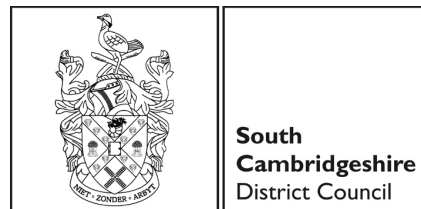


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24 August 2004

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, 1 SEPTEMBER 2004** at **10.00 a.m.**

Yours faithfully  
**GJ HARLOCK**  
Finance and Resources Director

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## 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.)*

	<b>PAGES</b>
<b>PROCEDURAL ITEMS</b>	
1. Apologies	
2. Minutes of Previous Meeting To authorise the Chairman to sign the Minutes of the meeting held on 7 <sup>th</sup> July 2004, made available on the Council's website, as a correct record.	
<b>PLANNING APPLICATIONS</b>	
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4. S/1093/04/0 - Cottenham	<b>3 - 6</b>
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6. S/1597/04/F - Fowlmere	<b>9 - 12</b>
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#### **PUBLIC RIGHTS OF WAY**

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#### **STANDING ITEM**

25.	Cambourne Section 106 Legal Agreement - Facilities and Timing of Provision	109 - 112
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#### **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

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<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> September 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/2625/03/F – Castle Camps  
Alterations and conversion of existing building into 7 dwellings. Camps Castle Public  
House, High Street for Mr and Mrs Hart**

**Recommendation: Approval of amendment**

**Update – Proposed amendment**

1. Planning permission was granted under delegated powers in February 2004 to alter and convert the existing building to provide 7 dwellings (2 no. 1-bedroom units, 4no. 2-bedroom units and 1 no. 3-bedroom unit). Eleven car parking spaces were approved. Work to alter and convert the building has commenced.
2. An amendment to the location of the parking spaces is proposed. Eleven spaces are still proposed but, rather than all being on the existing hardstanding to the rear of the site (which is outside the village framework), five of the eleven spaces would be to the side/south of the building (within the village framework). The other six would still be to the rear of the site.

**Planning Policy**

3. Local Plan 2004 **Policy TP1** states that the Council will promote sustainable transport choices through its decisions on planning applications and one of the ways in which it will seek to achieve this is through the application of maximum car parking standards. For dwellings, the maximum standard is an average of 1.5 spaces per dwelling up to a maximum of 2 spaces per 3 or more bedroom dwellings in poorly accessible area.
4. Local Plan 2004 **Policy EN30** states that the District Council will refuse schemes within Conservation Areas which do not fit comfortably into their context.

**Consultation on amendment**

5. **Castle Camps Parish Council** recommends refusal and states “The parking needs to be extended further to cater for visitors, guests and delivery vans etc. The High Street cannot accommodate any extra parking (cars now block driveways and park on the double yellow lines). Is it possible to remove the existing outbuilding to allow extra parking on site?”
6. The **Conservation Manager** has no objections to the revision in principle but suggests that details of hard and soft landscaping should be sought before it is agreed.

**Representations on amendment**

7. The United Reform Church was consulted as a neighbour but no comments have been received.

**Planning Comments – Key Issues**

- Parking provision; and
  - Affect on character and appearance of the Conservation Area.
8. The Council's parking standards would require a maximum of eleven spaces for the development. Eleven spaces were originally approved and eleven spaces are still proposed.
9. In my opinion, the revised scheme has two main advantages. Firstly, the parking spaces would be more conveniently located for the occupiers of the dwellings, and therefore it is less likely that the occupiers would park on High Street in preference to using the approved spaces. Secondly, the revised layout would allow more space for soft landscaping on that part of the site (the rear part) outside the village framework.
10. The one main drawback of the revised scheme is that the five spaces to the side of the building would be more prominent from the High Street than the approved spaces to the rear. The permission does not include a condition specifically requiring the agreement of materials for hard surfaces areas (the existing access and parking area being surfaced with tarmac) and, as suggested by the Conservation Manager, hard and soft landscaping details should be clarified before the amendment is approved. Subject to this, I consider that the revised parking layout is acceptable and should be approved.

**Recommendations**

11. Subject to confirmation of hard and soft landscaping details, that drawing no. 03/40/7c be approved as an amendment to the approved scheme.

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

**South Cambridgeshire Local Plan 2004**  
**Planning file Ref: S/2625/03/F**

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

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> September 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/1093/04/0 - Cottenham  
Agricultural Dwelling, Causeway Farm, Smithy Fen, for Mr & Mrs R Jones**

**Recommendation: Refusal**

**Site and Proposal**

1. Corner of an arable field on the south-western side of Lockspit Hall Drove, 150.0m beyond the humped back bridge. There is a detached house, Turk's Head Farm, immediately adjacent, with arable land to the rear and north-west. There is rough pasture opposite.

The outline application, received 25<sup>th</sup> May, is for the erection of one dwelling for agricultural purposes.

**Planning History**

2. None.

**Planning Policy**

3. **Policy P1/2** of the Structure Plan (2003) restricts new development in the countryside unless an essential case can be demonstrated.

**Policy HG16** of the Local Plan (2004) states:-

“In the countryside (i.e. outside village frameworks defined in this Plan), new dwellings complying with Structure Plan 1995 policy SP12/1 will only be permitted on well- established agricultural units where it can be demonstrated that there is a clear, existing functional need relating to a full-time worker, and that suitable existing buildings in the area are not available or the conversion of appropriate nearby buildings would not provide suitable accommodation.

Where a new dwelling is permitted, this will be subject to a condition ensuring the occupation will be limited to a person solely or mainly working, or last working, in the locality in agriculture or forestry or a widow or widower of such a person, and to any resident dependents.”

**Consultations**

4. Cottenham **Parish Council** recommends refusal of the application on the basis of siting only. It feels that “it should be sited away from the adjacent property” (presumably Turks Head Farm). However, I understand that it may be altering that view to one of approval.

5. The **Old West Internal Drainage Board** has no objections provided that all surface water is discharged via an infiltration system or that this is no greater than the present greenfield rate.
6. The **Environment Agency** has no objections in principle but asks for a condition detailing means of foul drainage to be imposed.
7. The **Chief Environmental Health Officer** has no adverse comments to make.
8. The **Cambridgeshire County Council County Farms Officer** is unable to support the proposal, his report is attached as Appendix 1.

#### **Representations - Applicants**

9. A supporting document is attached as Appendix 2.

#### **Representations – Neighbours**

10. Cottenham Village Design Group has no objections subject to the house being of good design and materials.
11. The occupier of Turks Head Farm next door objects to the siting of the proposed dwelling for the reasons:
  - Access will be off a “passing place”, not a lay-by, and any obstruction could impede traffic flow.
  - Lack of screening.
  - If sited adjacent Causeway farm buildings, there is an existing access, better screening and closer for servicing the newly built calf unit.
  - Site restricts access to drain for dredging etc.
  - Too close to my property which had to be sited 65.0m from its neighbour to mitigate against noise and smells.

#### **Planning Comments – Key Issues**

12. The key issue with any agricultural dwelling is whether or not there is an existing functional need for a second dwelling on the farm. A second issue is whether or not the site proposed is appropriate.

##### ***i. Need***

The accompanying statement from the applicant’s agent is detailed, as is that from the County Farms Manager who is unable to support the proposal for the reasons given. The application is, therefore, contrary to both **Policy P1/2** and **HG16**, in that an adequate case has not been made. I have previously written to the Agent asking for a plan of the whole holding, some 118ha/294 acres, and why it is necessary to site the house some 150.0m – 200.0m from the cattle sheds. At the same time I reminded them that planning permission was required for the cattle sheds. No reply has been received, nor an application submitted.

**ii. Siting**

Paragraph 4.39 of the Local Plan states:-

“Where new buildings are proposed to be erected they should be grouped around existing development to minimise the impact on the countryside”.

In their statement the applicants say they have chosen this site as it is not obviously visible from the public highway, it does not encroach on the open countryside and no new access will be required. It is in close proximity to the farm buildings to fulfil its functional need and, if sited any nearer, may put the occupants at risk from potential straw fires. Reference is also made of the need to be “on site” to minimise theft, and the risk of cattle escaping and to mitigate the risk of arson.

I have asked the County Farms Manager to comment on this issue, assuming that a case may be made in the future, and will report verbally.

If a case is being put forward for a house to provide inter alia, security, then it seems somewhat unusual to choose a site which is “not obviously visible from the public highway” and is some distance from the animals.

**Recommendation**

13. **Refusal**

1. The proposal is contrary to **Policies P1/2** of the Cambridgeshire and Peterborough Structure Plan (2003) and **HG16** of the South Cambridgeshire Local Plan (2004) in that a clear, existing functional need has not been put forward to justify a second agricultural dwelling on this farm holding.
2. Notwithstanding the above the proposed site is poorly related to the existing and proposed farm buildings.

**Informatives**

**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/1093/04/O**

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

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> September 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**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**

Members will visit this site on Tuesday 31<sup>st</sup> August 2004.

**Site and Proposal**

1. Members will recall deferring this application at last months meeting for a site visit. The officers report to last months meeting is attached as Appendix 1.

**Planning Comments – Key Issues**

2. The application has been advertised as a departure from the development plan. Any representations to that advertisement are due to be submitted before the date of the meeting and will be reported verbally.
3. The applicant has been requested to amend the description of the application to include the demolition of the existing dwelling.
4. I remain of the view that the application is acceptable.

**Recommendations**

5. That delegated powers of approval be given 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 and that the location of the site on a narrow road renders the buildings 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 Ref: S/0511/04/F and S/0493/03/F

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

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> September 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/1597/04/F - Fowlmere**  
**Erection of Dwelling and Conversion of Barn into Garage/Carport/Workshop and Store**  
**following Demolition of 2 Existing Dwellings**

**Recommendation: Delegated Approval**

Members will visit this site on Tuesday 31<sup>st</sup> August 2004

**Site and Proposal**

1. This application, registered on 30<sup>th</sup> July 2004, seeks consent for the erection of a dwelling and conversion of an existing barn into a garage/carport/workshop and store following demotion of 2 existing dwellings at Mill Farm, Fowlmere Road, Melbourn, in the Parish of Fowlmere. This site is immediately to the east of that which is the subject of the preceding item.
2. The site extends to approximately 0.3ha and is bounded to the south by the River Shep. To the north the site abuts the Fowlmere Road and to the east agricultural land and buildings. The existing bungalows, which have a combined floor area of 154 sq metres, are located at the southern end of the site.
2. The proposed replacement single storey dwelling, which will be located towards the centre of the site, north of the existing buildings, measures 21.5m x 10m (215 sq metres). The dwelling has a ridge height of 4.2m. The external walls will be finished with an insulated smooth white render and the roof will comprise a long strip raised seam weathered zinc system.
3. Existing low former piggery building at the northern end of the site are to be demolished with the exception of a clay block barn in the centre of the existing buildings, which will be retained and renovated to provide garage space and storage.
4. Access to the existing bungalows is to the north of the River Shep. That access will be closed and the new dwelling accessed from the north.
6. A letter from the applicant submitted in support of the proposal is attached as Appendix 1. The letter refers to accompanying photographs, which have not been reproduced with this report but can be viewed as part of the background papers and will be available for inspection at the meeting.

**Planning History**

7. In 2003 outline consent was granted for a replacement dwelling on this site (**Ref S/0499/03/O**), although at that time the site did not include the existing agricultural buildings and related to the demolition of one rather than both the existing dwellings.

8. An application earlier this year for the erection of a new dwelling with a floor area of 273 sq metres following demolition of the two existing bungalows (**Ref S/0512/04/F**) is to be refused under delegated powers on the grounds that the scale of the proposed replacement dwelling does not reflect that of the existing dwellings.

### **Planning Policy**

9. **Policy HG15** of the of the South Cambridgeshire Local Plan 2004 ("The Local Plan") states that proposals for a replacement of a dwelling in the countryside will be permitted where the proposed replacement dwelling is in scale and character with the dwelling it is intended to replace and; the proposed replacement dwelling would not materially increase the impact of the site on the surrounding countryside.

### **Consultation**

10. **Fowlmere Parish Council** recommends refusal. "We would like to know what justification there is for building outside the village envelope. In addition these buildings/design are totally out of keeping with the area and other residences close by."
11. The **Chief Environmental Health Officer** recommends conditions restricting the hours of operation of power driven machinery during the period of construction and demolition, and requiring an investigation of the site to assess any contamination.
12. The comments of the **Environment Agency** and **Ecology Officer** will be reported verbally.

### **Representations**

13. None received at the time of writing the report

### **Planning Comments – Key Issues**

14. Members will need to consider whether it is appropriate to consider this application as a replacement for two existing bungalows given that the preceding application for conversion of existing buildings to a dwelling also requires demolition of one of these dwellings. In addition it is necessary to consider whether the scale and character of the proposed dwelling is appropriate given the criteria in Policy HG15 of the Local Plan 2004 and whether the proposal will materially increase the impact of the site in the countryside.
15. Although two applications have been submitted for these adjacent developments, if both are approved it will result in two residential units on the site, one by conversion and one by new build, in place of two existing dwellings. I am of the view that this application can be considered on that basis.
16. The proposed dwelling has a floor area of 215 sq metres, which represents a 40% increase on the combined footprint of the existing bungalows. The height of the proposed dwelling, at 4.2 metres to the ridge, is very low. As a result the new building, although larger in floor area, will not materially increase the impact of the site on the surrounding countryside. When outline consent for a replacement dwelling was granted in 2003 the site did not include the range of piggery buildings at the northern end of the site. These buildings are now included within the application and shown for removal, with the exception of the clay block building which will be adapted to provide garaging and storage space. In my view the removal of these

buildings represents a considerable visual gain to the area which was not secured through the original consent.

17. Although the applicant has chosen to use modern materials, which, in terms of the roof may not reflect adjacent buildings, I do not consider that there will be significant views of the dwelling outside of the site and therefore find this approach acceptable.
18. The retention and conversion of the existing clay block building to provide garaging and storage space is acceptable.
19. Conditions attached to the earlier outline consent requiring the submission of a habitat enhancement scheme should be included on any new consent.

### **Recommendations**

20. That the application be approved subject to safeguarding conditions.

### **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: HG15** (Replacement Dwellings in the Countryside)
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:

**Planning Application Files S/1597/04/F; S/0512/04/F and S/0499/03/O**

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

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> September 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/1308/04/F - Girton  
Extension to 34 Woodlands Park, for Dr Russo and Ms Gillespie**

**Recommendation: Refusal**

Members will visit this site on 31<sup>st</sup> August 2004

**Site and Proposal**

1. No. 34 Woodlands is a 1930's, detached, painted brick and pantile bungalow. It has an existing single storey, flat-roof rear extension adjacent to No. 35. A driveway providing at least two car parking spaces is situated between No. 34 and No. 33. There is a long rear garden and short front garden on the property. Steps are provided at the rear of the property to link the kitchen with the rear garden.
2. The ground levels on the site drop towards the north-west. The rear garden of the property defines the western boundary of the village framework of Girton.
3. Adjoining the site to the north-east is a detached chalet bungalow (No. 35 Woodlands Park). It has a single garage and garden shed situated hard on the boundary with No. 34. A two metre high fence and shrubs define the boundary. To the south-west of the site is a detached bungalow (No. 33 Woodlands Park) with a rear patio. A two metre high fence and leylandii hedge define the common property boundary.
4. The full application submitted, submitted on 25 June 2004, is for a pitch roof over the existing single storey flat-roof extension and a flat-roof single storey rear extension of the same depth as the existing extension with an attached lean-to element to the side. The extension is intended to allow for the existing lounge to be converted to a new bedroom with ensuite, the creation of a replacement lounge and a new lobby.
5. The single storey side and rear extension has an externally measured depth of 6.4 to 6.7m and a width of 6.0m. The side extension has a monopitch roof and extends the width of the dwelling by 1.7m and is 1.15m from the boundary with the adjacent property, No. 33. The monopitch roof for the side extension and the flat-roof of the rear extension have a ridge height ranging from 3.2m to 4.4m above the natural ground level, as a result of changing ground levels towards the rear of the site. Whilst the replacement pitch roof over the existing extension has a ridge height ranging from 4.4m to 6.3m above natural ground levels.

**Planning History**

6. Planning permission was refused on 2<sup>nd</sup> April 2004 for the replacement of the flat roof with a pitched roof over the existing single storey rear extension, a new pitch-roofed single-storey rear extension, a monopitch single storey side extension and a raised timber decking area to the rear of the dwelling; on the grounds of it having an unacceptable impact on the amenities of the dwelling at No. 33 through visual

dominance and loss of privacy and overlooking. (S/0492/04/F). This application is currently the subject of an appeal.

7. The current application differs from the previous application by the removal of the decking area, the substitution of a flat-roof as opposed to a pitch roof over the proposed single storey rear extension, changing a window towards the rear of the proposed extension from clear glass to obscure glass and cutting a corner off the single storey side monopitch extension. The current and the previous application are of the same depth, width and eaves height.
8. Planning permission was given for a single storey flat-roof rear extension to the dwelling in 1973 (Ref: C/1643/73/F). This extension was intended to be used as a lounge with garden store underneath.
9. It is also noted that outline planning permission was given in 1993 for bungalows to the rear of Nos. 30 to 35 Woodlands Park (Ref: S/1624/93/O). This outline permission has now lapsed, although full planning permission has been given for bungalows to the rear of 30, 31 and 32 Woodlands Park between 1994 and 2000.

### **Planning Policy**

10. **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 and details aspects of design to be considered.
11. **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**

12. **Girton Parish Council** – Recommendation of Refusal. They add that:  
  
“An attempt has been made to reduce the impact on the neighbours, but this has a negligible effect and doesn’t achieve the desired result”.
13. **Councillor Healey** – No recommendation. She points out that she is aware of concerns from the occupant of 33 Woodlands Park and adds that the proposal may compromise the amenity of the occupant of this dwelling.

### **Representations**

14. A letter of objection has been received from the occupant of the adjacent property, No. 33 Woodlands Park, on the grounds of a loss of view/outlook. She adds that the proposal is “maybe, a minimal improvement on the first plans.”

