)	Allowed 29/06/2004
27 Appeals	Plots 1-33 Sandy Park Fen Road, Chesterton <u>Milton</u> Siting of gypsy caravans (Delegated Refusal)	Dismissed 01/07/2004
S/1594/03/F	Keith Collier Engineering Ltd Unit 6, Riverview Farm, Overcote Road, <u>Over</u> Extension to workshop (Officer Recommendation to Refuse)	Dismissed 08/07/200

2. Summaries Of Recent Decisions Of Interest

Hutchison 3G (UK) Ltd.- Replacement of 20 Metre High Mast with a 25 Metre High Monopole and Equipment Cabins- Land at NIAB, Whitehouse Lane, Off Huntingdon Road, Girton- Appeal Dismissed

The main issues in the determination of this appeal were whether the proposal amounted to inappropriate development in the Green Belt, and if so, whether there were any very special circumstances to set aside the normal strong presumption against inappropriate development and any other harm that may be caused by the proposed mast.

The site is situated in open and flat countryside between the edge of the built-up area of Cambridge and housing in Thornton Close in the village of Girton. It lies close to a range of modern buildings that form part of the National Institute of Agricultural Botany (NIAB) and a public footpath. A small copse of trees and a playing field lie beyond the public footpath.

The Inspector confirmed that the proposed telecommunications mast represented inappropriate development, and was by definition harmful to the Green Belt, as it did not fall under any of the limited buildings listed in PPG2 and local plan policy GB2 as appropriate in such a location. He considered that the whole of the proposed monopole would be readily visible from the footpath alongside the site and the upper part would be visible from the footpath along Whitehouse Lane, the adjacent playing field, many dwellings in Thornton Close and surrounding agricultural land. It would therefore adversely affect the openness of the Green Belt. Whilst the existing mast is also deemed to be inappropriate, the solid construction and the increase in the height of the proposed mast together with the larger compound and equipment cabin were judged to have a materially greater impact on the Green Belt.

The Inspector considered that the proposed mast would also cause other harm to the Green Belt. He felt that the existing mast appeared as a stark, utilitarian and incongruous feature in the landscape and therefore created visual intrusion that was apparent on the skyline. The proposed taller mast was considered to exacerbate the existing harm, as it would be more conspicuous above the tree line in views from both the playing field and dwellings in Thornton Close. It would therefore not relate sensitively to the local environment and harm the character and appearance of the landscape. The mast was not, however, considered to adversely affect the residential amenities of local residents through being oppressive or overbearing due to the adequate separation in the form of the playing field between the dwellings and the mast.

Both the Council and the appellant agreed that there was a need for the mast in order to provide adequate coverage for this area of the city. The appellant requires a mast of this height to avoid interference between different operators using the mast. The Inspector agreed that the mast was therefore the minimum height necessary to provide adequate coverage by both operators. The appellant provided nine alternative sites for the replacement mast and reasons why they were not acceptable. The Inspector considered that the mast would have a far less impact on the openness of the Green Belt than a mast on a new site within the Green Belt. He was not however satisfied that alternative sites outside the Green Belt, especially within the built-up area of Cambridge, had been properly explored. He confirmed that there was no evidence to suggest that such installations would be technically incapable of providing the coverage required. The appellant stated that the City Council encourages operators to be located as far away from schools, residential area and hospital as possible, but felt that this was not in accordance with national advice in PPG8 that seeks to safeguard areas of environmental importance such as Green Belts.

The Inspector accepted that the proposal was consistent with national and local policies that seek to encourage mast sharing but did not consider that there were very special circumstances to allow the appeal as no sites outside the Green Belt had been investigated. He concluded by stating that, on balance, he was not satisfied that the need for the installation outweighs the harm from the inappropriate nature of the development, the additional loss of openness and the adverse impact of the mast upon the character and appearance of the area.

The concerns raised by local residents regarding the health risks of the development were also dismissed. The Inspector stated that the base station complied with the radio frequency public exposure guidelines of the Internal Commission on Non-Ionising Radiation Protection (ICNIRP) and there was no evidence to show that there would be an actual risk to health. In any case, he confirmed that the planning system was not the place for determining health safeguards.

Orange Personal Communication Services Ltd.- 15 Metre High Monopole Telecommunications Mast and Associated Development- Manor Farm, Green End, Comberton- Appeal Allowed

The principal factors in the determination of this appeal were the likely impact of the proposed development upon the appearance of the surrounding area with regards to its Green Belt status and the effect of the installation upon the health and well-being of those living or working within the vicinity of the site.

The site is located in an area of open undulating countryside to the north of the village of Comberton. It lies on the edge of arable farmland, to the north of a belt of trees and to the west of a large agricultural building. An existing telecommunications mast is situated 34 metres to the east of the site.

The Inspector confirmed that the proposed telecommunications mast represented inappropriate development in the Green Belt, as it did not fall under one of the purposes specifically referred to paragraph 3.4 of PPG2 as appropriate in such a location. He did, however, consider whether there were any special circumstances in this case that would justify allowing such a development.

From the evidence produced by the appellant, the Inspector accepted that there was a deficiency in the coverage and capacity of the existing network in the locality and therefore there was a need for the mast. The number of alternative sites considered and rejected due to reasons such as technical constraints and site provider problems together with the lack of tall buildings within the area were factors that were considered materially supportive of the need to locate the proposed installation within this Green Belt area.

It was acknowledged that the appellant had already gained approval for the siting of a similar mast at the nearby Highfield Farm, but that this option was no longer considered viable as a result of a poor coverage. In any case, the Inspector considered that the open, elevated position of a mast at Highfield Farm would be visually intrusive.

With regards to mast sharing of the existing mast in close proximity to the site, the Inspector agreed with both parties that a mast with an enlarged bulk and height to accommodate the equipment of both telecommunications operators would be more visually intrusive than a second installation.

The Inspector accepted that the existing installation close to the site was visible from a number of public vantage points along Green End. It was also visible from private rear gardens belonging to dwellings. He did, however, deduce that the proposed mast would be less visually intrusive than the existing mast as it would be partly hidden behind that mast and the large substantial agricultural buildings between Green End and the site.

He concluded by stating that although the mast would have a slight impact on the openness of the Green Belt, in the absence of any other suitable sites, very special circumstances therefore did exist to override the strong policy objections to the development and that the Manor Farm site was the best available option.

With regards to the impact of the development upon the health of villagers, whilst the site would be within 250 metres of nearby residential properties, the Inspector considered that there was no evidence to suggest that a minimum distance needed to be provided between dwellings and base stations to reduce the health risk of such installations. This was backed up by the appellant producing an ICNIRP certificate indicating that the proposal would be in full compliance with the limitation of exposure of the public to electro magnetic fields. The concerns about the perceived risks to health posed by the mast were not felt significant enough to justify withholding approval.

The appeal was therefore allowed subject to a condition that requires a Section 106 legal agreement to be undertaken in order to revoke the approval previously granted at Highfield Farm. The consent also included a number of other conditions regarding protection of the radio telescope at Lordsbridge, the design and colour treatment of the mast, and landscaping details to be provided around the ground based equipment.

Comment

Both the decisions confirm that masts should not be allowed in the Green Belt unless there are very special circumstances that clearly outweigh the harm by reason of appropriateness and any other harm.

Although the mast at Comberton was allowed, this is on the basis that the approval for a nearby mast is revoked. In real terms, therefore, the Inspector has accepted that the proposal would have been inappropriate without such a requirement.

