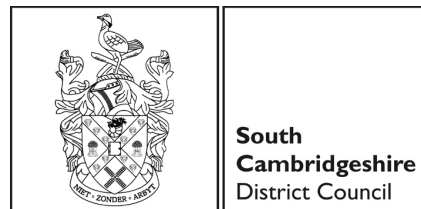


South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB3 6EA

t: 08450 450 500  
f: 01954 713149  
dx: DX 729500 Cambridge 15  
minicom: 01480 376743  
[www.scambs.gov.uk](http://www.scambs.gov.uk)



25 October 2005

To: Chairman – Councillor Dr JPR Orme  
Vice-Chairman – Councillor NIC Wright  
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, 2 NOVEMBER 2005** at **10.00 a.m.**

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

---

## AGENDA

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

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

	<b>PAGES</b>
<b>PROCEDURAL ITEMS</b>	
<b>1 (a) Apologies</b>	
<b>1 (b) Appointment of Vice-Chairman for the meeting</b>	
<b>2. MINUTES OF PREVIOUS MEETING</b> To authorise the Chairman to sign the Minutes of the meeting held on 5 <sup>th</sup> October 2005 as a correct record. These Minutes have been circulated electronically, and are available on the Council's website.	
<b>PLANNING APPLICATIONS</b>	
<b>3. S/1845/05/F - STAPLEFORD</b>	<b>1 - 4</b>
<b>4. S/1608/05/LB AND S/1609/05/F - GREAT SHELFORD</b>	<b>5 - 14</b>
<b>5. S/1209/05/F - LITTLE SHELFORD</b>	<b>15 - 22</b>
<b>6. S/1447/05/F - HORNINGSEA</b>	<b>23 - 30</b>
<b>7. S/1744/05/F - THRIPLow</b>	<b>31 - 36</b>

8.	S/1715/05/F - WILLINGHAM	37 - 42
9.	S/1747/05/F - WILLINGHAM	43 - 46
10.	S/1644/05/A - WILLINGHAM	47 - 52
11.	S/1710/05/F - WILLINGHAM	53 - 60
12.	S/1771/05/F - LOLWORTH	61 - 68
13.	S/1732/05/F - DRY DRAYTON	69 - 74
14.	S/6310/05/O - CAMBOURNE	75 - 80
15.	S/1709/05/F - COTTENHAM	81 - 84
16.	S/1674/05/RM - DUXFORD	85 - 88
17.	S/1787/05/F - FOWLMERE	89 - 92
18.	TS/1818/05/F - GIRTON	93 - 98
19.	S/1650/05/O - HARSTON	99 - 104
20.	S/1237/05/F - HARSTON	105 - 114
21.	S/1651/05/RM - IMPINGTON	115 - 120
22.	S/1544/05/F - SHEPRETH	121 - 124
23.	S/1809/05/PNT - FEN DRAYTON	125 - 130
24.	S/1713/05/O - TEVERSHAM	131 - 134
25.	S/1669/05/F - TEVERSHAM	135 - 142
26.	S/1839/05/F - GREAT ABINGTON	143 - 146
27.	S/1499/05/F - GREAT ABINGTON	147 - 156
28.	S/0733/05/F - CROYDON	157 - 166
29.	S/1273/05/F - GAMLINGAY	167 - 174
	<b>APPEALS AND STATISTICS</b>	
30.	<b>APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION</b>	<b>175 - 182</b>
31.	<b>APPEAL STATISTICS AND GRAPHICAL DATA</b>	<b>183 - 184</b>
31 (a)	<b>Performance Criteria</b>	<b>185 - 188</b>
31 (b)	<b>Undetermined Applications over 13 weeks</b>	

## **INCIDENTAL ITEMS**

- |            |  |                  |
|------------|--|------------------|
| <b>32.</b> | <b>DELEGATED POWERS - MAJOR DEVELOPMENTS TEAM</b><br>Two appendices are embedded in the report.                                    | <b>189 - 192</b> |
| <b>33.</b> | <b>PROPOSED REGISTRATION OF PUBLIC RIGHT OF WAY -<br/>ARBURY CAMP</b>  | <b>193 - 194</b> |
| <b>34.</b> | <b>TREE PRESERVATION ORDER - LONGSTANTON</b><br>To consider confirming Tree Preservation Order no. 08/05/SC with<br>modifications. | <b>195 - 202</b> |
| <b>35.</b> | <b>CAMBOURNE SECTION 106 LEGAL AGREEMENT - TRAILER<br/>PARK</b>  | <b>203 - 204</b> |

### **EXCLUSION OF PRESS AND PUBLIC**

The following statement must be proposed, seconded and voted upon. The officer presenting to report will provide the paragraph number(s).