### **Representation by Applicant**

15. The applicant has provided the following information in support of their application:
  - The proposal will have no impact on the lighting of No. 33, given its position to the north of this dwelling;



- The height of the proposed extension is constrained by the height of the existing single storey rear extension;
- The proposed extension will not unduly subject the occupants of No. 33 to a view of a blank brick wall;
- This application was submitted after pre-application discussions with the case officer for the previous application. During these discussions they were lead to believe that the proposed amendments to the previous application, would satisfactorily address the issues of privacy and visual dominance; and
- The application is similar to a single storey rear extension at 45 Woodlands Park, approved by planning officers under delegated powers in February 2004 (Ref: S/2588/03/F). The refusal of the proposed application would be inconsistent with previous planning approvals in the area.

### **Planning Comments**

16. The key issues for consideration in the assessment of this application are impacts upon the residential amenity of adjacent residents.
17. Along the rear elevation of 33 Woodlands Park is a set of French doors with windows either side on the original rear elevation of the dwelling, and four windows serving a rear kitchen extension. A side kitchen window also faces towards No. 34 Woodlands Park. A small raised patio is situated immediately adjacent the lounge door/windows between the rear kitchen extension and the common property boundary with No. 34 and has a depth of approximately 3m. The garden of this property drops to the rear.
18. The proposed single storey flat-roof rear extension, in conjunction with the single storey monopitch side extension is considered to result in an unacceptable degree of visual dominance, when viewed from the living room doors/window, rear patio and rear garden of the adjacent property, No. 33 Woodlands Park. This element of the extension is situated on changing ground levels 1.15m from the common property boundary with No. 33 and approximately 2.6m from the dwelling itself. The 6.7m length of the extension, together with its height of between 3.2m and 4.4m, will lead to a prominent and oppressive feature when viewed from the adjacent property. Such a development will create a large expanse of building that would be overbearing in mass to the extent that it will be seriously detrimental to the residential amenities of the adjacent property.
19. No objection is raised by planning officers to the replacement of the existing flat-roof over the existing single storey rear extension, with a pitched roof. This element is setback approximately 3.5m from the side elevation of No. 35 Woodlands and 7m from the common property boundary with No. 33 Woodlands Park.
20. The proposal will not result in a loss of privacy or overlooking for adjacent properties.

### **Other**

21. The applicant refers to other extensions in Woodlands Park that have been granted planning permission. I am of the view that the site has different characteristics to other properties which have been extended, including 45 Woodlands Park. In any case, each application and should be determined on its own merits.
22. Through informal discussions prior to the submission of a planning application, planning officers seek to provide helpful advice. Such advice given is informal, representative of the personal view of the officer involved and not the Local Planning Authority and does not guarantee the approval of any planning application received.

**Recommendation**

23. Refuse

**Reasons for Refusal**

24. The proposed extension will project approximately seven metres past the living room window and 4m past the rear patio of the neighbouring bungalow and brings the building to within 1.15m of the property boundary. The site is steeply sloping downhill from the house towards the rear boundary. The combined factors of the size, proximity and depth of the extension and the change in ground levels of the site will result in an unacceptable impact on the amenities of the dwelling at No. 33 through visual dominance, when viewed from the aforesaid living room window and rear patio, in addition to the rear garden immediately to the rear of the dwelling. The proposal is therefore contrary to Policy HG12 of South Cambridgeshire Local Plan 2004 which specifies that extensions which would seriously harm the amenities of neighbours will not be permitted.

**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 Refs C/1643/73/F, S/1624/93/O, S/2588/03/F, S/0492/04/F and S/1308/04/F**

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

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> September 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/1436/04/F - Girton  
Extension and Conservatory at 6 St. Margarets Road, for Mr & Mrs Barresi**

**Recommendation: Approval**

Members will visit this site on 31<sup>st</sup> August 2004

**Site and Proposal**

1. No. 6 St. Margaret's Road is a relatively modern two-storey semi-detached dwelling situated on the northern side of the road within the village framework of Girton. The dwelling has previously been extended to the rear and side with flat-roof extensions. Land on the site gently slopes down to the north.
2. This section of St. Margaret's Road is characterised by several pairs of semi-detached dwellings of similar appearance to the application site.
3. The full application, submitted on 9 July 2004, is for a first floor extension over an existing flat-roof single-storey extension on the western side of the property, two-storey side extension on the western side of the property and a rear conservatory adjacent the eastern property boundary. The extension would create a two-storey element on the western side of the dwelling, setback 3.3m from the front elevation of the dwelling, with a length of 13m and a maximum ridge height of 6.6m, which drops down to 6m towards the rear of the dwelling. The rear conservatory will infill the north-east corner of the dwelling and measures 5.2m in width and 4.5m in length.
4. The extension is intended to be used for a kitchen extension, conservatory and two additional bedrooms with ensembles.

**Planning History**

5. Planning permission was given for a single storey flat-roof extension to the side and rear of the property in 1989 (Ref: S/1769/89/F).

**Planning Policy**

6. **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 and details aspects of design to be considered.
7. **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.

8. **Policy TP1** 'Planning for More Sustainable Travel' outlines the Council's commitment to promoting more sustainable transport choices through various means, including the restriction of car parking spaces to the maximum level of two spaces per three or more bedroom dwellings in poorly accessible areas.

### **Consultation**

**Girton Parish Council** – Recommendation of Refusal. They add:

9. "The Parish Council recommend refusal, citing that the proposed extension would be overbearing and intrusive from the street and from neighbouring properties. A site visit by the Planning Department at SCDC would be highly recommended."

### **Representations**

10. Objections have been received from the occupants of both adjacent properties, No. 4 and 8 St. Margaret's Road. These occupants have raised the following grounds of objection:
- The proposal will lead to a loss of light to the kitchen/dining room at No. 4;
  - The proposed extension is out of keeping with the general character of the existing dwelling and other houses along the street;
  - The design of the extension is intrusive and overbearing;
  - The extension will have a cramped appearance that will detract from the overall look and symmetry of dwellings along St. Margaret's Road;
  - The two-storey height of the extension adjacent the property boundary with No. 4;
  - The depth of the extension past the rear elevations of adjacent properties;
  - The dwelling is currently used as a boarding house and any extension to the dwelling would increase the usage of the dwelling for this purpose;
  - There is insufficient off-street parking for the proposed extension, which will create a six bedroom dwelling;
  - The proximity of the conservatory to the property boundary with No. 8;
  - Concerns regarding the construction of the conservatory on No. 8's garden fence and plants adjacent this fence;
  - Concern that the proposed conservatory would further limit afternoon sun at the rear of No. 8;
  - Loss of view from a bedroom/study window at No. 4;
  - Loss of property value; and
  - Concern that the proposal would lead to further encroachment on No. 8 in terms of foundations having to be built on their land and guttering overhang etc.

### **Planning Comments – Key Issues**

11. 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**

12. The two-storey side extension will be setback 3.3m from the front elevation of the dwelling and 7.4m from the front property boundary. The extension is also setback a minimum of 0.6m from the side property boundary with No. 4 and 4m from the

dwelling itself. The extension has been designed to have a lower ridge height than the existing dwelling at 6.6m and drops down to 6.0m at the rear.

13. Given the setback of the extension from the front elevation and its lower ridge height, in conjunction with its setback from the adjacent property and modest width of 2.5m, the proposal is considered to have an acceptable visual impact upon the streetscene, that will not unduly affect the pattern of dwellings along St. Margaret's Road. It is noted that the side extension has been designed to have the same eaves height as the existing dwelling, with a hipped roof on the western elevation.

### **Impact on the Amenity of Adjacent Properties**

14. The two-storey side extension and first floor side extension will be set a minimum of 4m from the eastern elevation of No. 4. Adjacent the common property boundary between these two dwellings is a garage, towards the rear of No. 4. Along the eastern elevation of No. 4 are three ground level windows used for a shower/toilet, dining room and kitchen, a mid-level window used to light a stairwell and two first floor windows serving a water closet and study. It is acknowledged that the proposed extensions to the east of No. 4 are likely to lead to a loss of light to ground-floor windows along the eastern elevation of this dwelling in the morning, but not to an extent that would justify the refusal of the planning application.
15. The proposed side and rear extension will project 3.3m beyond the rear elevation of No. 4. Given a minimum separation distance of 4m, and the position of the existing garage adjacent the property boundary on No. 4, the extension is not considered to be unduly overbearing to this property. The extension would fall outside a 45% line of sight when viewed from the utility room window along the rear elevation of the dwelling.
16. A condition of consent is recommended which requires the proposed first floor windows on the eastern and western elevations to be fitted with obscure glass, in addition to no other windows being inserted into these elevations without a further planning application, in order to protect the privacy of adjacent properties. The first floor window in the rear elevation predominantly looks down the long length of the rear garden and does not unduly overlook the rear gardens of adjacent properties.
17. The proposed conservatory is positioned adjacent the common property boundary with No. 8, and will project 7.7m beyond the eastern side of the rear elevation of this dwelling. The conservatory varies in height between 2.4m and 2.9m above ground level. Given the modest height of the proposed conservatory it is not considered to result in an undue loss of light to this dwelling. It is acknowledged that the proposed conservatory may result in a loss of light to the rear garden of this property, but this would not constitute grounds for refusal.
18. The two-storey element of the extension will be setback 5.2m from the side property boundary with No. 8 and this distance is considered sufficient to prevent it from appearing overbearing on this dwelling.
19. Loss of views over adjacent properties and potential loss of property value are not recognised as material planning considerations in the assessment of planning applications. Nor are potential construction impacts on existing boundary features or plantings in the rear gardens of adjacent properties a relevant planning consideration.

### **Parking and Highway Safety**

20. The proposal if approved would result in a 6-bedroom dwelling with two on-site car parking spaces. The level of parking provision is consistent with Council's maximum standards of car parking provision and a condition of consent is recommended that guarantees the future provision of these two on-site parking spaces, given the large size of this dwelling.

#### **Other**

21. Residents of adjacent properties have claimed that the existing property is partly been used as a business premise, for the letting out of rooms to students. Planning officers have looked into this matter and are of the view that, as students share facilities within the house, the renting out of rooms to students does not constitute a business use, but is a use ancillary to the domestic use of the dwelling and as such does not require planning permission. The use of the dwelling for temporary accommodation for students is not considered relevant to the assessment of this planning application.

#### **Recommendations**

Approval

#### **Conditions of Consent**

1. Standard Condition A – Time limited permission (Reason A);
2. Sc5a – Details of materials for external walls and roofs (Rc5aii);
3. SC23 – first floor window in the eastern and western elevations of the extension, hereby permitted, shall be fitted and permanently maintained in obscure glass to the satisfaction of the Local Planning Authority (Reason: to safeguard the privacy of occupiers of the adjoining properties).
4. Sc22 – No further windows at first floor level in the west or east elevation of the development (Rc22);
5. An adequate space shall be provided within the site to enable two vehicles to park clear of the public highway. (Reason: to ensure the retention of two on-site car parking spaces in the interest of highway safety).

#### **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
  - **South Cambridgeshire Local Plan 2004: HG12** (Extensions and Alterations to Dwellings within 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:
  - Residential amenity including issues of loss of light to dwellings and gardens;
  - Parking and Highway safety

- Visual impact on the locality
  - Siting and Design
  - Use of dwelling as boarding house
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 Files S/1769/89/F and S/1436/04/F**

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> September 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/1430/04/F - Haslingfield  
Raising of Roof Height and Addition of Dormer, 2 The Hemlocks  
for Mr and Mrs McKenzie**

**Recommendation: Approval**

Members will visit this site on Tuesday 31<sup>st</sup> August 2004

**Conservation Area**

**Site and Proposal**

1. No 2 The Hemlocks, Haslingfield is a two-storey house with a shallow pitched roof. To the north and west the site abuts the rear gardens of houses in High Street and a bungalow in The Hemlocks. There is existing planting on the west boundary. To the south and east the site abuts The Hemlocks with other similar houses on the opposite side of the road.
2. This application, registered on 9<sup>th</sup> July 2004, proposes the raising of the height of the existing dwelling by 1.1 metres (from 7.4 to 8.5 metres high) to create two additional bedrooms and shower room/w.c. at second floor level. The operation would involve replacing the existing roof. There would be three rooflights in the front elevation facing The Hemlocks and one rooflight and flat roofed dormer window in the rear elevation which faces the rear of No28 High Street. The application proposes a new bedroom window in the south facing gable end but there will be no new openings in the north facing gable end.

**Planning History**

2. In June this year a planning application (**Ref: S/0580/04/F**) for a similar development was refused under delegated powers on the grounds that a proposed second floor bedroom window in the north elevation would result in an unreasonable loss of amenity to occupiers of houses to the north by reason of overlooking.

**Planning Policy**

3. **Policy HG12** of the of the South Cambridgeshire Local Plan 2004 ("The Local Plan") states that the extension and alteration of dwellings will not be permitted 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 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.

4. **Policy P7/6** of the Cambridgeshire and Peterborough Structure Plan (“The County Structure Plan”) states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
5. **Policy EN30** of the Local Plan 2004 seeks to ensure that new development preserves or enhances the special character and appearance of Conservation Areas.

### **Consultation**

6. **Haslingfield Parish Council** recommends refusal. “The Council is very unhappy at this proposal, which is within the conservation area. The increase in height to the building would be inappropriately dominating, bearing in mind the size of the neighbouring cottages, and out of character within the conservation area. We think that this matter is important enough for a site visit and for the decision to be taken by the planning committee.”
7. The **Conservation Manager** comments that “the existing dwelling would appear to date from the 1970’s and is of no significant architectural merit. The proposals will result in a 40-degree pitch to the roof, more in keeping with the traditional roof pitches of the locality, though it will now be at variants to the similar roofs on adjacent properties in The Hemlocks.
8. The lead roof dormer has been appropriately detailed.
9. The additional roof height will not impact on any of the nearby listed buildings, and will not significantly affect the setting of the Conservation Area, though it will slightly increase the overshadowing of the existing Victorian building that is immediately adjacent to this house. From observations made during the course of my site visit, it is apparent that the Conservation Area of Haslingfield is predominantly made up of 1½ and 2 storied properties. I did not notice any other 2-storey dwellings with rooms within their roofs.
10. Recommendation:  
No objection, but it should not be taken as a general precedent for 2½ storey dwellings within the Haslingfield Conservation Area. Each must be considered on its merits.”

### **Representations**

11. The occupier of No28 High Street objects to the application on the grounds that the proposed raising of the roof would be totally out of character with the surrounding buildings and would by itself dominate the skyline. As a result the proposal would detract from the conservation nature and attractiveness of the courtyard of No28, an old public house, containing the old Methodist Church and barn.
12. The proposed installation of a dormer window would create a most unattractive focal point on the boundary of the courtyard high above normal second floor window height further increasing the domination of the raised roof on the Conservation Area and severely impacting on the amenity of No28 High Street.
13. Both the proposed velux window and the dormer window on the rear of building would totally overlook the rear garden and back windows of No28. There would be little to prevent the window sizes being increased, the proposed glazing being replaced with clear glass or additional windows being added, once the application has been

approved. Even if these could be prevented, the result would still be a bank of three storey high windows overlooking the courtyard of No28.

14. If approved the proposal would set a precedent for 3-storey conversions proposals in the District which would change the whole character of villages and further reduce the availability of lower priced housing.

### **Planning Comments – Key Issues**

15. The key issues to be considered with this application are the impact on the character and appearance of the Conservation Area and the impact on the amenity of the occupiers of adjoining dwellings.
16. The Conservation Manager is of the view that the additional roof height will not impact on any of the nearby listed buildings, and will not significantly affect the setting of the Conservation Area, though it will slightly increase the overshadowing of the existing Victorian building that is immediately adjacent to this house. He confirms however that although no objection is raised to this proposal it should not be taken as a general precedent for 2½ storey dwellings within the Haslingfield Conservation Area.
17. The previous application was refused on the grounds that a bedroom window proposed at second floor level in the north elevation would overlook the rear gardens of houses in High Street resulting in an unreasonable loss of privacy. That window has been omitted from the current scheme with the bedroom in the north end being lit by a rooflight in both the front and rear elevations.
18. The existing dwelling has a shallow rear garden and is within 5.5 metres of the boundary with No28 High Street. With regard to the impact of the proposal on No28 High Street, although the raising of the roof height by 1.1 metres will result in some loss of light to the rear garden of that property, I do not consider that it will be significant. The increase in height to 8.5 metres will result in the building being more prominent when viewed from the rear of No28 however I do not consider that the resultant building would be unduly overbearing as to warrant refusing the application.
19. The rooflight in the rear elevation is shown as being positioned 1.7 metres above floor level which will prevent overlooking of the rear garden of No28 High Street. A condition can be attached to any consent to ensure that this is the case. Although the proposed dormer window will be viewed from the rear garden of No28 High Street I am of the view that it will not have an unreasonable visual impact on that property. The dormer window will serve a shower room and w.c. area and a condition can be imposed requiring the window to be obscure glazed and non-opening to prevent overlooking. A further condition can be imposed prohibiting any further openings.
20. Given the concerns expressed by the occupier of No28 High Street I will try to ensure that Members are able to view the site from that property during the site visit. It is my view however that subject to the imposition of the conditions outlined in the preceding paragraph that the proposal will not have an unreasonable adverse impact on the amenity of adjacent properties.

### **Recommendations**

21. That the application be approved subject to the following conditions
  1. Standard Condition A – Time limited permission (RC A);
  2. SC5a – Details of materials for external walls and roofs (RC5aii);

3. SC22 – No Further Windows – any elevation. (RC22);
4. The proposed rooflight in the west elevation shall be positioned so that the sill is a minimum of 1.7 metres above finished floor level. (Reason – To prevent overlooking of adjacent properties.)
5. The proposed dormer window in the west elevation shall be non-opening and fitted and maintained with obscure glazing. (Reason – To prevent overlooking of adjacent properties.)