3. Appeals received

Ref. No.	Details	Date
S/0213/04/F	Mr J Heffernan 27 Hillside <u>Orwell</u> Extension to bungalow to form 2 storey dwelling (Delegated Refusal)	24/06/2004
S/0333/04/F	Dr & Mrs Sutcliffe 22 The Lane <u>Hauxton</u> Extensions (Delegated Refusal)	24/06/2004

S/0138/04/F	Mr & Mrs S Clemmow 6 Chapel Road <u>Great Eversden</u> Change garage roof from mono-pitch to pitched (Delegated Refusal)	21/06/2004
S/0297/04/F	J B Stiles & Partners Ltd Barn on Willow Grange Farm, Ely Road, Chittering <u>Cottenham</u> Conversion of barn into dwelling (Delegated Refusal)	25/06/2004
S/0492/04/F	Dr C Russo & Ms P Gillespie 34 Woodlands Park <u>Girton</u> Extension (Delegated Refusal)	12/07/2004
S/0494/04/LB	Mr & Mrs Stevenson 333 High Street <u>Cottenham</u> Internal and external alterations (Delegated Refusal)	12/07/2004
S/0466/04/F	Mr & Mrs North Clopton Lodge, The Cinques <u>Gamlingay</u> Appeal against condition 2 of permission - personal occupancy Condition (Delegated Approval)	08/07/2004
S/0453/04/F	Ms J White 65 Eland Way <u>Teversham</u> Shed (retrospective) (Delegated Refusal)	15/07/2004
S/0877/04/F	Mr & Mrs Ford 3 Woodlands Close <u>Great Shelford</u> Extensions and outbuilding (Delegated Refusal)	13/07/2004

4. Local Inquiry and Informal Hearing dates scheduled before the next meeting on 1st September 2004

Ref. No.	Details	Date/Time/Venue
E 502	Mr H Price Adj Moor Drove, Cottenham Road <u>Histon</u> Enforcement against: 1) Operational development by the laying of hardcore roads and Septic tanks.	10/08/2004 Council Chamber 10.00am

- 2) Material change of use of land from agriculture to the storage and residential use of caravans.
 3) Operational development by the installation of foul sewers and mains water and electricity.
 (Delegated Refusal)

5. Appeals withdrawn or postponed

Ref. No.	Details	Reason and Date
S/0022/04/F	Houston Crest Properties Landbeach Lakes, Ely Road <u>Waterbeach</u> Hotel	Withdrawn By Appellant 14/07/2004

6. Advance notification of future Local Inquiry and Informal Hearing dates (subject to postponement or cancellation)

E472A & B	M Ragnauth Setbroad Farm Oakington Road <u>Cottenham</u> Enforcement against unauthorized building works And construction of foundations of a dwelling (informal hearing)	02/09/2004 Confirmed
S/1934/03/F	Mr J Crickmore The Barn, Chesterton Fen Road <u>Milton</u> Change of use to tropical plant nursery comprising erection of 3 glasshouses, general purpose shed, alteration and extensions (Local Inquiry)	07/09/2004 Confirmed
S/1559/03/F	Taylor Woodrow Developments Off Chivers Way (Access off Kay Hitch Way) <u>Histon</u> 57 Dwellings (Informal Hearing)	03/11/2004 Confirmed
S/2624/03/F	Country Homes and Gardens Royston Garden Centre, Dunsbridge Turnpike <u>Shepreth</u> Variation of conditions 1, 2, 10, & 11 of S/1333/02 in respect of revised landscaping details (Informal Hearing)	09/11/2004 Confirmed
S/2089/03/F	Heddon Management Ltd 12 Pieces Lane <u>Waterbeach</u> 8 Houses (Informal Hearing)	30/11/2004 Confirmed

S/2194/03/F	<p>Mr C Taylor 45 Spring Lane <u>Bassingbourn</u> Construction of raised decked area, path and sunken patio/lawn (part retrospective) (Informal Hearing)</p>	<p>11/01/2005 Confirmed</p>
S/0682/95/O	<p>Mr P. Stroude Home Farm <u>Longstanton</u> Variation of Condition 16 of Outline Planning Consent S/0682/95/O (to allow the construction of more than 500</p>	<p>25/01/2005 Confirmed</p>
S/0019/04/F	<p>Mr P Mansfield 29 Worcester Avenue <u>Hardwick</u> Change of use of land to garden land & extension to dwelling</p>	<p>08/03/2005 Offered/Accepted</p>
S/0358/04/F	<p>Dr & Mrs N Coleman Adj 33 Mill Hill <u>Weston Colville</u>(Delegated Refusal) Erection of house and garage and carport for existing dwelling</p>	<p>09/03/2005 Offered/Accepted</p>

This page is intentionally left blank

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	4 August 2004
AUTHOR/S:	Director of Development Services	

Applications awaiting decisions for more than 13 weeks**Recommendation: To Note**

1. This item is available as hard copy only.

This page is intentionally left blank

PERFORMANCE CRITERIA**QUARTERLY STATISTICS**

In the first quarter of 2004 the number of applications received by South Cambridgeshire decreased by 1.5% over the corresponding period in 2003. In England there was a 6% increase.

The percentage of all decisions taken within the eight week period in the District was 67% compared with 73% in England. The equivalent figure for householder development was 83% compared with the national figure of 84%.

The percentage of decisions delegated to officers in this quarter was 87%. There is no equivalent national figure but in Cambridgeshire the average figure was 88%. The Government has set a target of 90%.

The new Government targets are included in the Statistical Release. On the “excluding major and minor applications” where the Government target is 80% in eight weeks the Council achieved 79% whilst on the “minor” category where we are urged to decide 65% in eight weeks the Council achieved 61%. The more difficult target is the Government’s 60% in thirteen weeks for major applications i.e. things like the Wellcome Trust or the Northern Fringe! Here the Council achieved 25%.

The graphs, which accompany this report, illustrate the picture in Cambridgeshire for each of these development types during the year ending 31st March 2004 and the quarter January to March 2004.

RETROSPECTIVE APPLICATIONS

In response to a recommendation from Scrutiny Committee (17th April 2003), the number of retrospective applications are to be recorded.

Thus in the first quarter of 2004, the number of retrospective applications submitted was 17, including one County Matters application. This represented 2.5% of all applications submitted during that quarter, a small reduction on the number submitted during the last quarter of 2003. Of the 15 retrospective applications which have been determined, 87% have been approved and 13% refused. During the quarter 83% of all applications were approved.

ENFORCEMENT STATISTICS (Quarter ending March 2004)

Statistics for the previous quarter are in brackets.

Enforcement Notices	7	(5)
Stop Notices	0	(2)
Planning Contravention Notices	4	(6)
Breach of Condition Notices	0	(0)
Amenity Notices	0	(0)
Number of Complaints	84	(75)
Prosecutions	1	(3)
Injunctions	0	(1)

TREES AND LANDSCAPING STATISTICS (Quarter ending March 2004.)

Statistics for the previous quarter are in brackets.