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number ..... in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph ..... of Part 1 of Schedule 12A of the Act."

### **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.

This page is intentionally left blank

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee      2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1845/05/F- Stapleford**  
**Erection of Two Houses Following Demolition of Existing Dwelling at 152 Hinton Way,  
for Houghton Homes**

**Recommendation: Delegated Approval**  
**Date for Determination: 22<sup>nd</sup> November 2005**

**Site and Proposal**

1. No. 152 Hinton Way forms part of a linear pattern of development on the south eastern side of Hinton Way, within the Stapleford village framework. It is a detached, two-storey, red brick and plain tile house with attached single storey flat roof garage. There is a large gravel parking and turning area to the front with a two metre high hedge along the Hinton Way road frontage and a large lawn garden with trees to the rear that backs on to open countryside.
2. No. 150 Hinton Way is a detached, two-storey house that is set slightly forward of No. 152 Hinton Way. It has a garage to the side with a patio area to the rear and a ground floor kitchen window in its side elevation. No. 154 Hinton Way is a detached, two-storey house that is set back slightly from No. 152. It has a patio area immediately to the rear of the house and a sitting room window at ground floor level and bedroom window at first floor level in its rear elevation adjacent the boundary.
3. The application, received on the 27<sup>th</sup> September 2005, proposes the demolition of the existing dwelling and the erection of a pair of semi-detached, four bedroom houses. The houses are set back approximately 5 metres from Hinton Way and measure 5 metres in height to the eaves and 8.2 metres in height to the ridge. They are situated approximately 1.5 metres off the boundary with the neighbouring properties. The design of the houses includes features such as gables and bay windows on the front elevation and rooms at second floor level within the roof space. Separate driveways to the front would provide parking/turning areas. The proposed density equates to 13.3 dwellings per hectare.

**Planning History**

4. Planning permission was granted in December 2002 for extensions to No. 152 Hinton Way (reference **S/2184/02/F**). The extensions increased the height of the dwelling to 8.2 metres, included two gables in the design of the front elevation and a two-storey side extension positioned 2 metres from the boundary with No. 150 Hinton Way.

**Local Development Plan Policy**

5. **Policy P1/3** of the **Cambridgeshire and Peterborough Structure Plan 2003** is a general policy that seeks to ensure that all new developments incorporate high standards of design that create a sense of place that responds to the local character of the built environment.

6. **Policy SE8** of the **South Cambridgeshire Local Plan 2004** outlines the presumption in favour of residential developments within village frameworks.
7. **Policy SE2** of the **South Cambridgeshire Local Plan 2004** identifies Great Shelford and Stapleford as a Rural Growth Settlement and states, in part, that residential developments will be permitted on unallocated land within village frameworks providing the development would be sensitive to the character of the village, local features of landscape and ecological importance and the amenities of neighbours.
8. **Policy HG10** of the **South Cambridgeshire Local Plan 2004** states, in part, that the design and layout of schemes should be informed by the wider character and context of the local townscape and landscape.

#### **National Planning Guidance**

9. **Policy Guidance Note 3 (Housing)** seeks to make the best use of previously developed land.

#### **Consultations**

10. **Stapleford Parish Council** objects to the application and makes the following comments:

“It was felt this would be out of keeping with surrounding properties. There are no three storey houses in this area. Also the first floor overlooks existing gardens. The Council also felt that there was inadequate information on relative heights of properties within the area.”

11. **Trees and Landscapes Officer**- Comments were awaited at the time this report was compiled. Any comments received will be reported verbally at the meeting.
12. **Chief Environmental Health Officer**- Comments were awaited at the time this report was compiled. Any comments received will be reported verbally at the meeting.

#### **Representations**

##### *Applicant's Agent*

13. “The site accords with both national and local planning policy and is an exemplar of the way in which the government wishes new housing to be located on previously developed land within sustainable locations.”