#### **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:**  
**P7/6** (Historic Built Environment);
  - **South Cambridgeshire Local Plan 2004:**  
**HG12** (Extensions and Alterations to Dwellings within Frameworks),  
**EN30** (Development in 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 overlooking issues
  - Visual impact on the locality and 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:

**Planning Application File Ref S/1430/04/F and S/0580/04/F**  
**Cambridgeshire and Peterborough Structure Plan 2003**  
**South Cambridgeshire Local Plan 2004**

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee 1st September 2004  
**AUTHOR/S:** Director of Development Services

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**S/1320/04/O - Histon****Erection of Three Dwellings Following Demolition of Existing Dwelling at 81 Park Lane for Mr Betson****Recommendation: Approval**

Members will visit the site on Tuesday 31<sup>st</sup> August 2004.

**Site and Proposal**

1. The site lies on the western edge of the village and measures 0.126 hectares and comprises a 1950s bungalow with detached garage to the side, with access off Park Lane, close to the junction with Melvin Way. The bungalow has large front and rear gardens that are screened from the road and neighbouring dwellings by mature trees to the boundaries. 1.8 metre high, close-board fences define the Pease Way, Melvin Way and rear boundaries. The eastern boundary adjoins Melvin Way, where there is an Anglian Water pumping station sited close to the corner with Park Lane. To the south and west, dwellings on Melvin Way and Pease Way adjoin the site.
2. This outline planning application, received on the 28<sup>th</sup> June 2004 proposes to demolish the existing bungalow and garage, replacing it with three detached houses and associated garages. The house closest to Park Lane (plot 1) will utilise the existing access, while the two houses (plots 2 & 3) to the south would front, and have access from, Melvin Way. Design and landscaping are not included with this outline application, however sketch plans indicate that some trees within the site would be retained and the frontage to Melvin Way could be landscaped with a hedge and tree planting to replace the existing fence. The density would equate to 23.81 dwellings per hectare.

**Planning History**

3. There is no planning history for this site.

**Planning Policy**

4. **Policy SE2 'Rural Growth Settlements'** of the South Cambridgeshire Local Plan 2004 ("Local Plan") defines Histon as a Rural Growth Settlement in which residential development will be permitted on unallocated land, providing the development meets with the criteria of this and other polices included within the Local Plan.
5. **Policy HG10 'Housing Mix and Design'** of the Local Plan requires residential developments to include a mix of housing types and sizes, including one and two bedroom dwellings, making best use of the site and promoting a sense of community that reflects local needs. Design and layouts should be informed by the wider character and context. In addition, high quality design is sought, combining energy efficiency.

6. **Policy TP1 ‘Planning More Sustainable Travel’** of the Local Plan seeks to promote sustainable travel by limiting car parking to maximum levels and requiring cycle parking to be provided, as set out in standards in appendix 7/2.
7. **Policy P1/3 ‘Sustainable Design in Built Development’** of the Cambridgeshire and Peterborough Structure Plan 2003 (“Structure Plan”) states that a high standard of design and sustainability should be adopted for all new forms of development.
8. **Policy P5/3 – Density** of the Structure Plan requires previously developed land to be re-used efficiently. A guideline of 40 dwellings per hectare is identified for sites close to a good range of services, facilities and public transport. Densities of less than 30 dwellings per hectare will not be acceptable. The highest density possible that is compatible with local character should be applied.

### **Consultations**

9. **Histon Parish Council** has recommended refusal based on density, over-development of the site and concern over screening and privacy to other houses in the locale, especially no. 1 Pease Way.
10. **Chief Environmental Health Officer** – recommended conditions to minimise the effects of noise from the development to nearby residents or occupiers.
11. The comments of the **Trees and Landscape Officer** will be reported verbally at Committee.
12. **Anglian Water** comments will be reported verbally at Committee, including any subsequent additional advice from the Chief Environmental Health Officer.

### **Representations**

13. Letters of objection have been received from occupiers of four neighbouring properties. The issues raised include:
  - Proximity to Brantwych to the south and 1 and 3 Melvin Way opposite.
  - Loss of light to Brantwych and 3 Melvin Way.
  - Potential first floor side windows effecting Brantwych.
  - Two storey dwellings proposed, objectors would prefer single storey.
  - Impact on highway safety, resulting from the narrowness of the road, proximity to the junction with Park Lane, additional traffic, siting of accesses in relation to the access to 3 Melvin Way and loss of on-street car parking.
  - Loss of privacy to 3 Melvin Way due to narrowness of the road and siting directly opposite. In addition, loss of privacy to nos. 1 and 3 Pease Way, to the west, due to siting of the dwellings proposed and the removal of trees.
  - Removal of trees and shrubs, which provide privacy and wildlife habitat.
  - The proximity, number and size of dwellings proposed would result in over-development of the site.

### **Planning Comments – Key Issues**

14. The key issues to consider in respect of this application are those relating to the siting, density and access. Other issues relating to the design and landscaping are not part of this application and would be reserved matters.

***Siting***

15. The three dwellings proposed will be sited so that a separation distance of between 23.45 metres and 26.50 metres is achieved between the back walls of the houses proposed and those at nos. 1 and 3 Pease Way. This is greater than the existing separation distance, albeit at single storey; and is also greater than the existing distance between Brantwych and no. 3 Pease Way. It is reasonable to anticipate retention of a number of trees along this boundary, providing additional screening; however even without any trees the back-to-back separation distances are entirely acceptable. The front-to-front relationship of plot 3 with 3 Melvin Way also is not unreasonable at 15 metres. These separation distances, with the east-west facing orientation of the dwellings and surrounding houses, will ensure that a significant loss of light does not result.
16. The proposed siting in relation to the street scene is very good, with a continuation of the existing built form through frontage development and provision of detached houses. It should be possible to retain a number of the existing trees within the site. In light of the above considerations, the relationship of the proposed dwellings with the street and neighbouring properties will not be detrimental to the character of the area or neighbouring amenities.

***Density***

17. The proposals do not represent an over-development of the site. Based on current policy a density of a minimum of four or five dwellings could be sought, however when taking into consideration the character of this area, location on the village edge and adjacent to the Green Belt, and the proximity of the site to the junction of Melvin Way with Park Lane the three dwellings proposed are considered to be an appropriate density and will not result in over-development of the site.

***Access***

18. The utilisation of the existing access to serve plot 1 will not be more harmful to the highway safety than if the existing dwelling were retained. The crossover proposed for plots 2 and 3 will be a shared access and is to be sited further away from the junction than the access off Melvin Way, which serves 77 Park Lane. The access is to be sited to the south of this existing access 'opposite' and will be north of the access to 3 Melvin Way. The two additional properties proposed will use Melvin Way, however these dwellings will not result in a significant increase in traffic on this adopted estate road. The application indicates that two car parking spaces for each of plots 2 and 3 will be provided in the form of single garages with a car parking space in front, in line with current car parking requirements. It is reasonable, therefore, to conclude that no significant harm to highway safety and traffic will result from these proposals.

***Reserved Matters***

19. All other aspects of the proposals are to be considered as part of a reserved matters planning application. These will include landscaping proposals and details of the design for the dwellings. Potential issues relating to these matters can be addressed in detail at that time and are not considerations for this outline application.

**Recommendation**

20. Approval

1. Standard Condition B – Time limited permission (Reason A);
2. Sc1 – Reserved Matters b) design, d) landscaping (Reason 1)
3. Sc26 – Power operated machinery Worded 'before 8 am on weekdays and 8 am on Saturdays nor after 6pm on weekdays and 1pm on Saturdays (nor at any time on Sundays or Bank Holidays) (Rc26);
4. Sc52 – Implementation of landscaping (Rc52);
6. Sc56 – Protection of trees during construction (Rc56);
7. Sc57 – Protection of existing trees (Rc57);
8. Sc60 – Details of boundary treatment (Rc60);
9. C3 a) & b) – Car parking, turning and unloading (RC20 – parking and turning of vehicles).

**Informatives**

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 and demolition there shall be no bonfires or burning of waste except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
3. Before any existing property is demolished, a Demolition Notice will be required from the Environmental Health 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, to ensure the protection of the residential environment 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) and Policy P5/3 (Density).
  - **South Cambridgeshire Local Plan 2004:** SE2 (Development in Rural Growth Settlements), HG10 (Housing Mix and Design) and 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:
  - Residential amenity (light, privacy and overlooking);
  - Highway safety (access and car parking);
  - Landscaping (existing trees and wildlife);
  - Design (size and height);



- Appearance and character of the area (over-development).
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:

- **South Cambridgeshire Local Plan 2004**
- **Cambridgeshire and Peterborough Structure Plan 2003**
- **Planning file Ref: S/1320/04/O**

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> September 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/1188/04/F - Impington**

**Erection of Eleven Houses, Two Flats and Garages following Demolition of Existing Dwellings (15-17 Mill Road), 15-17 Mill Road and Land Rear of 13-23 Mill Road and Rear of 17-23 Highfield Road for Hogger Homes Ltd**

**Recommendation: Approval**

**Site and Proposal**

1. An irregular shaped site of 0.5ha comprising numbers 15-17 Mill Road, a pair of semi-detached properties with gardens, which widens out to the rear comprising a block of land which were the former rear gardens of numbers 17-23 Highfield Road to the south. The site is surrounded on three sides by existing residential development with the fourth/west boundary being arable land/green belt.
2. The full application, originally received on 8<sup>th</sup> June, proposed the demolition of numbers 15-17 Mill Road and the construction of a cul-de-sac to serve 4 x 1-bedroom flats (affordable housing) and a 2-bedroom house on that part of the site occupied by numbers 15-17 Mill Road, together with ten houses to the rear. These would comprise 4 x 3-bedroom houses, 2 x 4-bedroom houses and 4 x 5-bedroom houses.
3. Following objections to the original scheme, that section occupied by numbers 15-17 Mill Road has been re-designed whereby the block fronting Mill Road now comprises 2 x 1-bedroom flats and a 2-bedroom house (affordable housing) with a re-aligned estate road. The second block of flats has been omitted. The remainder of the site remains unchanged.

**Planning History**

4. Two similar applications were appealed in 2003 against a refusal and a non-determination – the reasons for refusal being:-

The site forms part of an established residential area characterised by its linear form and generally long and open rear gardens. It lies on the edge of the built-up part of the village of Impington and adjoining open countryside and the Cambridge Green Belt.

1. The proposed development of this site would not be sensitive to the character of the village and local features of landscape importance. It is therefore contrary to **Policy H15** of the Adopted South Cambridgeshire Local Plan 1993 and **Policy SE3** of the Local Plan No. 2 Proposed Modifications October 2002.
2. The development is not of an appropriate layout which offers sufficient opportunities for landscaping on this edge of village site to minimise its impact on the adjoining countryside. It is therefore contrary to **Policy H6** of the

Adopted South Cambridgeshire Local Plan 1993 and **Policy SE14** of Local Plan No. 2 Proposed Modifications October 2002.

3. The development fails to reflect the wider character and context of the surrounding townscape and landscape and does not achieve high quality design and local distinctiveness. It is therefore contrary to **Policy 12/10** of the Approved Cambridgeshire Structure Plan 1993 and **Policies HG15** and **HG16A(4)** of Local Plan No. 2 Proposed Modifications October 2002.
4. In detail the proposed layout fails to accord with **Policy SP12/10** of the Approved Structure Plan 1995 which seeks to incorporate high standards of design of layout and design. In particular the proposal will have a detrimental impact on:-
  - The amenity currently enjoyed by the occupier of No. 19 Mill Road through the creation of a vehicular access that will run immediately adjacent to the side garden of that property causing noise and disturbance.
  - The amenity currently enjoyed by existing residents that abut the site in that the proposed houses have short gardens of in places only 5 metres causing intense overlooking of the rear gardens.
  - The short rear gardens of some of the proposed properties will put pressure in the future for the removal of the proposed outer landscape buffer. This is contrary to **Policy SE14** of the Local Plan No. 2 Proposed Modifications October 2002.
  - The proposed carriage way does not fully meet requirements of the Local Highway Authority to the potential detriment of highway safety.
5. Both appeals were dismissed, but only on the **one** issue of the effect of the proposal on the living conditions of nearby residents in terms of noise disturbance and privacy.

### **Planning Policy**

#### **i. Cambridgeshire and Peterborough Structure Plan (2003)**

**Policy P1/3** includes a requirement for a high standard of design and sustainability, minimising the need to travel through, among other things, the promotion of higher densities. It also requires proposals to respond to local character and to preserve important environmental assets. **SP Policy P5/3** indicates that new housing development should be at the highest possible density compatible with local character. It provides that densities of less than 30 dwellings per hectare (dph) will not be acceptable and 40 should be sought in locations close to a good range of services and facilities. **SP Policy P5/4** includes an indication that local plans should provide for affordable housing and 1 and 2-bedroom homes and **SP Policy P6/1** requires that additional infrastructure and community requirements generated by proposals should be met and secured by condition or planning obligation. **SP Policies P6/3** and **P6/4** seek to ensure that unacceptable flood risks are not incurred or exacerbated.

#### **ii. South Cambridgeshire Local Plan (2004)**

**Policy SE2** identifies Histon and Impington as a Rural Growth Settlement where residential development on unallocated land will be permitted if the following provisos are met. The retention of the site in its present form must not be essential to the character of the village. The development must be sensitive to that character, local features of landscape or ecological importance and the amenities of neighbours. The village must have the necessary infrastructure capacity and residential development must not conflict with another policy in the plan. In any case, development should provide an appropriate mix of dwellings in terms of size, type and affordability and a minimum density of 30 dph, unless there are strong grounds for not doing so. **LP Policy SE8** creates a presumption in favour of residential development within village frameworks provided other policies, including SE2, are satisfied.

**Policy SE9** provides that development on the edges of villages should be sympathetically designed and landscaped to minimise the impact on the countryside. **LP Policy HG7** sets out the Council's requirements for affordable housing provision, based on a survey of housing need. Among other things, **LP Policy HG10** also requires a suitable mix of dwelling types, sizes, and affordability and indicates that the wider character of the local townscape and landscape should inform design and layout. **LP Policy HG11** indicates that development to the rear of existing properties will not be allowed if it would have certain results. These include: (1) overbearing, overlooking or overshadowing of existing residential properties; (2) noise and disturbance to such properties through the use of its access; (3) highway dangers through the use of its access; or (4) if it would be out of character with development in the vicinity.

**Policy CS1** indicates when the Council will seek to negotiate planning obligations or impose Grampian-style conditions and **LP Policy CS5** concerns flooding and is broadly similar in effect to **SP Policies P6/3** and **P6/4**. **LP Policy CS2** also requires the adequate provision of water supply, sewerage and land drainage systems. Under **LP Policy CS10**, developments of 4 or more dwellings will give rise to a requirement for financial contributions towards the provision of additional accommodation, if they would cause the capacity of schools to be exceeded.

Also of relevance are **Planning Policy Guidance (PPG) Note 1** (General Policy and Principles), **PPG 3** (Housing) and **PPG25** (Development and Flood Risk). Together, **PPGs 1 and 3** encourage the efficient use of land, especially previously developed land and **PPG25** provides advice regarding the assessment of flood risk.

### Consultations

6. Impington Parrish Council objected to the scheme as first submitted for the reasons:-

The Planning Committee feel the new layout is not adequate to alleviate the impact identified by the Inspector at Appeal, the disruption being unacceptable including noise reflected back off P4 and P5 (flats). It is also felt materials to the elevation to Mill Road should be shown in character with the properties proposed for demolition. The Committee cannot help but comment on:

- The primary schools being at capacity
- The doctors surgery being at capacity
- The mix of housing (ref. to South Cambs 2002 Housing Needs Survey on market housing)
- The continuing impact on No. 13 Mill Road.

Comments on the revised plans will be reported verbally.

7. The **Environment Agency** recommends the use of a “Grampian” style condition to cover drainage issues; the application is accompanied by a Flood Risk Assessment.
8. The **Police Architectural Liaison Officer** recommends that the proposed 1.95m high close boarded fencing be changed whereby the top 600mm is trellis. This has the double advantage of a) creating enhanced supervision of the parking area and b) the trellis provides a deterrent to climbing. Any fencing adjacent to the roadway should be a maximum of 900mm high.
9. The **Chief Financial Planning Officer**, Cambridgeshire County Council, requests a developer contribution towards three secondary school places. There is adequate primary school provision in the area.
10. The comments of the **LHA** will be reported verbally; the cul-de-sac having been re-planned. In addition, the County Council is requesting a financial contribution towards the Northern Corridor Area Transport Plan.
11. **Cambridgeshire Fire and Rescue Service** request the provision of fire hydrants in the layout.
12. The **Council’s Drainage Manager** asks for a condition to cover adequate means of surface water disposal. Apparently further information has come to light and a more thorough Flood Risk Assessment (FRA) is required. The Drainage Manager has been in contact with the Consultant direct in this respect.

### **Representations**

13. Eleven letters, one including a petition, have been received objecting to the scheme for the reasons:-
  - i. Increase in traffic on Mill Road by 100%, creating further congestion on A14 junction. Will conflict with the proposed traffic calming scheme on Cambridge Road. The road will become a “rat run”.
  - ii. Inadequate parking provision in the scheme. Any parking overflow on Mill Road would cause serious congestion. The proposed Guided Busway cannot be considered to solve the transport problem for an increase in population.
  - iii. Danger to pedestrians crossing the new estate road, especially elderly residents, and children walking to the nearby play area.
  - iv. The developers should be told that a road between Highfield Road and Mill Road will never be given.
  - v. Little or no reduction in amount of traffic from scheme discussed at Appeal.
  - vi. Development will alter the special character and spaciousness of the area, being close to the Windmill. Loss of 2 soundly built houses. Loss of wildlife. House and styles inappropriate. Impact on countryside and inadequate space for screening. Over-development and overlooking.