Applications for work on Statutorily Protected Trees

(Tree Preservation Orders and Conservation Areas)

Number of applications – Received	136	(137)
-----------------------------------	-----	-------

Landscaping

Number of landscaping conditions received from D.C.	80	(66)
Number of weekly actions	471	(333)
Number of schemes submitted	79	(64)
Number of schemes finalised and approved	36	(21)
Number of landscaping conditions currently active (excluding Cambourne work)	962	(872)
Number of breach of condition notices served	0	(3)

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1986

Background papers in respect of this report for the purposes of the above Act are available for inspections in accordance with the provision of that Act:

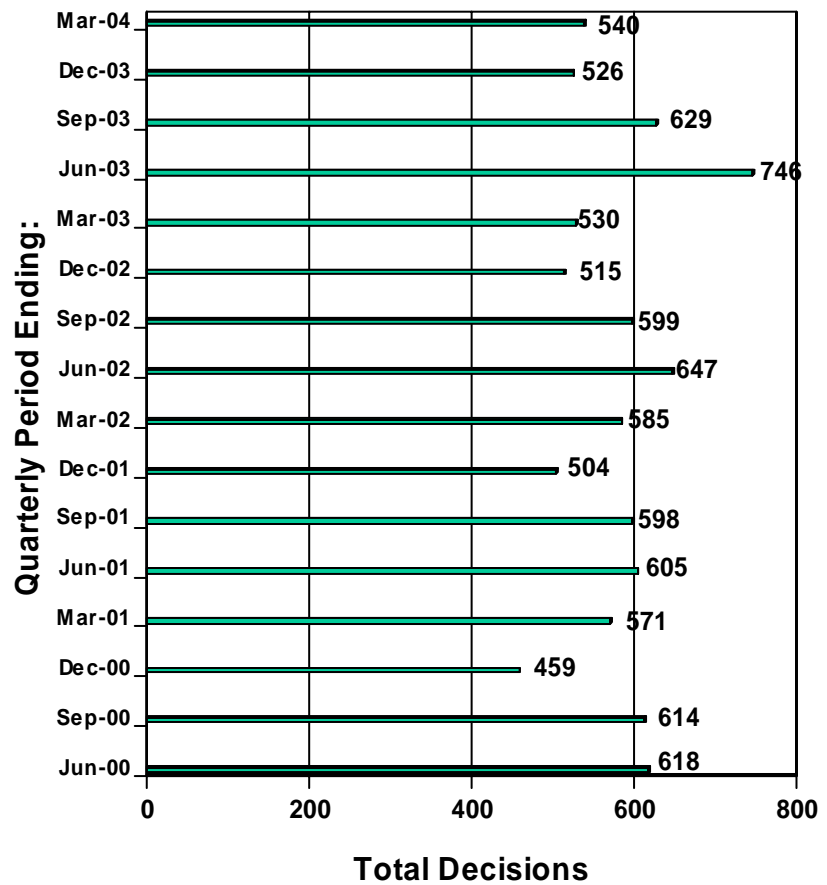
- a) Any planning application, including plans and any accompanying letter or document from the applicant.
- b) Any letter or representation received in connection with a matter reported.
- c) Any Structure Plan, Local Plan or Policy Document referred to in a report.
- d) Any agenda, report or minutes of a meeting of the Council referred to in a report.
- e) Any other publication, document or report referred to in the report.

Files on individual items on the agenda are available as required from the following individuals:

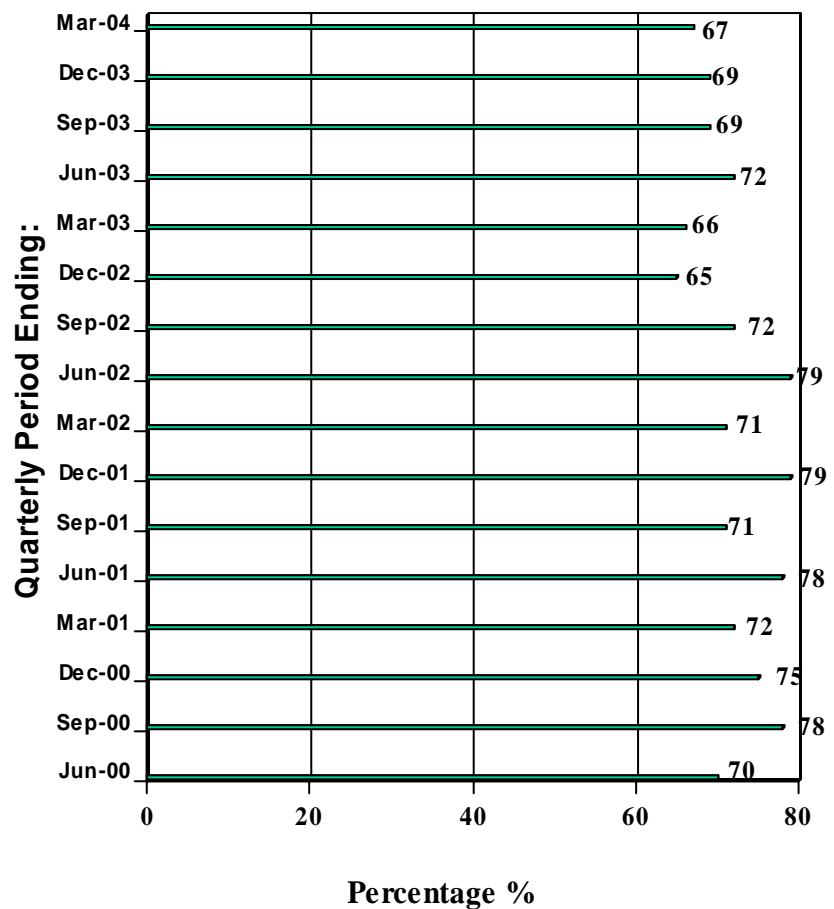
Mr J Belcham	(01954) 713252
Mr A Moffat	(01954) 713169
Mr R Morgan	(01954) 713165
Mr D Rush	(01954) 713153
Mr P Sexton	(01954) 713255