- vii. Question need for more houses as 900 are planned at Arbury Camp, 10,000 at Northstone and 500 at Unwins. Local facilities, i.e. schools, doctors, are at capacity. Little contribution to affordable housing.
- viii. The land is saturated in winter. Increase in flooding. Any agreed “solution” may cause increased problems to adjacent land.
- ix. Could lead to future development adjacent.
- x. Light pollution from street lamps.
- xi. A willow tree at 13 Mill Road, which provides some screening, may have to be felled because of subsidence problems.
- xii. Numbers 9-17 Mill Road have to maintain a private sewer. Possible problems of ground disturbance from site clearance/demolition.
- xiii. Two previous appeals rejected because of “increased traffic and noise”.
- xiv. Noise and disturbance to numbers 13 and 19 Mill Road. The Developer has little regard for the local views or those of the Inspector. The revised scheme does **not** solve the problems highlighted by the Inspector.
- xv. The long length of fence proposed will overshadow the garden. Who will maintain it?

#### **Planning Comments – Key Issues**

- 14. As can be seen from the number of letters of objection to this proposal, and the points raised, the local community is strongly opposed to development here but the basic and only issue is “has the revised scheme overcome the **one** objection on which the appeals were dismissed, - that is the effect on No. 19 Mill Road adjacent”.
- 15. In discussing the appeals, the Inspector stated:-

“The same main issues arise in both appeals. The first is the affect of the proposal on the living conditions of nearby residents in terms of noise, disturbance and privacy. The second main issue is the affect on the character and appearance of the area”.
- 16. In great detail, and in a well-argued Report, the Inspector carefully considered all the points of policy, security, traffic, housing mix, character of the area, overlooking and loss of privacy, pattern of development, surface water, flooding and contributions for education and transport. In all these matters he was satisfied that the two schemes before his were **acceptable**.
- 17. The appeals failed on **one** matter only and this was with regard to the “unacceptable harm to the living conditions of nearby residential occupiers through increased noise and disturbance”.
- 18. In one appeal the new roadway would have been immediately adjacent to the boundary with No. 19 Mill Road, in the other appeal it was separated by a 1.8m wide footway. “Such close proximity to No. 19’s hitherto quiet rear garden would give rise to an unacceptable increase in the noise and disturbance suffered by the occupiers of that property” said the Inspector. He went on to say that “It would also be

exacerbated by the noise of engines starting, doors slamming, vehicles manoeuvring at the junction with Mill Road, or to and from the nearby parking spaces, as well as pedestrians using the shared surface or footpath”.

19. The Scheme has now been revised whereby:-
  - i. The two 1-bedroom flats and one 2-bedroom house, designed as one building, has been retained at the front of the site adjacent to No. 13 Mill Road.
  - ii. The second block of flats, formerly plots 4 and 5, have been omitted. This has enabled the roadway to be curved towards the centre of the plot of land thereby achieving fully landscaped areas either side of the access road up to 6.0m – 6.5m in width.
20. With such a width for landscaping and fencing, together with the removal of the parking area/double garage which caused the Inspector concern, the amenities of the two neighbours are safeguarded.
21. It should also be remembered that there will be a slight drop in the traffic generated from the site with the deletion of the two flats although I recognise it will not be substantial.
22. As amended, the scheme is recommended for a delegated approval.

## **Recommendation**

That, as amended by letter dated 20 July 2004 and drg nos. EDG/02/138/36 and 40, delegated approval be granted subject to the prior signing of a Section 106 Agreement to cover i) affordable housing, ii) educational contribution and iii) Northern Corridor Area Transport Plan contribution, and normal safeguarding conditions.

## **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:**  
**SE2** (Development in Rural Growth Settlements)
  - **HG10** (Housing Mix and Design) 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 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:

- **South Cambridgeshire Local Plan 2004**
- **Cambridgeshire and Peterborough Structure Plan 2003**
- **Planning file Ref. S/1188/04F**

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Telephone: (01954 713252)

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> September 2004
<b>AUTHOR/S:</b>	Director of Development Services	

**S/1297/04/LB & S/1298/04/F - Linton  
S/1297/04/LB - Alterations – Replacement of Beam and Strengthening of Wall in  
Basement of Stair Tower and Construction of Brick Extension for Porch and Shower  
Room. New Dwarf Wall and Steps.**

**S/1298/04/F - Extension  
at Emsons Farmhouse, 18 Bartlow Road for Mr and Mrs Reimann**

**Recommendation: Refusal**

Members will visit the site on Tuesday 31<sup>st</sup> August 2004

**Site and Proposal**

1. These applications, submitted on the 24<sup>th</sup> June 2004, seek consent for the erection of a single storey, pitched roof extension on the rear of the building to form a porch and shower room, adjacent to the 17<sup>th</sup> century stair tower. The extension measures 3.6 metres in length, 2.9 metres in width and, at its highest, 4.1 metres in height. It protrudes 600mm beyond the front elevation of the stair turret. The extension is to be painted brickwork with a clay plain tiled roof. Access from the sitting room will be through an existing doorway. The listed building application also seeks consent for alterations including replacement of beam and strengthening of wall in basement of stair tower, new dwarf wall and steps.
2. The application site is a 17<sup>th</sup> century two storey, Grade II Listed Building, formerly a farmhouse, extended in the 19<sup>th</sup> century with a service wing to form an L shape. To the rear in the angle between the two ranges is a two storey, 17<sup>th</sup> century stair turret with a basement below. The dwelling faces partly onto the road with a mature garden to the rear. The original form of the building survives and has not been extended or significantly altered. The construction is a timber frame partly encased in painted 19<sup>th</sup> century brick with a plain tiled roof. The eastern elevation is relatively unaltered and is timber framed and plastered with some brickwork to the lower part of the stair turret. There are two small windows in the stair turret, one small first floor window and a glazed door to the lounge.

**Planning History**

3. S/0478/04/ F – Addition of pitched roof to flat roofed garage – Approved
4. S/0094/96/LB – Alterations, replacement of 2 windows, louvre to cellar and skirting to hallway – Approved
5. S/1053/94/LB – Part demolition, alterations and damp proofing– Approved

**Planning Policy**

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 HG12** of the South Cambridgeshire Local Plan 2004 states that planning permission for the extension of dwellings will not be permitted where:
  - The design and use of materials would not be in keeping with local characteristics;
  - The proposal would seriously harm the amenities of neighbours;
  - 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; or
  - Boundary treatments would provide an unacceptable standard of privacy and visual amenity.
8. **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;
9. Planning Policy Guidance (PPG) 15 “Planning and the Historic Environment” paragraph 3.3 states that “ local planning authorities should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

### **Consultation**

10. **Linton Parish Council** recommends approval of both applications.
11. **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 porch and shower room onto the existing stair turret will have a significant impact on the rear elevation of the listed building and compromise its architectural form and historic interest.
12. The building is currently occupied and well maintained and consequently the development is not necessarily justified in terms of ensuring the continued use of the historic building.

### **Representations**

13. The occupier of No.32 Emson's Close has no objections to the development in principle but does express concerns relating to drainage/sewerage.

### **Planning Comments – Key Issues**

14. The key issue is the effect of the extension on the character and appearance of the listed building.

Listed Building

15. The existing stair turret is an important feature, which dominates the rear elevation and contributes to the special character and appearance of the listed building. The proposed extension would partly obscure the stair turret and the external wall of the living room and create a separate visual focus, which would compromise the character of the stair turret as a stand-alone structure. The extension would thereby detract from the special character of the rear elevation in scale, form and appearance.
16. The listed building application also includes works to the basement to cure a long-standing structural problem and it is suggested that the extension would prevent a similar problem arising in the future, by enclosing the area and preventing damp penetration. These works could be carried out without constructing an extension and are not considered to be sufficient justification for a proposal that would harm the character and appearance of this listed building.
17. In addition to the above considerations, 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.
18. The proposal is considered to fail to meet the tests in the Local Plan policy and is inappropriate and detracts from the special character of the listed building. The addition of a porch and shower room will have a significant impact on the rear elevation of the listed building. The result will neither preserve nor enhance its character and appearance.
19. The proposed replacement beam, strengthening of wall in basement of stair tower, new dwarf wall and steps are considered to be acceptable.

Other Issues

20. The proposal would not have a serious impact on the amenity of neighbours and is considered to be acceptable in terms of the criteria in Local Plan Policy HG12. Given the scale of the proposed development, the neighbour's concerns in relation to drainage/sewerage are perhaps more appropriately dealt with as part of a Building Regulations application and are not reason to refuse this application. Nor are they reason to attach a condition to any approval requiring the agreement of drainage/sewerage details.

**Recommendations**

19. Refusal
  1. The proposed single storey rear extension, by virtue of its form and appearance, is considered to significantly alter the external appearance of the building to its detriment. The proposal is considered to be damaging to its special character, appearance and the historic interest of the building and is therefore contrary to Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy EN20(2) of the South Cambridgeshire Local Plan 2004.
  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. 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. **File Refs: S/1297/04/LB, S/1298/04/F, S/0478/04/ F, S/0094/96/LB and S/1053/94/LB**
- b. **Cambridgeshire and Peterborough Structure Plan 2003**
- c. **South Cambridgeshire Local Plan 2004**
- d. **Planning Policy Guidance (PPG) 15 “Planning and the Historic Environment”**

**Contact Officers:** Barbara Clarke – Planning Assistant and Andrew Moffat – Area Planning Officer  
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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> September 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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

**Recommendation: Approval**

Members of Committee will visit the site on Tuesday 31<sup>st</sup> August 2004.

**Conservation Area**

**Background**

1. Members may recall that, at last month's Committee meeting, this application was deferred for a site visit. A copy of the Committee report is attached as an appendix.

**Update including responses in respect of the amended plans**

2. At the time last month's report was written, amended plans had been submitted and responses were awaited in respect of those amendments. Comments received to date are:
3. **Little Shelford Parish Council** continues to recommend refusal, reiterating all its original objections to the application.
4. **The Conservation Manager** states that the revised proposals represent a significant improvement on the original although he still has some reservations about the tapering first floor walls to the central projecting bay. However, he states that this is a minor matter and the revised scheme is in keeping with the overall development along this side of the High Street and will not unduly affect the setting of the Conservation Area.
5. The comments of the **Trees and Landscape Officer** in respect of the amended plans are awaited and will be reported verbally at the Committee meeting.
6. Further letters of objection have been received from the owner/occupiers of Nos. 38, 42, 65, 67 and 71 High Street. All still object to the scale of the building and consider that setting the building back by 1 metre is of no real benefit.
7. The block plan submitted with the 15<sup>th</sup> July amendments was incorrect in that it failed to show the dwelling set 1 metre deeper into the site. A corrected amended block plan has therefore been submitted.

**Recommendation**

8. Subject to no objections being received from the Trees and Landscape Officer in respect of the amended plans, the recommendation remains one of approval, as

amended by plans date stamped 15<sup>th</sup> July and 3<sup>rd</sup> August 2004, subject to the conditions set out in the previous report (see appendix).

**Contact Officer:** Lorraine Casey – Senior Planning Assistant  
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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation  
Control Committee

4<sup>th</sup> August 2004

**AUTHOR/S:** Director of Development Services

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**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 3<sup>rd</sup> June 2004 and amended on 15<sup>th</sup> 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**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> September 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/1247/04/F - Longstanton  
Extension at 87 Magdalene Close, for Mr BJ Less and Miss J Phipps**

**Recommendation: Approval**

Members will visit this site on 31st August 2004

**Site and Proposal**

1. No. 87 Magdalene Close is a modern two-storey end-of-row terrace dwelling within a former Ministry of Defence estate. Attached to the side of the dwelling is single storey flat-roofed projection. Along the front of the dwelling is a canopy over the front door.
2. The Thornhill Place/Magdalene Close Estate is characterised by a mixture of two-storey semi-detached dwellings and terrace housing.
3. Adjoining the site to the north is a pair of semi-detached dwellings (Nos. 85 and 86), which are set forward of the row of terrace houses Nos. 87 to 89. Within the side garden of No. 86 is a Field Maple tree. An open-porch with a hipped-roof has been erected to the front of Nos. 88 and 89.
4. The full application, submitted on 17 June 2004 is for a part two-storey and part single-storey side and rear extension, which wraps around the existing front elevation at ground floor level. The extension will project 1.5m to the front of the existing dwelling at ground level, with the two-storey element setback marginally from the existing front elevation. The ridge height of the side extension is approximately 0.3m below the existing ridge height, with a rear cat-slide roof. The side extension measures 3.1m in width and 8.4m in length (measured externally), with the single-storey front extension having a width of 6.5m and height of 3.4m.
5. An amendment was received on the 2 August 2004, for an alteration to the roof design of the single storey front extension to create a hipped roof on both side elevations.

**Planning History**

6. There are no relevant planning applications on this site.
7. However, it is considered that other planning applications for two-storey side extensions within the Thornhill Place/Magdalene Close Estate, are relevant to the consideration of this application.
8. Members may recall that a planning application for a two-storey side extension with integral garage at 90 Thornhill Place, Longstanton (Ref: S/1127/04/F) was

recommended for approval at the 4 August 2004 Planning and Conservation Control Committee.

9. It is also noted 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**

**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 and details aspects of design to be considered.

**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**

10. **Longstanton Parish Council** – Recommendation of Refusal
  1. “Extension is taken up to boundary of property; and
  2. Out of keeping with rest of buildings in area.”
11. **Trees and Landscape Officer** – No objection. He adds that the tree on the adjacent property is a well-established Field Maple and contributes to the streetscene, but is located within 3m of both properties. “The proposal will result in the loss of the tree, but owing to its close proximity to both properties, I could not justify a TPO (tree preservation order) to substantiate a refusal.”

### **Representations**

12. Letter received from the owners of the adjacent dwelling No. 86, which raises non-planning matters. The owner of this property does not object to the extension, but points out that works associated with the extension should not encroach on their land or require the removal of the existing boundary fence. They have also verbally commented that they have no objection to potential impacts of the extension, on the tree on their property.

### **Representations by Agent**

13. The agent has provided the following information in support of their application:
  - The tree in the neighbour’s front garden is not a problem and concerns about protection of its roots can be resolved by building the front part of the extension on pad foundations and concrete ring beam.
  - The two-storey extension was lowered in height to avoid the existing concrete gutters;
  - The length of the lean-to is the same as that at the other end of the terrace, in front of Nos. 88 and 89; and
  - If the extension was setback as requested by planning officers, it would be out-of-character with the existing terrace and would “create an imbalance when viewed



together with the lean-to to the front of Nos. 88 and 89". This design suggestion would also create an incongruous element;

### **Planning Comments**

14. 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**

15. The proposed extension adjoins the property boundary with No. 86 and is setback 3m from this dwelling. The front extension is of the same depth as the open-porch erected to the front of Nos. 88 and 89, with a hipped-roof of compatible appearance to this open-porch.
16. The design of the extension is similar to two-storey side extensions approved earlier this year at 14 and 90 Thornhill Place, Longstanton; although unlike these previous applications, the proposal includes a ground floor wrap-around front extension and does not include an integral garage.
17. Given the separation distance between Nos. 87 and 86, the setback of the extension 7m from the front property boundary and lower ridge height of the extension, the proposal is considered to have an acceptable visual impact in the streetscene.
18. It is acknowledged that the construction of the proposed extension may sever the roots of the tree on the adjacent property. Nevertheless, the possible loss of this tree, which is not considered worthy of a tree protection order, does not constitute reasonable grounds for refusal.

### **Impact on Residential Amenity**

19. The proposal will not seriously harm the residential amenities of adjacent properties in terms of lighting, privacy or outlook. No side windows are proposed on the northern elevation facing No. 86, with the first floor window on the western (rear) elevation being a velux roof window serving a bathroom.
20. There are no existing windows on the southern elevation of No. 86 and the proposal will not lead to an undue loss of light to windows along the rear elevation of this dwelling.

### **Recommendation**

21. Approval as amended by application plans franked 2 August 2004.

### **Conditions**

1. Standard Condition A – Time limited permission (Reason A);
2. SC19 – Materials to Match Existing (Rc19)
7. Sc22 – No windows, doors or openings of any kind in the northern elevation of the development (Rc22);

### **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/1127/04/F; and**
- **Planning Application File S/1247/04/F**

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

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> September 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/1421/04/F - Over****Change of Use of Amenity Land to Staff Sitting Area Together with Extension to Provide Store and Erection of Security Fencing to the Front and Rear of the Premises, Unit 15/16 Norman Way, Over for S M Page****Recommendation: Approval**

Members will visit the site on 31<sup>st</sup> August 2004.

**Site and Proposal**

1. Unit 15/16 is located on the southern side of the access into the Norman Way Industrial Estate and backs on to Longstanton Road. It is used for the manufacturer of gold jewellery. An unauthorised security fence has been erected around a grassed area and mound at the rear of the unit, close to Longstanton Road and the estate entrance.
2. The full application, received on 8<sup>th</sup> July 2004, proposes the realignment of the 2.1m high metal fence closer to the rear of the unit and behind the existing mound, creating a compound approximately 6.3m x 14m. A small lean-to storage building measuring 2.4m x 3.0m and 2.2m high would be added to the unit within the compound. Landscaping is proposed along the line of the realigned fencing. The open area within the security compound would be used as a "staff sitting area". A further fenced compound is proposed to the front unit to secure the premises and its vehicles.
3. A covering letter states:

"The major part of the enclosed planning application is for a security fence at the above premises. As you may be aware, the business carried out in the premises is the production of gold jewellery. There has been an armed robbery and more recently a company vehicle parked at the premises was set on fire, destroying the vehicle and causing considerable damage to the premises. This could have been much worse had the fire brigade not arrived as speedily as they did. In addition to this, the adjoining unit was broken into with a hole being bored through the roof, and the police suspect that this might have been a bungled attempt to gain knowledge of Mr. Page's property.

Clearly there was a vulnerability which Mr. Page is in the process of addressing, following the advice of both the police and his insurance company. Copies of their correspondence are attached. A lot of the recommendations are already in place, including a steel security fence which Mr. Page had unwittingly erected on the boundary of his property, not realising the need for planning permission.