D B HUSSELL
Development Services Director

Total Decisions issued Quarterly by South Cambs



% of all Applications Determined Within 8 Weeks

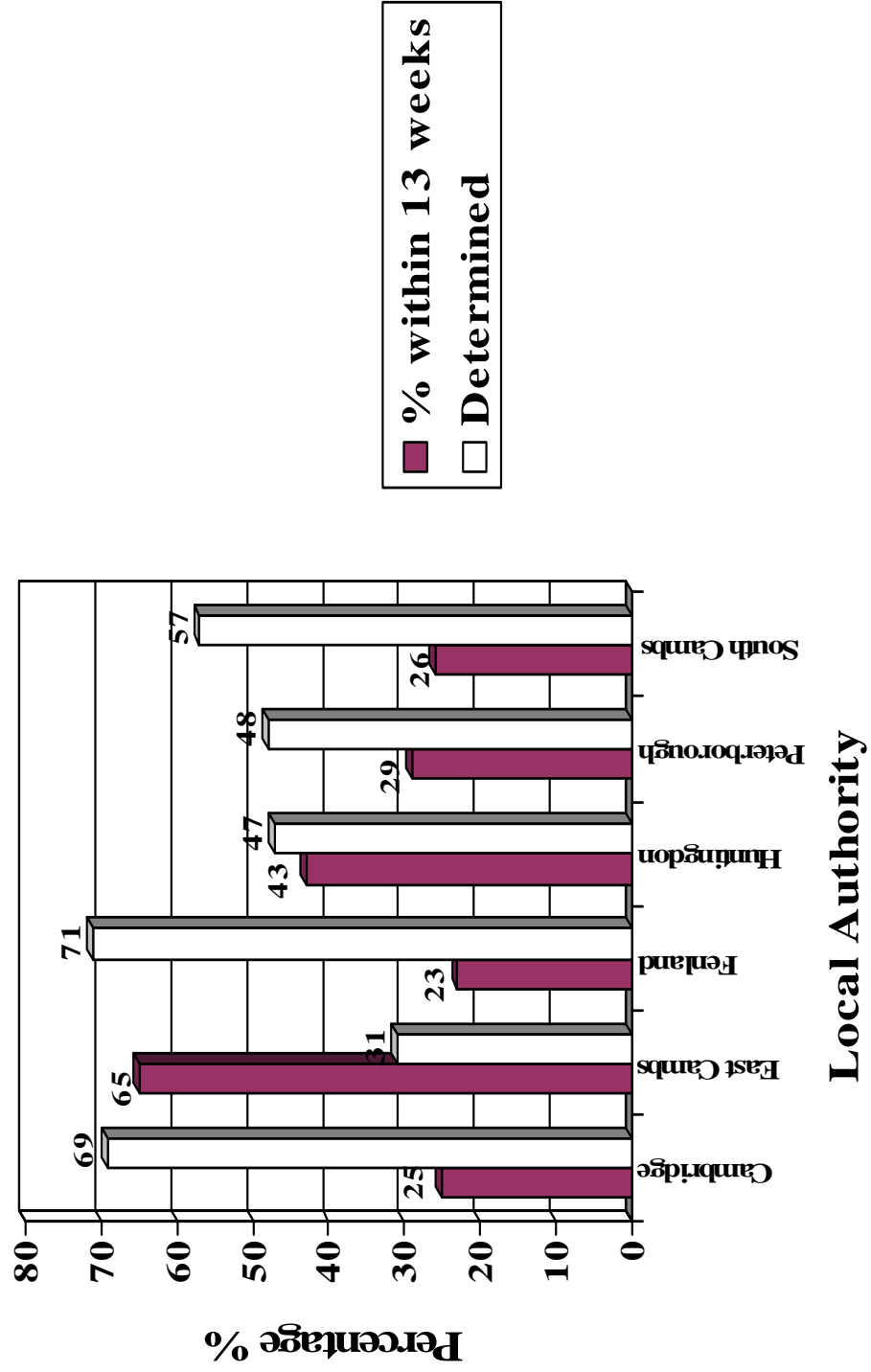


This page is intentionally left blank

Planning decisions by development type and speed of evaluation.

Major Decisions, year ending 31st March 2004

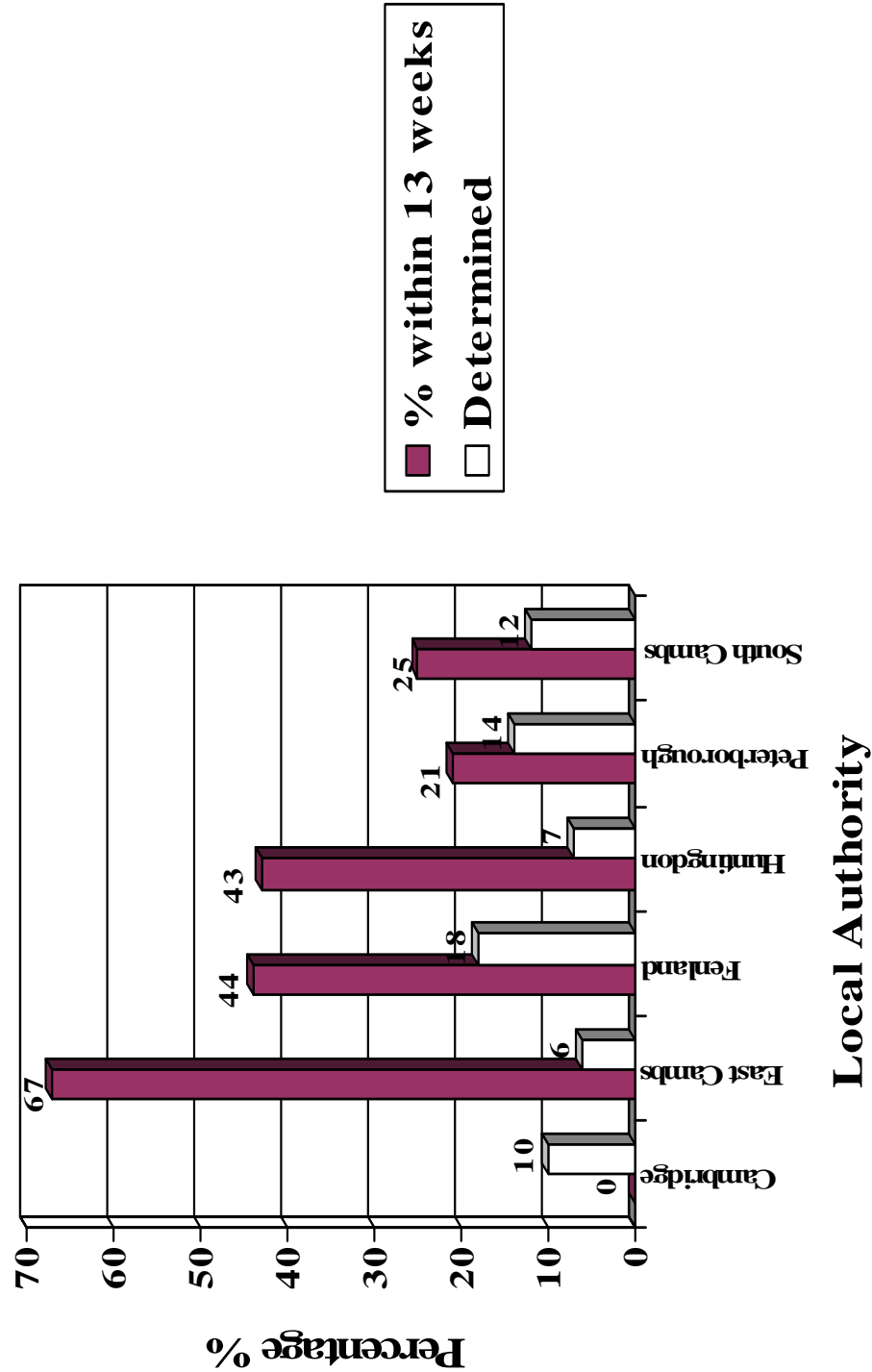
(Govt target 60% within 13 weeks)



Planning decisions by development type and speed of evaluation.

Major Decisions for Quarter, January – March 2004

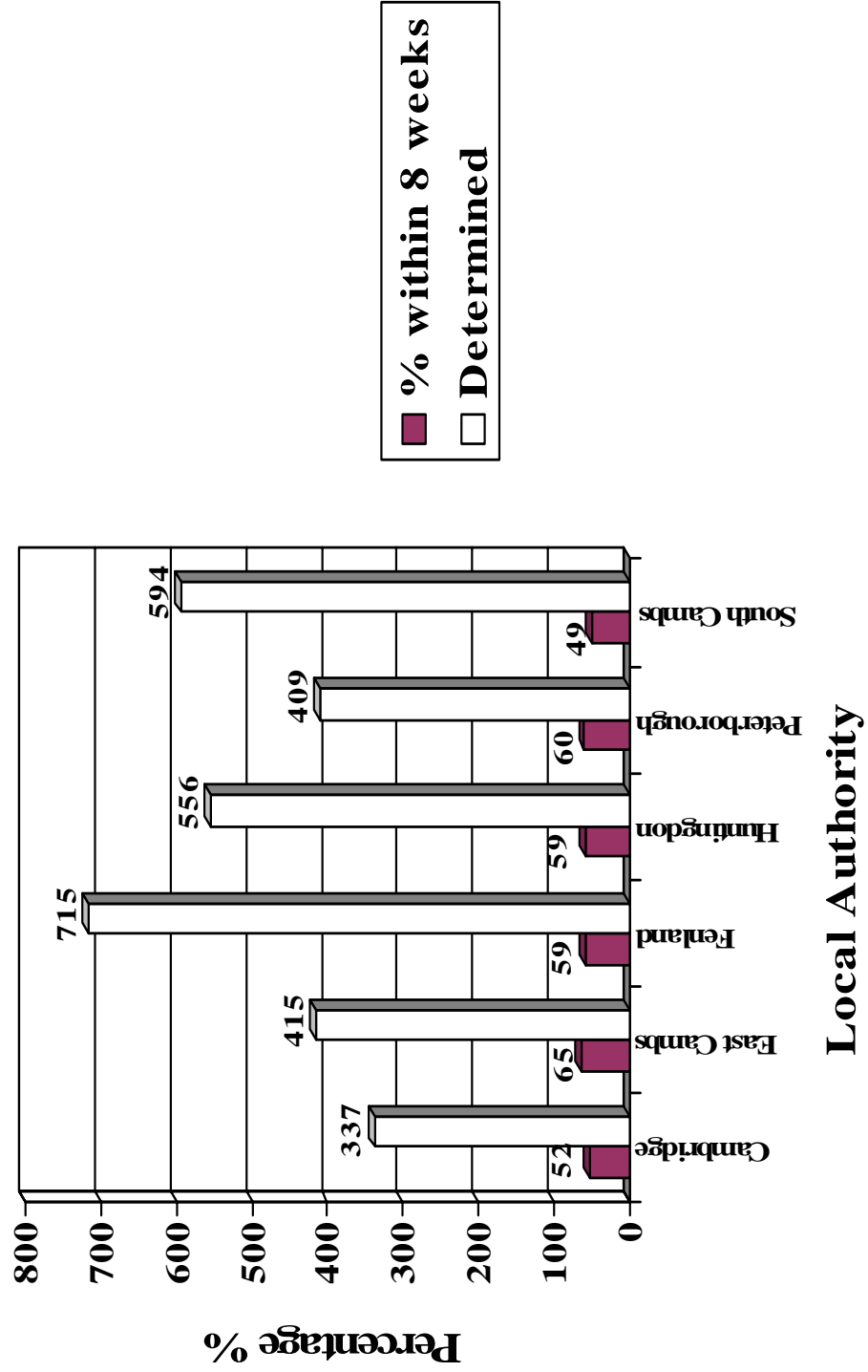
(In England 53% were determined within 13 weeks)



Planning decisions by development type and speed of evaluation.

Minor Decisions, year ending 31st March 2004

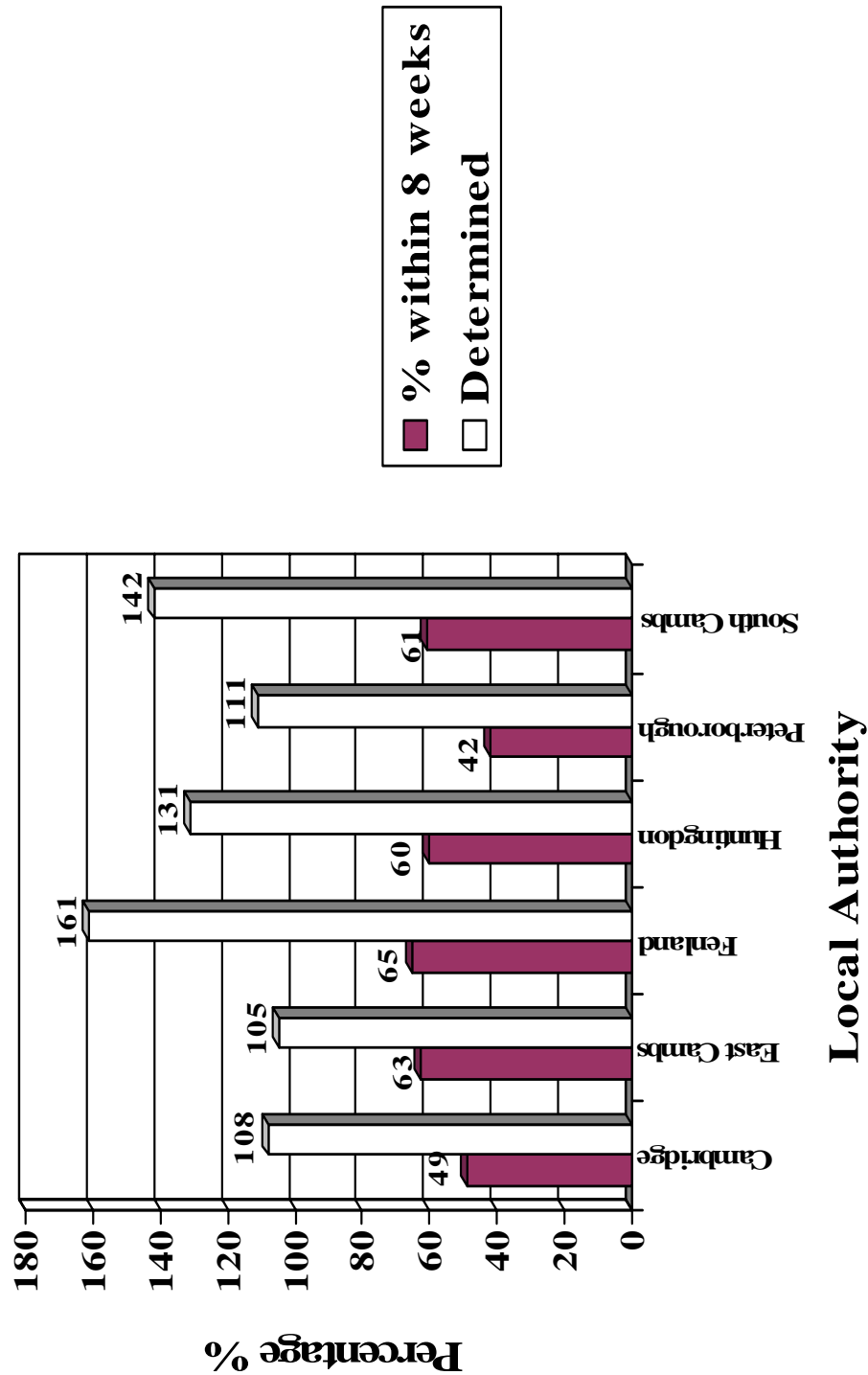
(Govt target 65% within 8 weeks)



Planning decisions by development type and speed of evaluation.