We now seek to redress this situation, and, following discussions on site between Mr. Morgan, Councillor Monks and Mr. Page, submit an application which has reduced greatly the area enclosed to the north of the building and includes some fenced,

secure parking at the south side, all as agreed between the three parties. The fence to the northern side and the proposed new store within it will be planted round with shrubs such as pyracantha, berberis or blackthorn for additional security and screening.

A gate is shown in the fence on the northern side which will be a maximum of 1200mm wide which will allow access for a lawn mower, which will be stored in the proposed new shed, to maintain the area outside the proposed fence. The area of grass which Mr. Page maintains is actually considerably beyond his own boundary, and gives a pleasant approach into the industrial site. This must benefit all who use the estate and the villagers who pass by on the road.”

4. Letters are also enclosed from loss adjusters, and the Cambridgeshire Constabulary stressing the necessity for adequate fencing following the fire.

### **Planning History**

5. There is no relevant planning history.

### **Planning Policy**

6. The following policies apply:

- i. **Cambridgeshire and Peterborough Structure Plan (2003)**

**Policy P1/3** – Sustainable design in Built Development – requires a high standard of design for all new developments.

- ii. **South Cambridgeshire Local Plan (2004)**

**Policy EM7** – expansion of existing firms at villages – permits expansion subject to no adverse impact on residential amenity, traffic conditions, village character and other environmental factors.

### **Consultations**

7. **Over Parish Council** recommends refusal:

“Although this is an improvement on the current situation we have concerns over the encroachment upon amenity space (public open space) and possibility of creating a precedent for other units to follow”.

**The Chief Environmental Health Officer** has no objections.

### **Representations**

8. None have been received.

### **Planning Comments – Key Issues**

9. The visual impact of the proposed fencing and building.
10. Following the unauthorised erection of the present security fence following a fire at the premises and an attempted theft of a vehicle, a meeting took place on site with the case officer, the applicant and ex Cllr Monks in an attempt to resolve matters.

The existing fence is totally unacceptable enclosing a large grassed amenity area at the entrance to the estate and even encompassing the estate sign!

11. The applicant has an undeniable need for increased security in order to insure the property and the compromise has been to agree a much smaller compound, landscaped and set behind the existing mound and estate sign. Although it will still be visible, the mound and landscaping will help assimilate it and it will be seen against the back of the metal clad unit. The storage building is very small and will not be visually intrusive. The fenced compound to the front of the property will be more screened from public view and will be seen purely in the context of an industrial estate parking court.
12. Whilst having some sympathy with the Parish Council's concerns about visual impact and precedent, I consider a reasonable compromise has been reached given the particular circumstances of the applicant's business.

### **Recommendation**

13. **Approval** subject to:
  1. Standard Time Condition A.
  2. Details of materials for storage building.
  3. Landscaping conditions.
  4. Existing fence to be removed within 3 months of this permission.

### **Informatives**

14. 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: P1/3** (Sustainable design in built development)
    - (b) **South Cambridgeshire Local Plan 2004: Policy EM7** (Expansion of existing firms at villages)
  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:
    - Visual impact of security compound and extension
    - Precedent for similar developments
  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:

- **South Cambridgeshire Local Plan 2004**
- **Cambridgeshire and Peterborough Structure Plan 2003**

- **Planning file Ref. S/1421/04F**

**Contact Officer:** R G Morgan – Area Planning Officer  
Telephone: (01223) 01954 713165

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> September 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/1301/04/F – Sawston  
House at Land Between 14 & 16 Brookfield Road for T Coppolaro**

**Recommendation: Approval**

**Site and Proposal**

1. The application site is a 0.029 hectare plot of land located between two end-terraced gault brick and slate dwellings on the north side of Brookfield Road.
2. The full application, submitted on 24<sup>th</sup> June 2004, seeks to erect a dwelling on the site. The proposed dwelling would be a 6.9 metre high 2-bedroom brick and slate property with an asymmetrical roof. The front elevation of the dwelling would sit in line with the front of Nos 14 & 16 Brookfield Road and a single parking space would be provided in front of, and parallel to, the dwelling. The density equates to 34 dwellings/hectare.

**Planning History**

3. **S/1757/02/F** – In October 2002, full planning consent was granted for the erection of a detached dwelling on the site. The approved dwelling is the same height and depth as that currently proposed but is 0.7 metres narrower and partially incorporates garaging/a parking space within the property.

**Planning Policy**

4. Sawston is designated within the South Cambridgeshire Local Plan 2004 as a Rural Growth Settlement where **Policy SE2** states residential development will be permitted providing the development would be sensitive to the character of the village and the amenities of neighbours.
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.

**Consultation**

6. **Sawston Parish Council** objects to the application for the following reasons:
  - Loss of light to neighbours;
  - Overdevelopment of site;
  - Parking problems.

7. **The Chief Environmental Health Officer** raises no objections in principle although 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**

8. One letter of objection has been received from No.13 Brookfield Road. The main points raised are:
- There is limited parking space for residents in Brookfield Road. Doubt if it would be possible to manoeuvre a vehicle into the on-site parking space;
  - The provision of such an off road space would result in the loss of the kerb-side parking facility;
  - Would result in a loss of light and possibly increased noise/disturbance to the residents of No.16;
  - Position of entrance door in side of dwelling would result in a loss of privacy to No.16 and be out of keeping with other properties in Brookfield Road which have entrances facing the road.

### **Planning Comments – Key Issues**

9. There is an extant planning consent for the erection of a dwelling on this site. The principle of developing the site has therefore been established and the key issues in relation to the present application relate to the affect of the proposal on:
- a. Neighbours;
  - b. The character and appearance of the area;
  - c. Car parking.
10. The proposed dwelling is the same height and depth as the property for which consent has been granted. The principal differences are, firstly, that the 2 storey element of the dwelling extends approximately 0.7 metres closer to No.14 Brookfield Road than the previously approved scheme. No.14 does have a ground floor lounge window facing towards the site. However, I consider that the additional width of the dwelling would not result in a significant loss of light to this window when compared with the approved scheme and no objections have been received from the owner/occupier of this property.
11. The residents of No.13 Brookfield Road have expressed concern on the basis that the dwelling would result in a loss of light and privacy to No.16. The height/scale of the part of the building adjacent to No.16 is identical to that previously approved. As such, an objection could not be sustained on this basis. The main entrance to the dwelling has been moved from the side of the dwelling adjacent No.14 to the side adjacent No.16. The previous consent was conditional upon a close boarded fence being erected along both sides of the site. Providing this condition is reapplied, I am satisfied that the relocation of the entrance would not result in a significant loss of amenity to the occupiers of No.16.



12. Concerns have been expressed in respect of the design of the dwelling. The previously approved scheme incorporated a parking space on the site, half of which was contained within the dwelling itself. I consider the replacement of the car port style opening at the front of the building with 2 windows to be a significant improvement to the appearance of the property and more in keeping with the character of adjacent properties.
13. The current application proposes the provision of a parking space parallel to the road. To enable a car to manoeuvre into and out of this space, approximately 10 metres would need to be left clear in front of the dwelling, thereby resulting in the loss of existing on-street parking. The applicant has therefore been advised to remove the parking space from the site in order to ensure that existing on-street parking spaces would not be compromised as a result of this development. I do not consider that approving a dwelling without parking would result in significant harm to the area given that the property is a small unit of accommodation and given that there are no other instances within Brookfield Road where this situation could be replicated.
14. In order to protect the amenities of the neighbours, the previous consent removed permitted development rights for extensions and alterations to the dwelling. Should Members be minded to grant consent for the scheme, I would recommend that this condition be reapplied.

#### **Recommendation**

15. Subject to the receipt of an amended plan showing the removal of the parking space from the front of the site, approval 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 (Rc5aii);
  3. No development shall take place until a 1.8 metre high close boarded fence has been erected on the north east and south west site boundaries from points level with the front elevation of the house to the rear boundary unless otherwise agreed in writing by the Local Planning Authority. (Reason – To protect the privacy of adjoining residents);
  4. Sc21 – Withdrawal of permitted development rights – Part 1, Classes A, B and C and D (Reason – To ensure that additions to the house do not detract from the amenities of adjoining residents by reason of loss of privacy, loss of light or overshadowing);
  5. Sc22 – No windows at first floor level in the north east and south west elevations of the development (Rc22);
  6. 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);

## **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:** 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;
  - Visual impact on the locality
  - Highway safety/parking issues.
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, 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. Before the existing property is demolished, a Demolition Notice will be required from the Environmental Health 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. 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:

**Local Plan, Structure Plan, File Refs: S/1301/04/F and S/1757/02/F.**

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

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> September 2004
<b>AUTHOR/S:</b>	Director of Development Services	

**S/1194/04/F- Fen Ditton  
Erection of Extract Duct and Cladding, The Blue Lion Public House, Fen Ditton for  
Greene King Pub Co**

**Recommendation: Refusal**

**Conservation Area**

**Site and Proposal**

1. The site is located on the cross roads of High Ditch Road and Horningsea Road, within the Fen Ditton Conservation Area. The Public House is a two-storey structure built from brick and cream painted timber cladding. A brick built, single storey extension that wraps around the frontage has been subsequently added.
2. The Public House has two car parks. The main parking area is accessed off Horningsea Road whilst a secondary car park is provided to the south of the pub, accessed off High Ditch Road.
3. This full planning application received on the 9<sup>th</sup> June 2004 seeks consent for the installation of an extract duct on the north-facing gable of the Public House. At its highest, the extract flue measures 7.4 metres and will be housed within a ship lap type timber clad structure that will be painted to match the existing timber clad gable.

**Planning History**

4. S/0185/03/F – Freezer stores extension – Refused 23<sup>rd</sup> April 2003
5. S/1108/02/F – Extensions – Approved 16<sup>th</sup> August 2002
6. S/0390/91 – Extensions, additional parking and new access – Approved 9<sup>th</sup> May 2004

**Planning Policy**

7. **Policy P1/3 ‘Sustainable Design in Built Development’** of the Cambridgeshire and Peterborough Structure Plan 2003, (“The Structure Plan”) requires a high standard of design for all new development that responds to the local character of the built environment and details aspects of design to be considered.

**Policy EN30 ‘Development in Conservation Areas’ of the South Cambridgeshire Local Plan 2004, (“Local Plan”) states that proposals will be expected to preserve or enhance the special character and appearance of the Conservation Area.**

**Consultation**

8. **Fen Ditton Parish Council** – Approve

9. **Conservation Manager** – I am of the opinion that the kitchen ventilation equipment proposed will become a significant feature of the roof structure and will detract from the character and appearance of the building. As the ducting is a fundamental component of the use of the building it needs to be integrated within its fabric, not simply imposed on the most convenient structure. It is not sufficient to seek to tinker with the screening and a more permanent integrated solution needs to be found.
10. **Chief Environmental Health Officer** – Concludes that there are no significant impacts from the Environmental Health standpoint. Complaints have been received about the odour from the existing kitchen extract duct and this provision is encouraged to try and take the cooking odours away from ground level.

### **Representations**

11. One letter of support was received from the occupier of 1 High Ditch Road. It was suggested in this letter that the height of the extract duct be increased to the same height as the chimneystack to aid the discharge of odorous fumes.

### **Planning Comments – Key Issues**

12. The Key issues to consider with regard to this application are the impact of the proposed extract duct on the character and appearance of the Conservation Area and the issue of air pollution from the existing extract duct.

#### **Air pollution**

13. This application was submitted to the Council following discussions with the Chief Environmental Health Officer. The existing extract duct consist of a grease filter, pre-filters and a carbon filter with an extract duct provided at first floor level, on the roof of the single storey lean to extension on the north facing elevation of the building.
14. Following intermittent complaints being received by the Council the Chief Environmental Health Officer visited the site to investigate the current discharge of fumes out of the kitchen. Following this investigation it was suggested that the existing filters be changed. As, following this work, complaints were still being received, it was then later suggested that an upward facing flue be inserted and a venturi installed to assist gas extraction and dispersion. Irrespective of these improvements, complaints are still being received
15. Given the past improvements to the extract system, The Chief Environmental Health Officer has advised Green King Pub Co. that in order to improve air quality, the extract duct must be extended so the point of discharge is higher. An extension to the ducting would then allow the extracted air to disperse into the atmosphere above ground level, causing less harm to nearby properties. This application was submitted on the basis of this advice. The Chief Environmental Health Officer is in support of this application.

#### **Character and appearance of Conservation Area.**

16. The extended extract duct is to be affixed to the north facing elevation of the Public House and is to be housed within a timber clad structure. The extract duct is to be located adjacent to the existing brick chimney stack and will, in-part, be viewed against the cream painted timber clad gable. This elevation forms a prominent feature within the Conservation Area with clear views provided from Horningsea Road on the approach into the village.

17. Given the sites prominent location, the Conservation Officer has stated that the proposed ducting will form a significant feature of the roof structure and will detract from the character and appearance of the building and surrounding Conservation Area. As extract ducts are a fundamental component of a Public House, it is suggested that this equipment needs to be better incorporated within the fabric of the building. Whilst the extension to the extract duct will clearly have some benefit for nearby residents, simply screening the flue within a timber casement is not a satisfactory solution on a sensitive elevation within a Conservation Area. Members may wish to have regard to the siting of similar equipment on the prominent flat roof of the Belfry Hotel in Cambourne. Whilst on a slightly different scale, the Conservation Manger has made reference to the detrimental impact this equipment has had on the character and appearance of the building and surrounding area.
18. Whilst the casement is similar in design to the existing chimney and is in fact lower, it is considered that this structure would appear out of keeping and would not sit comfortably on this elevation. The possibility of locating the ducting within the existing chimney was discussed but for technical reasons this was not possible. The possibility of locating the ducting within the centre of the gable so the whole structure would be viewed against the gable rather than in between the 'M' of the roof was also considered. Such an amendment would not satisfy the concerns of the Conservation Manager.
19. Unfortunately further alternatives could not be discussed prior to the report writing deadline for the September Committee Meeting as both the Case Officer and agent were on annual leave. It is therefore recommended that the application be refused and alternatives discussed between the applicant/agent, the Conservation Manager, Chief Environmental Health Officer and Case Officer.

### **Recommendations**

20. Refusal

The proposed extract duct and timber housing is to be sited on the north facing gable of the Blue Lion Public House. This elevation forms a prominent feature within the Conservation Area with clear views provided from Horningsea Road on the approach into the village of Fen Ditton.

Given the sitting and height of the proposed extract flue and timber casement, the proposed structure will form an overly prominent feature within the Conservation Area. The timber housing does not fit comfortably on this elevation of the Public House and this structure will neither preserve nor enhance the special character and appearance of the Conservation Area.

The proposed development is therefore contrary to Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy EN30 of the South Cambridgeshire Local Plan 2004.

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

- **Planning application S/1194/04/F**
- **Cambridgeshire and Peterborough Structure Plan 2003**
- **South Cambridgeshire Local Plan 2004**

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> September 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/1476/04/F - Willingham  
Siting of Mobile Home as Annexe for Dependent Parent at 130 Rampton Road,  
for Mr and Mrs S. Webster**

**Recommendation: Approval**

**Site and Proposal**

1. No. 130 Rampton Road is a modern two-storey detached dwelling with a long rear garden situated on the southern side of Rampton Road. The rear garden of the property forms the southern property boundary of the village framework of Willingham, with the dwelling situated within the framework and the rear garden outside of this framework.
2. Within the rear garden of the property is a triple garage setback 35m from the rear elevation of the dwelling and an existing shed in a dilapidated condition. To the rear of the garden is a field. Along the north-western property boundary is a tall row of conifers some 5m in height, with an unkempt hedge along the south-eastern property boundary between 1-2m in height. Further to the east, a row of tall conifer trees some 5m high screens the site along the south-eastern property boundary of No. 132.
3. The full application, submitted on 14 July 2004 is for a two-bedroom mobile home to be used as an annexe within the far rear garden of the property. The mobile home measures 6m in width and 14m in length with a ridge height of 4.2m above ground level. The mobile home is positioned to the rear of an existing shed, 63m from the rear elevation of the dwelling.
4. The applicant in a covering letter has stated that the mobile annexe is for the use of the applicant's father, Mr Alf Webster, who has diabetes, Bell's palsy and oesophagitis. The applicant adds that he has also been treated for depression and has experienced a couple of falls in the past. Mr Alf Webster currently lives 130 miles away in Shropshire, and has no other family, except for a daughter suffering brain damage, residing in Cottenham Court Nursing Home. Mr Webster is in daily need of care and comfort, and the move would enable him to continue seeing his daughter residing in the Nursing Home. Mr Webster is no longer fit to drive the distance between Shropshire and Cambridge. The application is supported by Dr. J S Fitzgerald Frazer at Wellington Road Surgery in Newport, Shropshire.
5. A two-bedroom mobile home is proposed, to allow for the possibility that Mr Alf Webster may need a wheelchair at a future date, to allow family members to stay with him overnight as he becomes more frail, or require a live-in carer at a future date. The applicant adds that they have no objection to the use of a Section 106 legal agreement which ties the annexe to the dwelling, in the event that the application is approved.

**Planning History**

6. In May 1997, outline planning permission was given for a house on the plot (**Ref: S/0544/97/O**), with reserved matters later approved in May 1999 (**Ref: S/0338/99/RM**). The design of the dwelling was retrospectively amended by a new planning application, approved in November 1999 (**Ref: S/1285/99/F**)
7. In September 1999, planning permission was given for a change of use of a 65m length of land to the rear of the original garden area, to garden land and the erection of a triple garage (**Ref: S/1209/99/F**). The permitted development rights of the landowner to enclose land and/or erect outbuildings was not removed under conditions of consent. This permission has been implemented, with the garage near completion at the time of the site visit.
8. In October 2000, planning permission was refused for a garage with playroom over in the rear garden of the property (**Ref: S/1961/00/F**). In February 2001, planning permission was again refused for a garage with games room over (**Ref: S/0134/01/F**), which was later dismissed at appeal in July 2001.

### **Planning Policy**

9. The proposed mobile home is positioned outside the village framework, within the Countryside.
10. **Government Planning Policy Guidance 1** (PPG 1) "General Policy and Principles" states that personal circumstances of the applicant may be material to the consideration of a planning application. In such circumstances, a permission may be made subject to a condition that it is personal to the applicant. However, such arguments will seldom outweigh the more general planning considerations. If the proposed development entails works of a permanent nature they will remain long after the personal circumstances of the applicant have ceased to be material.
11. **Government Planning Policy Statement 7** (PPS 7) "Sustainable Development in Rural Areas" outlines that Local Planning Authorities should strictly control new house building (including single dwellings) in the countryside, away from established settlements or from areas allocated for housing in development plans and adds that isolated new houses in the countryside will require special justification for planning permission to be granted.

**Policy 1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") restricts development in the countryside unless proposals can be demonstrated to be essential in a particular rural location.

**Policy 1/3** of the County Structure Plan requires a high standard of design for all new development that responds to the local character of the built environment.

**Policy SE8** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") states that residential development outside village frameworks will not be permitted. The supporting text for this policy goes on to say that, in cases where the village framework cuts across the rear gardens of properties, this policy "will not be operated to establish a presumption against the granting of planning permission for ancillary domestic buildings in those parts of residential cartilages excluded from the framework. Where permission is required for such developments, applications will be treated on their individual merits."



**Policy SE9** of the Local Plan states that development on the edge of villages should be sympathetically designed and landscaped to minimise the impact of development on the countryside.

**Policy HG11** of the Local Plan specifies criteria for development to the rear of existing properties. This policy aims to protect the amenity of existing and adjacent residential properties and the character of the pattern of development within the vicinity.

**Policy HG19** of the Local Plan specifies that any planning permission for a mobile home will be subject to a condition that the mobile home shall not be subdivided into more than one unit.

**Policy CS1** of the Local Plan specifies that the Council will seek to negotiate planning obligations to ensure the provision of matters that are necessary for planning purposes, and in the absence of which, planning permission should not be granted. The supportive text for this policy outlines that planning obligations, usually in the form of agreements under Section 106 of the Town and Country Planning Act 1990, is required for family annexes where the size and location of the proposed annexe is considered sufficiently capable of independent occupation as a separate dwelling unrelated to the principle dwelling. The agreement will tie occupation of the annexe to membership of the same family as the principle dwelling or their domestic employees. It is noted that this is the only policy that specifically applies to annexes within the Local Plan.

### **Consultation**

12. **Willingham Parish Council** – Recommendation of refusal. They add that

“Willingham Parish Council refused the application on the grounds that:

- It appears to be outside the village framework;
- It appears to be over development and back land development contrary to policy 16A (Policy HG11);
- It is out of keeping with the area.”

### **Representations**

13. Objections to the planning application have been received from the occupants of 105, 109, 122 and 124 Rampton Road, Willingham. These occupants have raised the following grounds for objection:

- The distance of the mobile home (annexe) to the existing dwelling, with two existing buildings in-between the dwelling and proposed mobile home;
- The siting of the mobile home outside the village framework, in the Countryside;
- The proposed mobile home is not consistent with the common-use definition of a mobile home, in terms of its size, siting away from the existing dwelling, design and materials;
- The proposed mobile home has the “appearance of a house, intended to become permanent and capable of housing a family”;
- The accommodation and structure of the proposed mobile home is excessive with two bedrooms (one with ensuite and walk-in wardrobe), lounge, dining room, study and hall;

- The existing dwelling is of sufficiently large size to accommodate the dependent parent without the need of separate accommodation. It is claimed that the dependent relative has been living at 130 Rampton Drift for the last two to three months;
  - The proposal if approved would set a precedent for similar types of mobile homes within the Countryside;
  - The proposal is contrary to planning policy for Countryside areas;
  - The occupation of the mobile home by persons other than the dependent parent, would contribute to the already very high level of traffic movements and noise generated by the existing house;
  - Concern regarding the use of the mobile home when no longer required by the dependent parent, that is, that it will be used in the future by other members of the family or rented out to non-related persons;
  - Concern that the proposed mobile home is really an attempt by the applicant to gain planning permission for a permanent, second dwelling on the plot.
14. The occupant of 105 Rampton Road, has requested that in the event of planning permission being granted, that it be subject to a strict time limit, which would expire when the dependent parent ceases to require the accommodation. Whilst the occupant of 122 Rampton Road, suggests that if the application is approved, that planning conditions limit the occupation of the mobile home to the dependent parent only, and requires its removal after this need no longer applies; that the mobile home can only be sold as part and parcel of the main house and site and that the screening boundary hedge is maintained at its present height of 4m.

#### **Planning Comments – Key Issues**

15. The key issues for consideration in the assessment of this application are the appropriateness of this development within the Countryside, the visual impact of the proposal on the surrounding Countryside, impacts on the residential amenity of adjacent properties impacts on highway safety and the personal circumstances of the applicant.

#### ***Appropriateness of development within Countryside***

16. The proposed mobile home to be used as an annexe in association with the existing dwelling on the site, does not constitute a separate dwelling in its own right. Policy SE8 states that there is no in-principle objection to ancillary residential buildings within the countryside, and that these applications will be treated on their own merits. It is noted that the proposed mobile home is situated within the residential curtilage of the dwelling, the expansion of which was approved under planning application S/1209/99/F.

#### **Visual impact of development within Countryside**

17. The proposed mobile home has a ridge height of 4.2m above ground level, which is just below the ridge height of the existing triple garage at 4.25m and marginally higher than the ridge height of the existing shed, which is visually estimated to approximately 3.5m, also sited within the rear garden of the property.
18. The far rear garden of the property is well screened by existing outbuildings, conifer screening along the south-eastern property boundary of the site, in addition to a row of conifers to the south-east and south-west on adjacent land.

19. Given the screening of the proposed mobile home by vegetation, its siting within the residential curtilage of the dwelling and to the rear of existing outbuildings of similar height, the proposed mobile home is not considered to have an unduly prominent appearance within the Countryside. A landscaping condition is proposed to soften the appearance of the mobile home when viewed from the south.

***Impacts on the Residential Amenity of Adjacent Properties***

20. The proposed mobile home is situated approximately 65m from adjacent dwellings and has no first floor accommodation. This distance is considered sufficient to prevent the proposed annexe from causing serious harm to the residential amenities of adjacent properties in terms of outlook or lighting. A condition regarding details of boundary treatment to be agreed prior to works commencing is recommended, in order to ensure the provision of an adequate level of visual screening between the rear gardens of 130 and 132 Rampton Road.
21. The proposed use of the annexe by a dependent parent is not expected to generate a significant level of noise and disturbance to adjacent properties, including the use of the existing vehicular access to access the proposed annexe.

***Highway Safety***

22. The proposed use of the annexe for a dependent parent is not expected to generate a level of traffic movements that would lead to loss of highway safety along Rampton Road.

***Personal circumstances of the applicant***

23. The applicant has provided evidence of a specific personal need for the proposal, i.e. the need for a dependent parent in poor health to reside close to his family.

**Recommendation**

24. Approve, subject to the signing of a Section 106 family annexe legal agreement.

**Conditions of Consent**

1. Standard Condition A – Time limited permission (Reason A);
2. Sc5a – Details of materials for external walls and roofs (Rc5ai and aii);
3. Sc51 – Landscaping (Rc51);
4. Sc52 – Implementation of landscaping (Rc52);
5. Sc60 – Details of boundary treatment (Reason: to protect the privacy of occupants of adjacent properties and to ensure that the appearance of the site does not detract from the character of the area);
6. The mobile home, hereby permitted, shall not be subdivided into more than one unit. (Reason: to protect the amenities of occupants of 130 Rampton Drift and the mobile home, in addition to restricting the number of dwellings within the Countryside).

**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), **P1/3** (Sustainable design in built development), **P5/5** (Homes in Rural Areas) and **P7/5** (Urban Fringe) and
  - **South Cambridgeshire Local Plan 2004:**  
**SE8** (Village Frameworks), **SE8** (Village Edges), **HG11** (Backland Development), **HG19** (Sub-Division of Mobile Homes) and **CS1** (Planning Obligations).
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 and traffic disturbance;
  - Highway safety
  - Siting and design of proposed annexe
  - Visual impact on the locality;
  - Inappropriateness in the Countryside.
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**

1. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach (SUD) to surface water management. This approach involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. This approach can also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal which encourages a SUDs approach.
2. In accordance with Approved Document Part H of the Building Regulations 2000, the first option for surface water disposal should be the use of sustainable drainage methods (SUDS) which limit flows through infiltration e.g. soakaways or infiltration trenches, subject to establishing that these are feasible, can be adopted and properly maintained and would not lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries ground water pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under BRE Digest 365.
3. Further information on SUDS can be found in Planning Policy Guidance No. 25 appendix E, in the CIRIA C522 document Sustainable Urban Drainage Systems-design manual for England and Wales and the consultation draft Framework for Sustainable Drainage Systems (SUDS) in England and Wales. The framework consultation document provides advice on design, adoption and maintenance issues. This will form the basis of a Code of Practice on SUDS and is available electronically on both the Environment Agency's website at: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) and CIRIA's website at: [www.ciria.org.uk](http://www.ciria.org.uk).

4. Where it is intended that disposal be made to public sewer, the Water Company or its agents should confirm that there is adequate spare capacity in the existing system and that they would be willing to accept any increases to flows.

**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 1 – General Policy and Principles**

**Planning Policy Statement 7 – Sustainable Development in Rural Areas**

**Planning File Refs S/1476/04/F, S/0134/01/F, S/1961/00/F, S/1209/99/F, S/1285/99/F, S/0338/99/RM and S/0544/97/O.**

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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> September 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/1425/04/F - West Wratting  
House Adj 9 Six Mile Bottom Road for T Mendham**

**Recommendation: Refusal**

**Site and Proposal**

1. No. 9 Six Mile Bottom Road is a 2 storey semi-detached hipped roof dwelling with a large single storey extension on its northern side. To the north of the site are a pair of semi-detached dwellings whilst beyond Nos 7 & 9 to the south are a terrace of bungalows.
2. The full application, submitted on 8<sup>th</sup> July 2004, seeks to erect a detached dwelling on the north side of the existing property following the demolition of the existing single storey elements. The proposed dwelling would be a 4-bedroom hipped roof property, the front elevation of which would sit in line with the existing pair of dwellings. The site has an area of approximately 0.03 hectares and the density of the development equates to 33 dwellings/hectare.

**Planning History**

3. S/0053/91/F – Consent granted for extension to No.9 Six Mile Bottom Road.

**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. West Wratting 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. **West Wratting Parish Council** recommends approval although it does query whether there should be a turning area within the site.
7. **The Chief Environmental Health Officer** raises no objections in principle although 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**

8. None

**Planning Comments – Key Issues**

9. The key issues in relation to this application are:
  - a. Neighbour impact;
  - b. Impact upon character and appearance of the area.
10. Policy SE5 of the Local Plan supports, in principle, the subdivision of existing residential curtilages within infill villages providing there is no adverse impact upon the amenities of neighbours or upon the character of the area.
11. The area in the vicinity of the site is characterised by groups of dwellings with fairly large gaps between them. For instance, there is approximately 10 metres between the existing dwelling and No. 11 to the north and a gap of 12 metres between Nos 5 & 7 to the south. The other side of the road is characterised by pairs of semi-detached dwellings with a minimum gap of 5 metres between them. Where development encroaches into these spaces, it tends to be single storey in height, thereby maintaining the sense of space between groups of dwellings.
12. The proposed dwelling would be sited just 2 metres away from the north wall of No. 9 and would represent a very cramped form of development that would be out of keeping with the character and pattern of development in the vicinity of the site. The applicant approached this Authority prior to submitting the application and was advised that the erection of a detached dwelling directly adjacent to No. 9 would not be likely to receive Officer support for the reasons outlined above. Officers advised that, in order to avoid causing harm to the character of the area, a detached dwelling should be sited centrally between Nos 9 & 11. This would necessitate the use of part of No. 11's garden area. Alternatively, the applicant was advised that extending the existing property in order to create a terrace of 3 dwellings could also be an acceptable way of developing the site. Neither option has come forward in this application.
13. The applicant's agent has referred to a detached dwelling approved by this Authority in 2002 on a site adjacent to 86 High Street, West Wickham. Each application is determined on its own merits and significant weight cannot therefore be attached to an approval in a different village. However, I have checked that application and, whilst there are some similarities in that the approved dwelling occupies a narrow site between two semi-detached dwellings, there is more space on either side of that property.
14. I am satisfied that the design of the dwelling is in keeping with the surrounding area. In addition, I consider that the proposed property would not result in undue harm to the amenities of neighbours.
15. The Parish Council has expressed concern about the lack of on-site turning. Whilst the provision of a turning area would be desirable, this part of Six Mile Bottom Road has a 30mph speed restriction. In addition, other properties in the vicinity of the site that have vehicular accesses and off-street parking do not have turning areas. As such, I consider that an objection could not be sustained on this basis.

**Recommendation**

Refusal

16. The proposed detached dwelling, by virtue of its proximity to the existing property at No.9 Six Mile Bottom Road, would represent a cramped form of development that would be out of keeping with the character of the area. The consequent harm to the street scene would contravene Policies P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and SE5 of the South Cambridgeshire Local Plan 2004 which require new development to be sensitive to the character of their surroundings.



**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 File Refs: S/1425/04/F and S/0053/91/F**

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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> September 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/0260/04/F - Oakington  
Erection of Greenhouses at College Street Market Gardens for  
Oakington Tomato Farm**

**Recommendation: Delegated Approval**

**Site and Proposal**

1. The site lies in the countryside to the south-west of Oakington. The application relates to part of an existing market garden establishment with two agricultural dwellings.
2. The application, submitted 12<sup>th</sup> February 2004, seeks to provide additional greenhouses on the site. These are shown as a continuation of earlier phases of provision. Phase 3 shows the enlargement of an earlier consented greenhouse (that has not yet been constructed) from 41.6m x 80m to 88m x 90m. Two further greenhouses of 40m x 90m are proposed, comprising Phases 4 and 5. The structures are to be 6.0m high to eaves. These are to be sited to the south-west of the existing greenhouses i.e. away from the village.
3. The applicant has confirmed that he is in discussion with the Environment Agency about the provision of a reservoir with a capacity of 1100 cubic metres as a balancing facility and for irrigation purposes. He has stated that no increase in deliveries to and collections from the site will result from the development.

**Planning History**

4. Planning permission for the first two phases of additional greenhouses was granted in 2001 – **S/1543/01/F**. A scheme for erection of greenhouses on the current application site was granted in 1987 (**S/2281/87/F**), but was not implemented.
5. Retrospective advertisement consent has been granted in respect of three signs and refusal of two further signs (**S/0935/04/F**). The applicant has submitted a second application to retain the two refused signs. This application is currently in progress.

**Planning Policy**

6. Cambridgeshire and Peterborough Structure Plan 2003 Policy **P1/2** (Environmental Restrictions on Development) states that development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location. **Policy 2/6** (Rural Economy) states that sensitive small-scale development in rural areas will be facilitated where it helps to support an existing business. **Policy 6/4** (Drainage) states that development will be expected to avoid exacerbating flood risk by using sustainable drainage systems for the disposal of surface water run-off.

7. South Cambridgeshire Local Plan 2004 **Policy CS5** (Flood Protection) states that planning permission will not be granted where the site is likely to increase flood risk unless it can be demonstrated that the effect can be overcome by appropriate alleviation and mitigation measures. **Policy EN3** (Landscaping and design standards for new development in the countryside) states that where new development is permitted in the countryside the landscaping works shall be appropriate to the particular landscape character area and reinforce local distinctiveness wherever possible.

### **Consultation**

8. **Oakington Parish Council** – recommends refusal of the application. It is concerned at.
- unauthorised signage on the site;
  - risk of flooding. An adequate balancing lake should be provided with suitable banking. The proposal should be deferred until this provision has been made.
  - possibility of further Leylandii planting on the boundaries of the site. Any such planting should be allowed as a temporary measure only. A suitable natural hedge would be preferable; and
  - the potential for a future application for additional housing on the site.
9. **Highway Authority** - has requested details of anticipated traffic movements from the site. These details have been supplied and a response is awaited.
10. **Environmental Health Officer** – no significant impact from the environmental point of view.
11. **Environment Agency** - no objection in principle. The applicant is aware that the site is within an area likely to flood and compensatory works must be carried out. Conditions are recommended for the provision of surface water drainage and pollution control. It will be necessary for the applicant to submit details of the proposed balancing reservoir to the Environment Agency prior to commencement of development.

### **Representations**

12. One objection has been received raising concerns about unauthorised signage and the failure of recent tree planting to survive.

### **Planning Comments – Key Issues**

13. The provision of additional glasshouses is considered to be acceptable in principle and to be in compliance with rural area policies P1/2 and P2/6. The main issues relate to the suitable landscaping of the site and the provision of the balancing reservoir. The concerns raised by the Parish Council and a local resident about unauthorised signage are being considered under separate advertisement applications and are not strictly relevant to the assessment of the current proposals. The Environment Agency and the applicant are at present evaluating appropriate specifications for the balancing pond. The landscaping of the site should be controlled by the imposition of conditions to the planning permission, if approved.

14. Delegated approval is sought in order to take into account the comments of the Highway Authority, when received.

#### **Recommendations**

15. Delegated Approval
1. Standard Condition A – Time limited permission (Reason A);
  2. Sc51 – Landscaping (Rc51);
  3. Sc52 – Implementation of landscaping (Rc52);
  4. Sc60 – Details of boundary treatment (Rc60);
  5. Surface water drainage details;
  6. Pollution control details;
- + any conditions required by the Local Highways Authority
- + Environment Agency 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); **P2/6** (Rural Economy); **P6/4** (Drainage).
  - **South Cambridgeshire Local Plan 2004: Policy CS5** (Flood Protection); **EN3** (Landscaping and design standards for new development in the countryside).
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:
  - Drainage
  - Highway safety
  - Visual impact on the countryside
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: Planning applications S/0260/04/F; S/1543/01/F; Cambridgeshire and Peterborough Structure Plan 2003 and South Cambridgeshire Local Plan 2004.