Minor Decisions for Quarter, January - March 2004

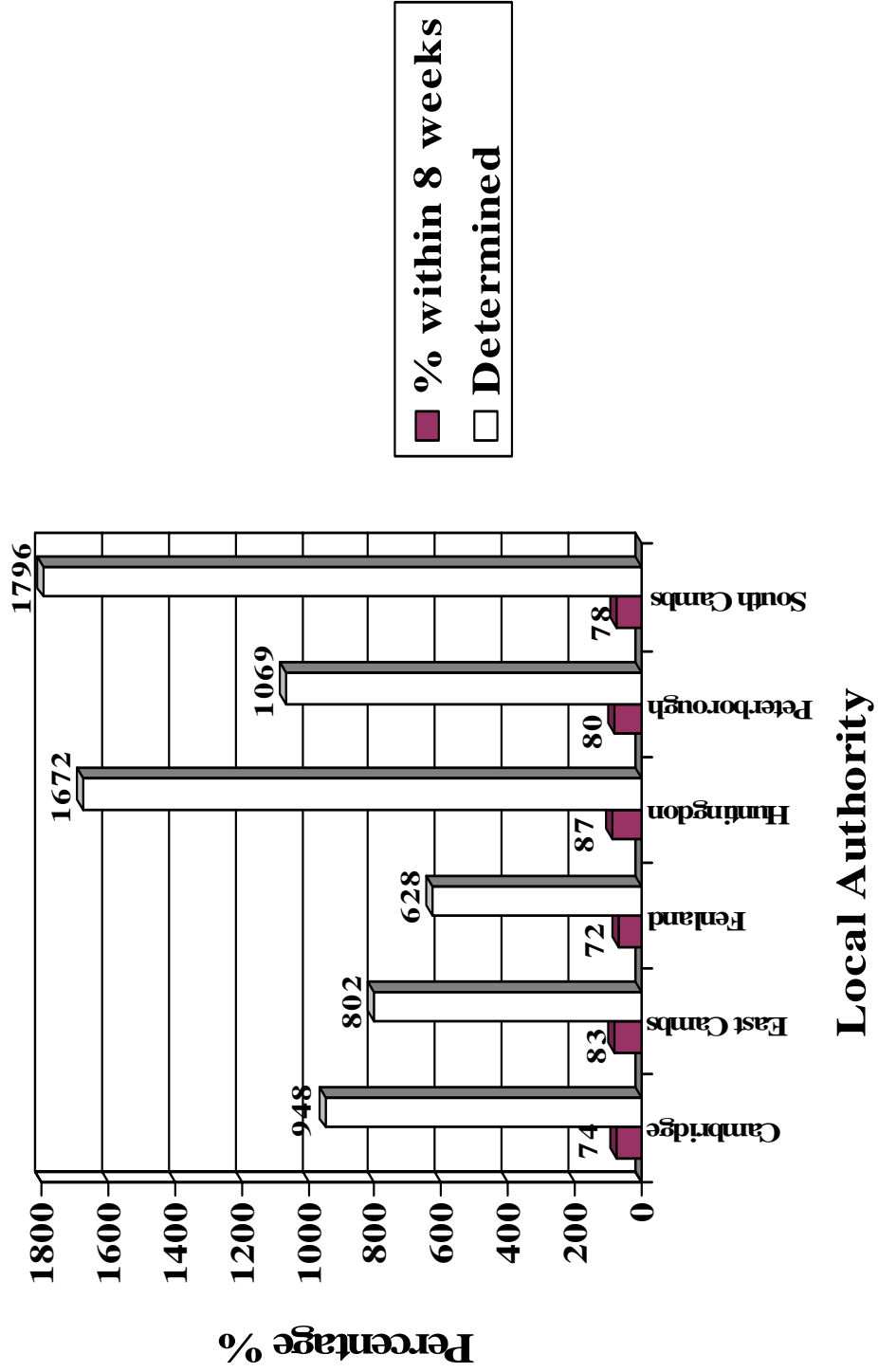
(In England 63% were determined within 8 weeks)



Planning decisions by development type and speed of evaluation.

Other Decisions, year ending 31st March 2004

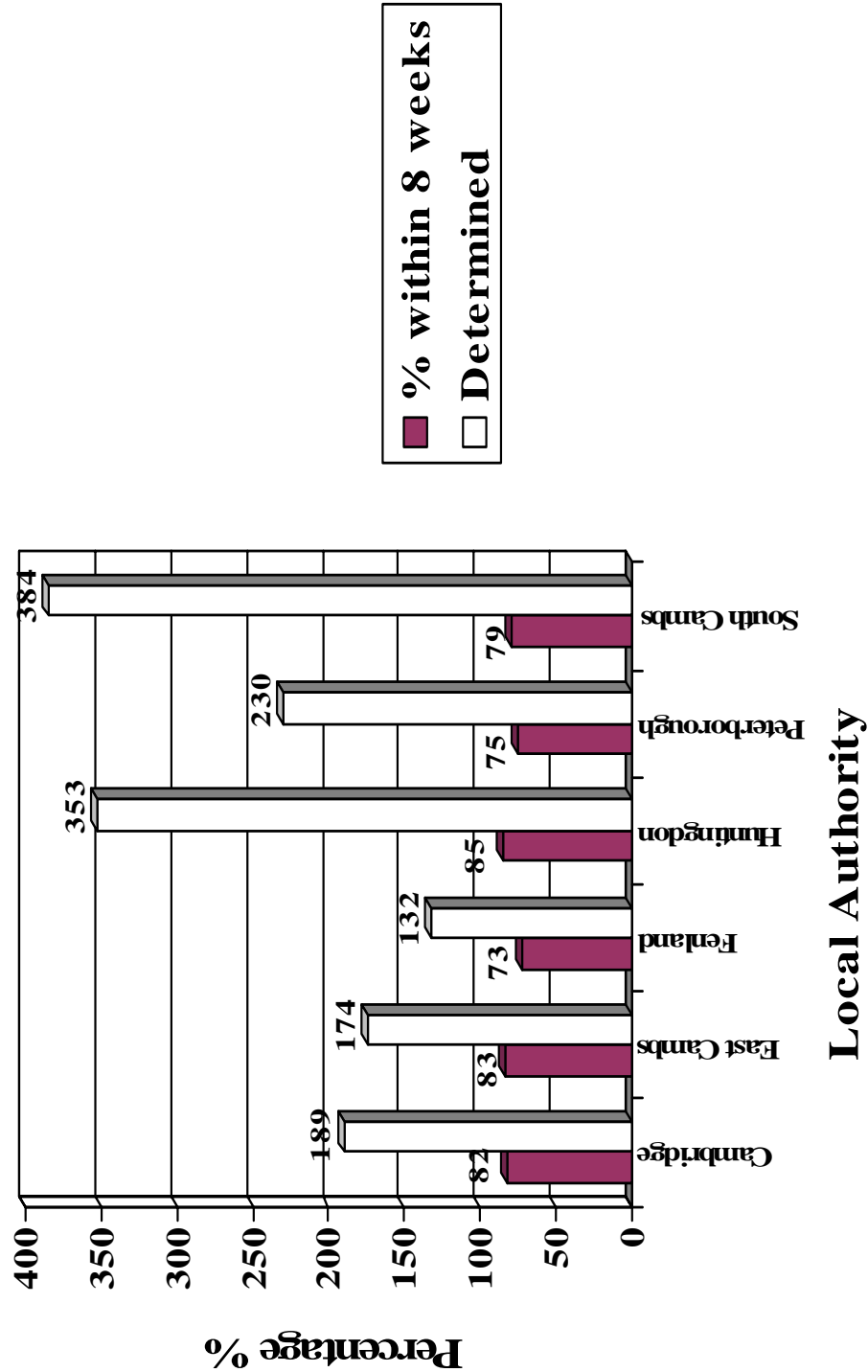
(Govt target 80% within 8 weeks)



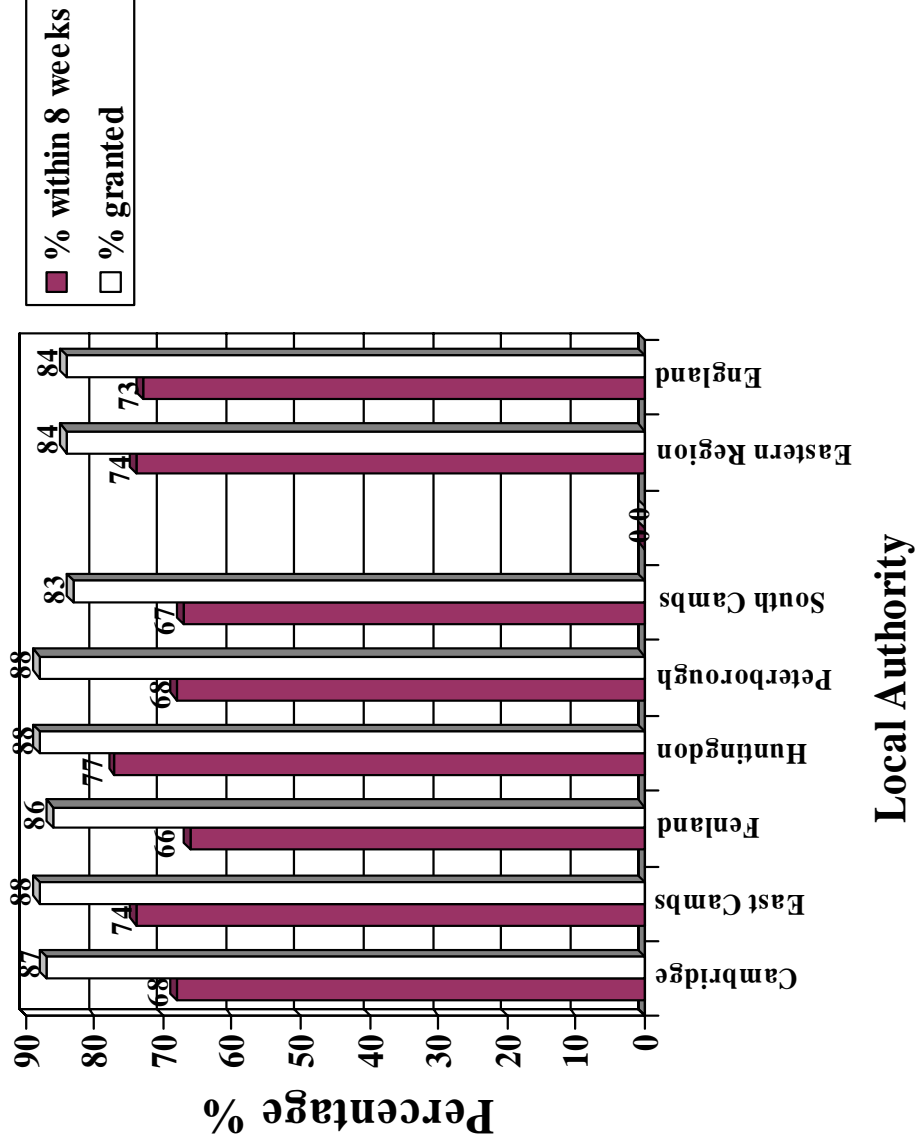
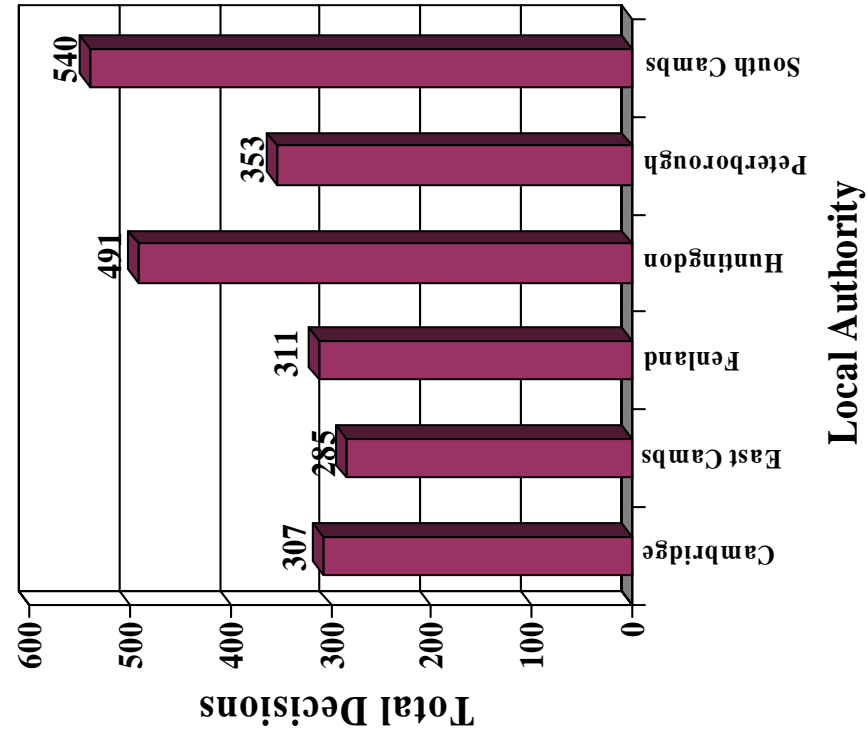
Planning decisions by development type and speed of evaluation.

Other Decisions for Quarter, January - March 2004

(In England 79% were determined within 8 weeks)



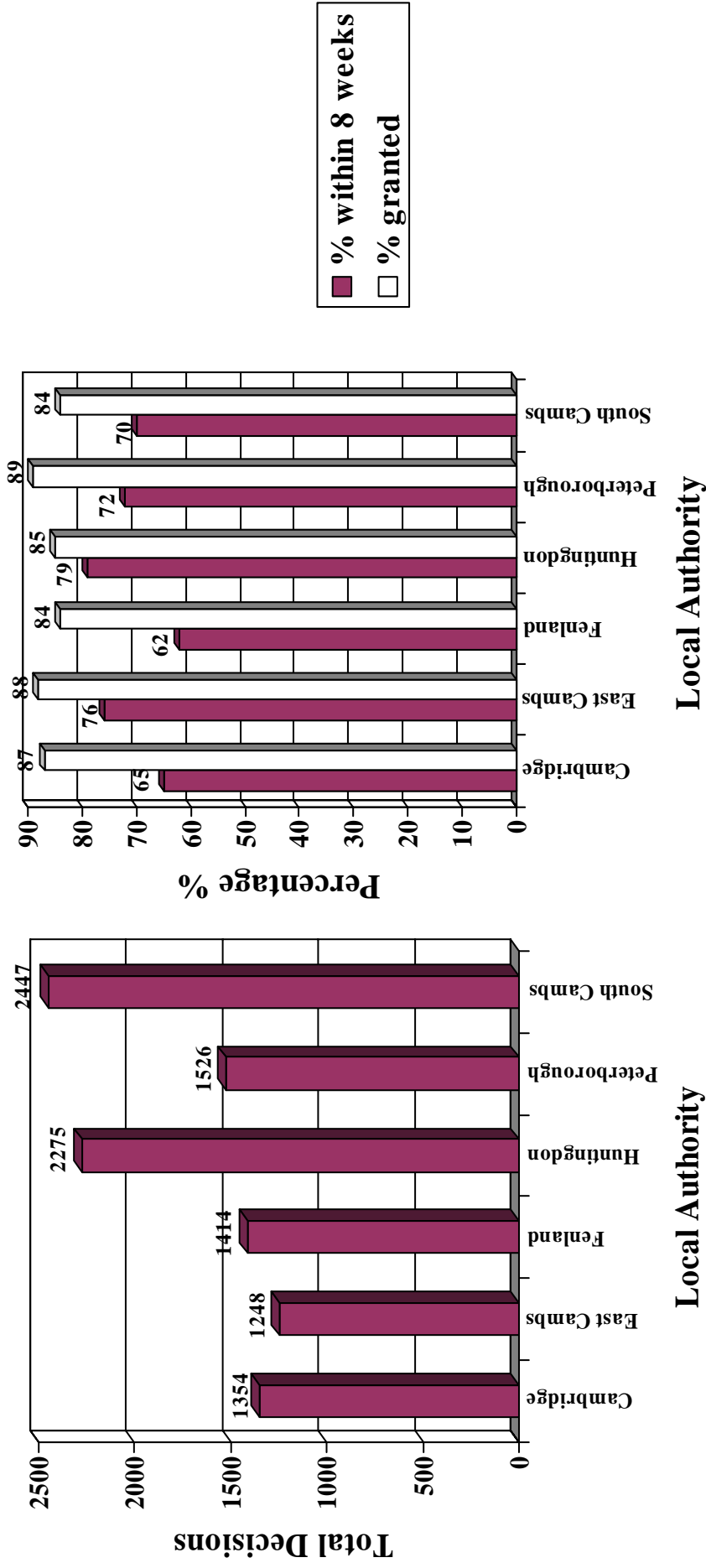
Planning Decisions for Quarter January - March 2004