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

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> September 2004
<b>AUTHOR/S:</b>	Director of Development Services	

**S/1340/04/F - Barrington  
Erection of Garages and Stores with First Floor Flat, Land at Barrington Hall,  
for T J Fernandes**

**Recommendation: Refusal**

**Site and Proposal**

1. This full application, registered on 24<sup>th</sup> June 2004, proposes the erection of a building for use as garages and store with a first floor flat on a 0.36ha area of land to the north east of Barrington Hall, a Grade II Listed Building, currently occupied by a computer firm.
2. The site currently comprises a cleared area of land with mature trees to the north and east. To the south the site abuts a driveway that serves Barrington Hall and No11 Haslingfield Road, also a Grade II Listed Building and the former lodge to the Hall, which is to the south east of the site. The submitted plan does not show an access to the public highway. A revised plan has been requested.
3. The proposed building measures 26.5 metres x 6.75 metres. It has a mansard style roof with a ridge height of 7.3 metres. At ground floor the building provides five garages and storage space with a two-bedroom flat at first floor. Materials proposed are tiles with rendered/painted blockwork walls.

**Planning History**

There have been no planning applications that relate to this particular piece of land.

**Planning Policy**

4. **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.

**Policy SE8** of the of the South Cambridgeshire Local Plan 2004 states that development outside village frameworks will not be permitted.

**Policy P7/6** of the County Structure Plan states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.

**Policy EN28** of the Local Plan 2004 seeks to preserve the setting of Listed Buildings. It states that the District Council will resist and refuse applications which would dominate the Listed Building or its curtilage buildings in scale, form, massing or appearance; would damage the setting, well-being or attractiveness of a Listed Building; would harm the visual relationship between the building and its formal or natural landscape surroundings or; would damage archaeological remains of

importance unless some exceptional, overriding need can be demonstrated, in which case conditions may be applied to protect particular features or aspects of the building and its setting.

**Policy EN30** of the Local Plan 2004 seeks to ensure that new development preserves or enhances the special character and appearance of Conservation Areas.

### **Consultation**

5. **Barrington Parish Council** recommends approval but comments that it “would not support a second access from this site onto Haslingfield Road, on grounds of road safety adjacent to the school. The Parish Council supports the application.”
6. In a subsequent letter the Parish Council confirms its position commenting that it feels that “as Barrington Hall is to be returned to domestic use, it would be totally normal for such a block to be required. In this belief the Council feels that favourable consideration should be given to this application. The Council however also considers mandatory that no second access be allowed onto Haslingfield Road opposite the School or that no mature trees are removed. The trees provide sound shielding from the cement works and access to the front of the School is already dangerous. We do not comment on the design as this is within the control of your Conservation Manager but would suggest that as the proposed structure is away from the main house, it will not detract from the house setting.”
7. The **Conservation Manager** comments that the site has an important position between the two Listed Buildings and forms part of the landscape setting to the main house. The proposal is for a five-garage block with storage and first floor living accommodation. This is not shown as being related or justified to any of the existing units on the site but as a stand-alone development.
8. The proposal is considered to be too dominant in scale form and appearance. It would form a range 26.5 metres long and 7.5 metres tall, which would be comparable in footprint to the main Hall.
9. The design using a mansard roof is totally inappropriate – the main Hall is of a Georgian style with a hipped slate roof. The out buildings to the eastern side formed the original service wing. If additional garaging were to be required it is considered a courtyard focusing on the Hall in layout and format would be suggested. The Hall has two large areas of open car parking. The building is designed with a cupola which will be a visually dominant element on the site – out of character with the form of the building itself . The use of up and over garage doors is very poor – side hung timber doors would be required and the use of sash style windows give the whole structure a very domestic appearance. The sheer bulk of the building would form a visual end stop to the drive – taking the emphasis away from the main Hall.
10. A building of this size and form is considered to damage the setting and appearance of the Listed Buildings and pays no attention to the hierarchy and layout of existing buildings on the site.
11. It is considered the harmony of the grouping of the Listed Buildings and their landscape setting would be harmed by the proposed building – the visual impact of the structure as one enters the site and travel up the access drive would be considerable.



12. Given the scale of the development it is considered views of the building would be gained from Haslingfield Road. The site is characterised by the landscape setting to the road which forms an important setting to the village. To increase the amount of visible built fabric would adversely impact on the character and appearance of the Conservation Area.
13. The proposal is considered to be contrary to Policy EN28 and 30. It is considered to fail to meet the tests of PPG 15 as being necessary and desirable and will be harmful to the setting of the Listed Buildings of the Hall and the Lodge.
14. Recommendation: Refusal
15. The comments of the **Trees and Landscapes Officer** will be reported at the meeting

### **Representations**

16. None received

### **Planning Comments – Key Issues**

17. The key issues to be considered with this application are whether there is justification to allow the erection of a building outside the village framework and the impact of the building on the setting of Barrington Hall and the character of the Conservation Area.
18. Policy P1/2 of the County Structure Plan restricts development outside village frameworks to that which is demonstrated to be essential in a particular location. The application proposes a large building, with the whole of the first floor being used as residential accommodation. There is no information submitted with the application to justify the need for a building in this location. Whilst I note the comment of the Parish Council that Barrington Hall is to be returned to residential use and that it would therefore be normal for such a block to be required, there has been no planning application submitted for a change of use and the Hall is currently in separate ownership. The proposal is contrary to the aims of Policy P1/2 and Policy SE8 of the Local Plan 2004.
19. The proposed building occupies a sensitive site in the Conservation Area, in close proximity to two Listed Buildings. The Conservation Manager is opposed to the application and is of the view that the building will damage the setting and appearance of the Listed Buildings and pays no attention to the hierarchy and layout of existing buildings on the site. He is also of the view that the building will have an adverse impact on the character and appearance of the Conservation Area. I fully support these views.
20. I note the opposition from the Parish Council to a second point of access from Haslingfield Road. The application site does not currently extend to the public highway and I have requested that a plan is submitted showing this and at the same time confirming the proposed point of access.

### **Recommendation**

21. The proposal is contrary to Policy P1/2 of the County Structure Plan and Policy SE8 of the Local Plan 2004, and will adversely affect the setting of Listed Buildings and the character and appearance of the Conservation Area.

22. It is recommended that the application be refused for the following reasons.
1. The application is unacceptable as it proposes the erection of a substantial building, incorporating a residential flat at first floor level, outside the village framework of Barrington, where development is restricted by Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy SE8 of the of the South Cambridgeshire Local Plan 2004 to that which can be demonstrated to be essential in a particular location. No information is submitted with this application to justify the proposed building.
  2. The proposed building is unacceptable as it will, by reason of its scale, design and location, have an adverse impact on the setting of Barrington Hall and No11 Haslingfield Road, both Grade II Listed Buildings, contrary to the aims of Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy EN28 of the South Cambridgeshire Local Plan 2004.
  3. The proposed building is unacceptable as it will, by reason of its scale, design and location, have an adverse impact on the character and appearance of Barrington Conservation Area, contrary to the aims of Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy EN30 of the South Cambridgeshire Local Plan 2004.

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

**Planning Application File Ref. S/1340/04/F  
Cambridgeshire and Peterborough Structure Plan 2003  
South Cambridgeshire Local Plan 2004**

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

**APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION**

**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**

<b>Ref. No.</b>	<b>Details</b>	<b>Decision &amp; Date</b>
S/1966/02/F	L Martin Plot 1 Scotland Drove/Rose & Crown Road <u>Swavesey</u> Siting of mobile home and 4 caravans together with vehicular access. (Delegated Refusal)	Dismissed 22/07/2004
S/1967/02/F	L Beswick Plot 2 Scotland Drove/Rose & Crown Road <u>Swavesey</u> Siting of mobile home and 4 caravans together with vehicular access. (Delegated Refusal)	Dismissed 22/07/2004
S/1968/02/F	S Moss Plot 3 Scotland Drove/Rose & Crown Road <u>Swavesey</u> Siting of mobile home and 4 caravans together with vehicular access. (Delegated Refusal)	Dismissed 22/07/2004
S/1969/02/F	M Smith Plot 4 Scotland Drove/Rose & Crown Road <u>Swavesey</u> Siting of mobile home and 4 caravans together with vehicular access. (Delegated Refusal)	Dismissed 22/07/2004
S/1970/02/F	L Newland Plot 5 Scotland Drove/Rose & Crown Road <u>Swavesey</u> Siting of mobile home and 4 caravans together with vehicular access. (Delegated Refusal)	Dismissed 22/07/2004
S/1971/02/F	H Brazil Plot 6 Scotland Drove/Rose & Crown Road <u>Swavesey</u> Siting of mobile home and 4 caravans together with vehicular access. (Delegated Refusal)	Dismissed 22/07/2004

S/1972/02/F	B Fuller Plot 7 Scotland Drove/Rose & Crown Road <u>Swavesey</u> Siting of mobile home and 4 caravans together with vehicular access. (Delegated Refusal)	Dismissed 22/07/2004
S/1973/02/F	H Brazil Plot 8 Scotland Drove/Rose & Crown Road <u>Swavesey</u> Siting of mobile home and 4 caravans together with vehicular access. (Delegated Refusal)	Dismissed 22/07/2004
S/0993/03/F	Ms D A Peterson 18A Greenside <u>Waterbeach</u> Extension and conversion of garage to form separate dwelling and erection of double garage (Delegated Refusal)	Allowed 23/07/2004
S/2275/03/F	Mr & Mrs R Potter Barns Farm, Sawston Road, Stapleford <u>Sawston</u> Conservatory (Delegated Refusal)	Dismissed 29/07/2004
S/2260/03/F	Mr & Mrs Davey 125 The Causeway <u>Bassingbourn</u> Extension (Delegated Refusal)	Dismissed 29/07/2004
S/0599/03/F	Mrs E Mitcham Barn Farm <u>East Hatley</u> Conversion of barn into dwelling and erection of garaging (Delegated Refusal)	Dismissed 03/08/2004
S/0452/03/F	Co-Operative Group (CWS) Ltd R/o & Adj 31 Denmark Road <u>Cottenham</u> 2 houses (Delegated Refusal)	Dismissed 04/08/2004
S/0780/03/F	A Duke & Sons Off New Road <u>Melbourn</u> 2 houses	Allowed 06/08/2004

(Officer Recommendation to Approve)

S/1202/03/LB	Mr & Mrs Bryce-Smith Home Farm, 10 High Street <u>Shepreth</u> Extension (Delegated Refusal)	Dismissed 13/08/2004
S/1203/03/F	Mr & Mrs Bryce-Smith Home Farm, 10 High Street <u>Shepreth</u> Extension (Delegated Refusal)	Dismissed 13/08/2004
S/0177/03/F	Mr J Biddall Kneesworth Road <u>Meldreth</u> Change of use of land to travelling show peoples quarters (Officer Recommendation to Refuse)	Allowed 13/08/2004

## 2. Summaries Of Recent Decisions Of Interest

### **Ms D.A. Peterson- Extension and Conversion of Garage to Form Dwelling and Erection of Double Garage- 18A Greenside, Waterbeach- Appeal Allowed**

The Inspector considered the principal issues in the determination of this appeal to be the likely impact of the proposed development upon the character and appearance of the area and the effect of the proposals upon the living conditions of nearby residents.

The site is located in the centre of Waterbeach in the conservation area. The character of this part of the village is very mixed. It is predominantly a residential land use that comprises older cottages, terraced houses, and more modern single storey dwellings to the rear of the existing frontage development. There is also a triangular shaped green, two public houses and a store in close proximity to the site.

The Inspector felt that the proposed development was innovative and would make beneficial use of small building in order to provide further variety within the housing market. Although the development would not be as spacious as other backland residential developments within the vicinity, it was accepted that there was enough space to provide an adequate curtilage for both the existing dwelling and new dwelling.

It was considered that the removal of an unsightly part of the existing dwelling together with the erection of an attractive wall and planting and sensitive materials for the surfacing of the driveway would enhance the appearance of the conservation area.

The proposed extension and alterations to the garage were judged not to be highly visible from the conservation area. In any case, it was felt that the improvements to the exterior of the building would offset the impact the development would have on the conservation area. The new garage is hidden from public view.

The Inspector acknowledged that there was local concern regarding on-street parking in the area but deemed that the scheme would provide at a garage and at least one parking space for each house. Although he conceded that the parking space might reduce the ability for vehicles to turn on site, he did not see this as a sufficient reason to withhold planning permission. The restricted width of the access was also not seen to a problem to the extent that it would endanger highway safety.

It was accepted that there would be a limited increase in the use of the access from the new dwelling. It was however considered that such a rise would not cause material harm to the residential amenities of adjoining properties through noise and disturbance. The positioning of the replacement garages a substantial distance away from both the existing dwellings and new unit together with the erection of a new wall would in any case mitigate the impact of the increase in traffic.

The Inspector judged that as a result of the adequate separation between the new dwelling and the fenestration on the rear elevation of No. 3 Wellington Close, the positioning of the double garage between the new dwelling and the bungalow and the intervening fence and shrubs, the addition of a single roof light in the roof of the new dwelling would not harm the residential amenities of that property through overlooking or loss of privacy. The intensification in the use of the building was also not seen as concern that would warrant refusal of permission.

The appeal was therefore allowed subject to conditions to ensure that the development enhances the character and appearance of the conservation area. Specific conditions relate to materials for the external surfaces of the development, hard and soft landscaping, materials for the surfacing of the driveway, boundary treatment, parking arrangements and the removal of permitted development rights.

### **A. Duke & Sons- Erection of Two Houses- Land off New Road, Melbourn- Appeal Allowed**

The Inspector considered the main issues of this appeal to be whether the proposed houses would have an unacceptably overbearing impact on the neighbouring residential properties in Pryor's Orchard and at No. 3 Cawdon Row, whether the proposed houses would be out of keeping with the single storey surgery building to the south east, whether Unit 2 would seriously overlook No. 3 Cawdon Row's rear garden, and whether Unit 1 would be seriously overbearing when seen from the adjacent area of public open space.

The site is situated within the village framework of Melbourn. It was formerly an orchard but is now an unused piece of land. Residential properties lie to the north, east and west. A single storey doctor's surgery is situated to the south east. An area of public open space lies to the south.

The Inspector acknowledged that the proposed houses would be located directly to the rear of Nos. 4 and 6 Pryor's Orchard and that they would be situated 18-20 metres from the rear elevations of those dwellings. He accepted that the outlook from those dwellings would be less open than present but was not convinced that the new houses would appear unduly overbearing. He agreed that the rear elevation of No. 5 Pryor's Orchard would be closer to the proposed houses but as the view would be towards the rear of the garages and there would not be a direct line of sight, he considered that the new houses would not be overbearing to this dwelling. He established that the impact of the new houses would be seen at an angle from the rear elevation of No. 3 Cawdon Row and would cause some change to the character of the view from the rear garden of that property, but was satisfied that the affect on these properties was acceptable.

Whilst the new houses would be higher than the nearby single storey doctors surgery, the difference in the appearance of the buildings was not considered to significantly affect the character of the area.

The Inspector acknowledged that the relationship between 3 Cawdon Row and Unit 2 would lead to some overlooking. He did however feel that the angle and 14 metre gap between the nearest first floor window on the new house and the area of the garden that is used most intensively, immediately to the rear of No. 3, would result in an acceptable degree of overlooking that would not justify the refusal of planning permission.

Although the gable of end of Unit 1 would be prominent from the footpath that crosses the public open space, it was felt that it would not appear more oppressive than other two storey houses that may surround such amenity areas.

The Inspector concluded by stating that the proposal would not harm the residential amenities of neighbouring properties or the character of the area. The appeal was therefore allowed subject to conditions regarding details of external materials, finished floor levels, hard and soft landscaping, parking and turning space and the removal of certain permitted development rights.

## 3. Appeals Received

Ref. No.	Details	Date
E473A	Optima (Cambridge ) Ltd The Bury, Newmarket Road <u>Stow-cum-Quy</u> Enforcement against erection of flat roofed extension to existing office building (Delegated Refusal)	23/07/2004
S/0605/04/LB	Dr H. Fernandes 11 Haslingfield Road <u>Barrington</u> Alterations- Installation of solar lighting panels on south elevation of roof slope (Delegated Refusal)	30/07/2004
S/0389/04/F	Corrinne Hibbert 46 Streetly End <u>West Wickham</u> Extension (Delegated Refusal)	30/07/2004
E449	Mrs J. White 65 Eland Way <u>Teversham</u> Enforcement against shed (Delegated Refusal)	09/08/2004
S/0388/04/LB	Corrinne Hibbert 46 Streetly End <u>West Wickham</u> Internal and external alterations including replacement of front door by window, replacement of window in gable wall by door (Delegated Refusal)	10/08/2004
S/0676/04/F	Mr & Mrs D. Godfrey 49 Pelham Way <u>Cottenham</u> Extension (Delegated Refusal)	12/08/2004

**4. Local Inquiry and Informal Hearing dates scheduled before the next meeting on 6<sup>th</sup> October 2004**

<b>Ref. No.</b>	<b>Details</b>	<b>Date/Time/Venue</b>
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 to (Local Inquiry)	07/09/2004 Council Chamber 10.00am
S/6182/03/O	MCA Developments Ltd Cambourne Enhanced Development comprising 1,744 new dwellings, primary schools, public open space and associated infrastructure. (Local Inquiry)	14/09/2004 Ground Floor 10.00am

**5. Appeals withdrawn or postponed**

<b>Ref. No.</b>	<b>Details</b>	<b>Reason &amp; Date</b>
E472A	Martin Ragnauth Setbroad Farm, Oakington Road <u>Cottenham</u> Enforcement against unauthorised building works.	Withdrawn By Appellant 12/08/2004
E 472B	Martin Ragnauth Setbroad Farm, Oakington Road <u>Cottenham</u> Enforcement against unauthorised building works in the construction of foundations of a dwelling.	Withdrawn By Appellant 12/08/2004

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

<b>Ref. No.</b>	<b>Details</b>	<b>Date</b>
S/1559/03/F	Taylor Woodrow Developments Off Chivers Way (Access off Kay Hitch Way) <u>Histon</u> 57 Dwellings	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	09/11/2004 Confirmed



S/2089/03/F	Heddon Management Ltd 12 Pieces Lane <u>Waterbeach</u> 8 Houses	30/11/2004 Confirmed
S/2194/03/F	Mr C Taylor 45 Spring Lane <u>Bassingbourn</u> Construction of raised decked area, path and sunken patio/lawn (part retrospective)	11/01/2005 Confirmed
S/0682/95/O	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	25/01/2005 Confirmed
S/0019/04/F	Mr P Mansfield 29 Worcester Avenue <u>Hardwick</u> Change of use of land to garden land & extension to dwelling	08/03/2005 Offered/Accepted
S/0358/04/F	Dr & Mrs N Coleman Adj 33 Mill Hill <u>Weston Colville</u> Erection of house and garage and carport for existing dwelling	09/03/2005 Confirmed

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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

**REPORT TO:** Development and Conservation  
Control Committee

1<sup>st</sup> September 2004

**AUTHOR/S:** Finance and Resources Director

**Public Footpath  
Extinguishment and creation of Bridleway no. 5 in the Parish of Caxton – Southern  
Bypass**

**Recommendation: To Confirm**

**Purpose**

- To note an Order extinguishing that part of Bridleway no. 5 crossing the line of the Caxton southern bypass and creating an alternative part of bridleway leading through an underpass constructed underneath the bypass.