This page is intentionally left blank

Planning Decisions for the year ending 31st March 2004

England – 73% within 8 weeks



This page is intentionally left blank

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

4th August 2004

AUTHOR/S: Director of Development Services

**CAMBOURNE SECTION 106 AGREEMENT:
FACILITIES AND TIMING OF PROVISIONS**

Purpose

1. The last meeting of this Committee requested that a monthly report on the community facilities required at Cambourne to meet the requirements of a 106 Agreement dated 20th April 1994 would be presented to this meeting. Members will recall they visited the various sites in June 2004, to assess the progress being made on the construction of these facilities namely, the Community Centre, Multi-Use games Area (MUGA) and Burial ground. It was resolved at June's Committee that the Council's stance should be to lift the embargo and release planning decision notices for market housing, but to retain the Chair-person's powers to re-introduce the embargo should the facilities fall significantly behind the submitted schedules. This report, therefore updates Members on the progress of the provision of these facilities, as well as updating Members on the progress of other facilities that should have been provided by now but are not part of the Council's stance.

Background

2. There are now 1371 (6th July, 2004) houses occupied at Cambourne. To recap the following community facilities are to be provided by the trigger point of 1,000 houses occupied are:
 - a. Community Centre (required by S106 at 1000 houses).
 - b. Multi-Use Games Area (MUGA) comprising part Astroturf and part hard surface playing courts (required by S106 at 1000 houses).
 - c. Burial Ground (required by S106 at 1000 houses).
 - d. Parish Council funding (required by S106 at 1000 houses).
 - e. Playing fields (required by the S106 to be provided in phases throughout the development).
 - f. Skateboard area (required by Cambourne Play Strategy at 1000 houses).
 - g. Cricket Pavilion (required by the S106 to be phased in accordance with the Master plan and by planning permission for Lower Cambourne Village Green at 450 homes in Lower Cambourne respectively).
 - h. Allotments (required by the S106 to be provided by phased provision throughout the development).
 - i. Lower Cambourne Village Green cricket pitch, recycling area (required by planning permission for Lower Cambourne Village Green at 31/3/02 and 100 homes in Lower Cambourne respectively).

- j. Trailer park (required by S106 at 300 houses).

Updated position

- 3. Progress at the time of writing this report (15th July, 2004) is as follows:
 - a. Community Centre. The groundwork is complete, steel frame is up, the roof covering is well underway. Approaches have been made to the developers to consider the installation of a semi-sprung floor, details regarding this issue are being investigated. The works being carried out are in accordance with the agreed work schedule submitted June 2004 with an anticipated completion October/November 2004. Conditions outstanding are condition 1 – landscaping scheme, details of which are under discussion with the Parish Council; condition 3 – signage, seating, hard surfacing; condition 13 – cycle store and bin store, detailed drawings have been received for information and are currently being considered.
 - b. Multi-Use Games Area (MUGA). The MUGA is practically complete; an original snagging list was compiled and these works have been generally completed. However, following initial use of the facility it has been found that the tennis court areas are too small to play competitive tennis and don't comply with the Lawn Tennis Association recommended size in relation to the run off areas at the rear of the courts. In order to address this issue the developer have investigated turning the courts round, this has proved not to be unsatisfactory as the optimum requirements of tennis courts is in a north-easterly direction, therefore a 3 metre extension to the north has been suggested however, the developers are reluctant to authorise this as their Consultants maintain that turning round is acceptable and are proposing to carry this work out in the next couple of weeks.
 - c. Burial Ground. Planning permission was granted on 2nd December 2003. This is now complete.
 - d. Parish Council funding (required by S106 at 1000 houses)- Parish Council have had their first few meetings and are now a formal body.
 - e. Playing fields. An inspection was held on the 8th July 2004, this identified that the pitches were progressing well and would be available for light use later in the year, use would require developer's consent as the facility hasn't been officially handed over for use. Our Consultant () recommended that the pitches would need a further year to develop before they would be ready for normal competitive use and that handover shouldn't be considered until September, 2005.
 - f. Skateboard and play area. Construction of this facility is well underway and the developers anticipate opening the facility late in July 2004.
 - g. Cricket Pavilion. Planning permission has been granted for this facility, amended plans were received in June, but were considered unacceptable, further amended plans have been received in July 2004, which are currently being discussed but will require a new formal planning application. No dates in relation to the construction of this facility have been provided.
 - h. Allotments. Currently, under construction for completion October 2004.
 - i. Cricket pitch and recycling area at Lower Cambourne Village Green. The recycling area is the subject of discussion in terms of providing the bottle banks, etc. The cricket pitch failed an inspection earlier this

year and a further inspection of the facilities was carried out on the 8th July 2004 this revealed that the pitch was still not upto an agreed standard. The remedial work recommended by the Consultant involves the removal of the existing crick green and the total relaying of the area. Edward Thorp attended this meeting on behalf of the consortium and acknowledged the Consultants advice.

There is no progress to report on the trailer park. Any update or comment from the developers will be reported verbally.

Considerations

4. The developers are making progress with the facilities. It is essential that the Council's stance to monitor the progress of facilities should be maintained.

Financial Implications

5. None.

Legal Implications

6. None.

Staffing Implications

7. Officers will continue to monitor the provision of community facilities and negotiate future housing schemes.

Sustainability Implications

8. Provision of these facilities is important for the community sustainability.

Conclusion

9. Positive work is taking place in terms of the developers consortium monitoring and liaising with officers to ensure facilities are provided in accordance with the work programmes. Members can see action on the ground, with the use of the MUGA by the community, although remedial works are necessary and a scheduled for the completion of the extension to the tennis courts and the developer is working with the Local Planning Authority to resolve the issue. I consider at this stage it is essential to continue to monitor the situation closely, with monthly reports back to this meeting and for the embargo to remain lifted at present.

Recommendation

RECOMMENDED that:

Members agree the Council's stance for the time being, and receive an update on progress at the next meeting on the 1st September 2004.

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

Cambourne Section 106 Agreement dated 20th April 1994.

Cambourne Play Strategy December 2000, approved under conditions of the outline. planning permission dated 20th April 1994, reference S1371/92/0

Contact Officer: Julie Ayre, Senior Planning Officer, Telephone (01954) 713264