**Effect on Corporate Objectives**

2. Quality, Accessible Services	Not applicable
Village Life	Not applicable
Sustainability	Bridleways promote horse riding, which is a sustainable method of transport. The provision of Rights of Way accords with the Cambourne Masterplan.
Partnership	South Cambridgeshire District Council works closely with the Countryside Services Team at Cambridgeshire County Council and with User Groups.

**Background**

- The attached Order was made on 6<sup>th</sup> July 2004 and the attached Public Notice appeared in the *Cambridge Evening News* on 13<sup>th</sup> July 2004. Copies were sent to interested parties, and were posted on site.
- The period during which objections and observation could be made expired on 24<sup>th</sup> August 2004. The following comments were received:
  - Neither **Transco, Independent Pipelines Ltd, Quadrant Pipelines Ltd** nor **ntl** has any apparatus in the vicinity

**Financial Implications**

- There are no longterm financial implications for the Council, which is able to reclaim from the applicant the costs of placing all necessary public notices and a contribution to its administrative expenses.

**Legal Implications**

- There are no legal implications.

**Staffing Implications**

7. There are no staffing implications.

**Risk Management Implications**

8. There are no risk management implications.

**Consultations**

9. The response to consultations is dealt with in paragraph 4 above.

**Recommendations**

10. It is recommended that the Committee authorises officers to confirm the Extinguishment and Creation Order, in due course, to coincide with Caxton southern bypass being adopted by Cambridgeshire County Council.

**Background Papers:** the following background papers were used in the preparation of this report: File relating to bridleway 5 (bypass), Parish of Caxton

**Contact Officer:** Ian Senior – Democratic Services Officer  
Telephone: (01954) 713028

**PUBLIC PATH EXTINGUISHMENT ORDER  
TOWN AND COUNTRY PLANNING ACT 1990, SECTION 257**

**PUBLIC PATH CREATION ORDER  
HIGHWAYS ACT 1980, SECTION 26**

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL  
(PART OF BRIDLEWAY NUMBER 5 IN THE PARISH OF CAXTON)  
EXTINGUISHMENT AND CREATION ORDER 2004**

The above Order, made on 6<sup>th</sup> July 2004 under section 257 of the Town and Country Planning Act 1990 and section 26 of the Highways Act 1980, will extinguish part of Public Bridleway No. 5 in the Parish of Caxton running between OS Grid References TL 3081 5893 (Point A on the Order Map) and TL 3078 5890 (Point B on the Order Map) in a south westerly direction with a width of 9.14 metres (30 feet), as shown shaded grey on the Order Map, and will create a new section of Public Bridleway No. 5 in the Parish of Caxton to be constructed between OS Grid References IL 3081 5893 (Point A on the Order Map) and IL 3078 5890 (Point B on the Order Map) and as shown on Drawing Number JNY4144/405, running under Caxton Bypass in a south-westerly direction for approximately 34 metres to Point B through an underpass (the elevations of which are shown for illustrative purposes only on the drawing attached to the Order) with a width of approximately 6.08 metres at ground level and with headroom along the centreline of the underpass of approximately 4.45 metres from the bridleway surface to the crown of the underpass.

Copies of the Order and the Order map and drawings have been placed and may be seen free of charge at South Cambridgeshire Hall, Cambourne Business Park, Cambourne, between 9.00 a.m. and 4.30 p.m. on weekdays and at the residence of the Clerk to Caxton Parish Council, 30 West Drive, Highfields, Caldecote, Cambridge, CB3 7NY where it may be inspected at all reasonable times. Copies of the Order and the map may be bought from the District Council, price £7.50.

Any representations about, or objections to, the Order may be sent in writing to the Finance and Resources Director, South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, CB3 6EA by 24<sup>th</sup> August 2004. Please state the grounds on which they are made.

If no such objections or representations are duly made, or if any so made are withdrawn, South Cambridgeshire District Council may confirm the Order as an unopposed Order. If the Order is submitted to the Secretary of State for the Environment, Food and Rural Affairs for confirmation, any representations and objections that have not been withdrawn will be sent with the Order.

Dated this 13<sup>th</sup> day of July 2004

GJ Harlock  
Finance and Resources Director  
South Cambridgeshire District Council

Cambourne Business Park  
Cambourne  
CB3 6EA

**PUBLIC PATH EXTINGUISHMENT ORDER  
TOWN AND COUNTRY PLANNING ACT 1990, SECTION 257**

**PUBLIC PATH CREATION ORDER  
HIGHWAYS ACT 1980, SECTION 26**

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL  
(PART OF BRIDLEWAY NUMBER 5 IN THE PARISH OF CAXTON)  
EXTINGUISHMENT AND CREATION ORDER 2004**

**T**his Order is made by South Cambridgeshire District Council ("The Authority") under Section 257 of the Town and Country Planning Act 1990 because it appears to the Authority that part of the bridleway described in Schedule 1 below is no longer needed for public use due to the adoption as public highway of the Caxton Southern bypass in the parish of Caxton, Cambridgeshire, over which the bridleway would otherwise run. Caxton Parish Council and Cambridgeshire County Council have been consulted.

Concurrent with the extinguishment of part of Bridleway no. 5 as detailed in Schedule 1, South Cambridgeshire District Council intends to create a new section of Bridleway no. 5 as detailed in Schedule 2 below.

**BY THIS ORDER**

Part of the bridleway over the land in the parish of Caxton on the attached map and described in Schedule 1 to this Order shall be extinguished upon the relevant section of the Caxton Southern bypass being adopted by Cambridgeshire County Council as public highway.

A new section of bridleway under the land in the parish of Caxton on the attached map and described in Schedule 2 to this Order shall be created upon the relevant section of the Caxton Southern bypass being adopted by Cambridgeshire County Council as public highway and that part of the bridleway detailed in Schedule 1 being extinguished.

This Order will be confirmed and come into force upon Cambridgeshire County Council formally adopting the Caxton Southern Bypass.

## SCHEDULE 1

Position of bridleway as indicated on map	Description of bridleway to be extinguished	Length in metres
A-B	That part of Public Bridleway No. 5 Caxton running between OS Grid References TL 3081 5893 (Point A on the Order Map) and TL 3078 5890 (Point B on the Order Map) in a south westerly direction with a width of 9.14 metres (30 feet), as shown shaded grey on the Order Map..	Approximately 34 metres

## SCHEDULE 2

Position of bridleway as indicated on map	Description of bridleway to be created	Length in metres



<p>A-B</p>	<p>That section of Public Bridleway No. 5 Caxton to be constructed between OS Grid References TL 3081 5893 (Point A on the Order Map) and TL 3078 5890 (Point B on the Order Map) and as shown on Drawing Number JNY4144/405, running under Caxton Bypass in a south-westerly direction for approximately 34 metres to Point B through an underpass (the elevations of which are shown for illustrative purposes only on the drawing attached to this Order) with a width of approximately 6.08 metres at ground level and with headroom along the centreline of the underpass of approximately 4.45 metres from the bridleway surface to the crown of the underpass.</p>	<p>Approximately 34 metres</p>
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Dated this ..... day of ..... 2004

The Common Seal of )  
 SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL )  
 was hereunto affixed in the presence of: )

Leader of the Council

Head of Legal Services

This Order was confirmed by South Cambridgeshire District Council on the ..... day of ..... 2004 because it is expedient to extinguish a pre-existing part of Bridleway no. 5 having regard to the fact that a new section of Bridleway no. 5

has been created along a similar route but through an underpass under the public highway known as the Caxton Southern bypass.

Authorised Signatory  
pp GJ Harlock, Finance and Resources Director  
South Cambridgeshire District Council

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

**REPORT TO:** Development and Conservation  
Control Committee

1<sup>st</sup> September 2004

**AUTHOR/S:** Finance and Resources Director

**Public Footpath**

**Extinguishment of no. 7 in Oakington under the Town and Country Planning Act 1990**

**Recommendation: to authorise the making of an Order**

**Purpose**

1. To consider an application to extinguish Footpath no. 7 in Oakington to facilitate development of Coles Lane in the village.

**Effect on Corporate Objectives**

2.	Quality, Accessible Services	n/a
	Village Life	n/a
	Sustainability	n/a
	Partnership	n/a

**Background**

3. Taylor Woodrow is developing land at Coles Lane, Oakington. In order to accommodate the access road and pavement, Footpath no. 7 will have to be extinguished. The proposed Order is attached to this report, together with an Order plan. It is intended that the adopted highway will link up with a new bridleway being created by Cambridgeshire County Council. The surfaces of the highway and bridleway will more-or-less be flush with each other.
4. Once the access road and pavement have been adopted by Cambridgeshire County Council, the public right of way will have been retained

**Options**

5. Extinguishment of the public footpath was a requirement of Planning Consent no. S/2491/03/RM and was shown on the agreed plans.

**Financial Implications**

6. There are no financial implications for the Council, as all costs incurred, for example in placing the Public Notice in the Press, can be recovered from the applicant.

**Legal Implications**

7. There are no legal implications.

**Staffing Implications**

8. There are no staffing implications.

#### **Risk Management Implications**

9. There are no risk management implications.

#### **Consultations**

10. Key user groups and other interested parties were consulted on an informal basis, at the beginning of August to assess likely reaction prior to the formal Public Notice being placed in the *Cambridge Evening News*.

The **Ramblers' Association** has made the following comments:

- the replacement of public rights of way by estate roads is not ideal but, given the limited scope of the development, it would be difficult to maintain a "green" corridor within the site
- the bridleway should be rural in nature (through undeveloped land) so as in part to compensate for the loss of Footpath 7
- cost of the bridleway extension, including a bridge or culvert, should be borne by the developers

**Oakington and Westwick Parish Council** has commented as follows:

- Footpath 7 should be extinguished only over the length of the proposed estate road
  - the portion of the existing footpath leading to the former airfield appears to take a slightly different route to that of the proposed bridleway. The route should be retained as a public footpath, linking up in due course with footpaths in Northstowe, and that a footpath diversion be made as necessary
  - horse riding is inadvisable on block-paved, estate roads
  - it is easier to prevent the misuse of public footpaths by motor vehicles than it is the misuse of bridleways
  - public rights of way are a key factor in respect of Northstowe
11. A number of expressions of support for the proposed bridleway have been received from individuals connected with horse riding. Any other material comments received will be reported verbally at the meeting, and may necessitate revision to the draft Order.

#### **Recommendations**

12. It is recommended that the Committee authorises officers to make an Order extinguishing part of Footpath no. 7 in Oakington and, subject to there being no objections to formal consultation, to confirm the Order in due course, and concurrently with Cambridgeshire County Council adopting Coles Lane and confirming creation of the bridleway.

**Background Papers:** the following background papers were used in the preparation of this report: File relating to Footpath no. 7 in Oakington

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**PUBLIC PATH EXTINGUISHMENT ORDER  
TOWN AND COUNTRY PLANNING ACT 1990, SECTION 257**

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL  
(FOOTPATH NUMBER 7 (PART) AT OAKINGTON) EXTINGUISHMENT ORDER  
2004**

**T**his Order is made by South Cambridgeshire District Council ("The Authority") under Section 257 of the Town and Country Planning Act 1990 because it appears to the Authority that part of the Footpath described below is no longer needed for public use due to development at, and adoption of, Coles Lane,, Oakington, Cambridgeshire. Oakington Parish Council and Cambridgeshire County Council have been consulted.

**BY THIS ORDER**

Part of the Footpath over the land in Oakington on the attached map and described in the Schedule to this Order ('the Schedule') shall be extinguished, and this Order shall be confirmed, upon Coles Lane, Oakington being adopted by Cambridgeshire County Council as public highway.

**SCHEDULE**

Position of Footpath as indicated on map	Description of Footpath to be extinguished	Length in metres
A-B	Part of public footpath no. 7 Oakington starting on the north side of Coles Lane at OS Grid Reference TL4118 6461 (Point A on the Order plan) and running in a northerly direction across a paddock to the northern boundary of the same at OS Grid Reference TL4117 6476.	Approximately 166 metres

Dated this ..... day of ..... 2004

The Common Seal of the )  
SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL )  
was hereunto affixed in the presence of: )

Leader of the Council

Head of Legal Services

This Order was confirmed by South Cambridgeshire District Council on  
the                                      day of                                      200  
because it is expedient to do so having regard to the fact that the  
public highway known as Coles Lane, Oakington generally subsumes  
the length of the public Footpath that crosses it.

DRAFT

Authorised Signatory  
pp GJ Harlock, Finance and Resources Director  
South Cambridgeshire District Council

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

1<sup>st</sup> September 2004

REPORT TO Development Control and Conservation  
Committee

AUTHOR/S Director of Development Services

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**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 20<sup>th</sup> 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. As the developers progress on the provision of facilities has been significant and they have continued to construct the facilities in accordance with the agreed schedule it is proposed that the monthly reports be amended to every 3 months.

**Background**

2. There are now 1391 (29<sup>th</sup> 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 (15<sup>th</sup> August, 2004) is as follows:
- a. Community Centre. The floor levels are set, the roof covering is principally completed and the brickwork is almost complete. Discussions have been held regarding the provision of a semi-sprung floor, details have been requested on behalf of the Parish Council and the developers are considering the issue. The works are being carried out in accordance with the agreed work schedule submitted June 2004 with an anticipated completion October/November 2004 is still expected. Conditions outstanding are condition 1 – landscaping scheme, details of which are under discussion with the Parish Council and the Landscape Officer; condition 3 – signage, seating, hard surfacing.
  - b. Multi-Use Games Area (MUGA). The MUGA is practically complete; an original snagging list was completed early in July. The problem relating to the size of the courts is being discussed with the developers, following discussions with the Lawn Tennis Association. A detailed cost for an extension of the courts has been received and a solution is being investigated. However, the developer's project manager is currently on leave therefore no formal undertaking can be made by the developers to authorise the extension to the courts at this stage.
  - c. Burial Ground. Planning permission was granted on 2<sup>nd</sup> December 2003. This is now complete and a formal inspection of this facility will be carried out on Monday the 6<sup>th</sup> September 2004, a representative of the Parish Council will be in attendance.
  - d. Parish Council funding (required by S106 at 1000 houses)- The Parish Council are now established and are advertising for a parish clerk.
  - e. Playing fields. Practically complete discussions have been held with the Parish Council regarding the usage of the area and the handover procedure, these matters are still being investigated and no formal decision as to the handover date has been made.
  - f. Skateboard and play area. Construction of this facility is practically complete: the developers still need to provide safety fencing and lighting to the area. Details of these matters have been received and are under consideration.
  - g. Cricket Pavilion. Planning permission has been granted for this facility, and a second amendment has been received proposing a brick structure. The developer has been advised that a further planning application will be required for the amended design. Although no date for the construction of this building has been suggested the developer is keep to progress with this building as soon as all the formal permissions are in place.
  - h. Allotments. Currently, under construction for completion October, 2004. A planning application for the provision of a temporary access to the allotments has been received but is incomplete.



- 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 as reported at the last Committee, however, the developers have agreed to relay the area in the next available planting season (September). They are currently in discussions with our consultants to ensure that the relaying is in accordance with an agreed schedule and our consultants at the expense of the developers will carry out the supervision of the reinstatement of the area.
4. There is no progress to report on the trailer park. Any update or comment from the developers will be reported verbally.

#### **Considerations**

5. The developers are making progress with the community facilities within Cambourne and have for the last 3 months completed work in accordance with an agreed time scale. It is therefore considered that the Council's stance to monitor the progress of facilities should be maintained but that it is amended to provide updates on the facilities to committee every 3 months.

#### **Financial Implications**

6. None.

#### **Legal Implications**

7. None.

#### **Staffing Implications**

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

#### **Sustainability Implications**

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

#### **Conclusion**

10. Positive work is taking place in terms of the developer's consortium monitoring and liaising with officers to ensure facilities are provided in accordance with the work programmes. Members are assured that the developers are carrying out work in accordance with the work schedules and that significant progress is being made on all of the facilities in order to ensure facilities are available. However, it is considered that it is necessary to continue monitoring the situation, with 3 monthly reports back to this meeting and for the embargo to remain lifted at present. However, should issues arise which require committee consideration these are referred back to the first available committee.

#### **Recommendation**

RECOMMENDED that:

Members agree the Council's stance for the time being, and receive an update on progress at the meeting on the 1<sup>st</sup> December 2004.

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

Cambourne Section 106 Agreement dated 20<sup>th</sup> April 1994.

Cambourne Play Strategy December 2000, approved under conditions of the outline.

Planning permission dated 20<sup>th</sup> April 1994, reference S1371/92/0

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