##### *Neighbours*

14. None received at time of writing. Any responses received will be reported verbally at the meeting. The statutory consultation period expires on 25<sup>th</sup> October 2005

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

15. The main issues to consider during the determination of this application relate to: -
  - a. The principle of residential development;
  - b. The design and visual impact of the proposed dwellings; and,
  - c. The impact upon the amenity of neighbouring properties.

## *Principle of Development*

16. The development of two dwellings on this site within the village framework is considered acceptable in principle under Policy SE2 of the Local Plan. In addition it contributes towards the aim of PPG3 to make the best use of previously developed land.

## *Design and Visual Impact*

17. The south eastern side of this part of Hinton Way comprises a variety of dwellings of different styles.
18. The proposed development is considered to reflect the character of the surrounding area. The siting of the houses would respect the linear pattern of development within the vicinity and the height, spacing and design would not be out of keeping with existing properties along Hinton Way and would fit comfortably within the street scene.
19. It is acknowledged that a second floor of accommodation is to be provided, but this is within the roof space of the houses so it would not result in a significant increase in height that would appear out of character with the area. A street scene elevation has been provided with the application that sets out relative heights of the proposed houses in comparison with the neighbouring houses. This illustrates that the height will be comparable with adjoining houses and that No 146 has incorporated second floor accommodation.

## *Neighbour Amenity*

20. Whilst the proposed first floor windows in the rear elevation of the proposed house adjacent to No. 150 Hinton Way would result in some additional overlooking of the rear garden of this property, it is not considered to be sufficient to warrant refusal of the application. The degree of overlooking would be similar to that from the first floor windows in the rear elevation of the extension granted planning permission under reference S/2184/02/F. Concerns are, however, raised over the second floor balcony style windows that would result in overlooking of the private garden areas immediately to the rear of both Nos. 150 and 154 Hinton Way. Amended plans have been requested to delete the two lower roof lights on the rear facing roof slope of each dwelling to ensure the windows would only look down the gardens.
21. The proposed house adjacent to No. 150 Hinton Way is not considered to seriously harm the amenities of that property through a loss of light or through being unduly overbearing in terms of its mass when viewed from the kitchen window in the side elevation as there is another window in the rear elevation.

## *Other Matters*

22. Adequate parking/turning space would be provided in front of the proposed houses to ensure the development is not detrimental to highway safety.

## **Recommendation**

23. Delegated approval subject to the receipt of satisfactory amended plans that address the issue of overlooking from the second floor windows in the rear elevation.
  1. Standard Condition A – Time limited permission – 3 Years (Reason A);

2. Sc5a – Details of materials for external walls and roofs (Rc5aii);
3. C2 – Parking, turning, loading and unloading during construction period (Rc- In the interests of highway safety);
4. C3 a + b – Parking and turning (Rc- In the interests of highway safety.)
5. D5b – 2 metres x 2 metres visibility splays (Rc- In the interests of highway safety);
6. B7 – Position of any gates 5 metres (Rc- In the interests of highway safety.)
7. Before the dwellings, hereby permitted, are occupied, the 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. (Rc- In the interests of highway safety);
8. Sc52 – Implementation of landscaping (Rc52);
9. Sc22 – No windows, doors or openings at first floor level or second floor level in the north east and south west elevations of the development (Rc22);
10. Sc22 - No further windows, doors or openings at second floor level in the south east elevation of the development (Rc22).

## Reasons for Approval

1. The 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), **HG10** (Housing Mix and Design)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Design and visual impact on the locality
  - Residential amenity including overlooking issues

**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 References S/1845/05/F and S/2184/02/F

**Contact Officer:** Karen Bonnett – Planning Assistant  
Telephone: (01954) 713230



**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1608/05/LB – Great Shelford**

**Alterations and Conversion of Barn to Dwelling Including Conversion of Garage to Bathroom and Hall, Replacement of Cart Lodge with Enlarged Cart Lodge and Utility, Replacement of Corrugated Roofing Material with Slate on Single Storey Buildings and Plain Tiles on Main Roof and Attached Post and Rail Fences and Gates**

**S/1609/05/F – Great Shelford**

**Extension and Conversion of Barn into Dwelling**

**The Oat Barn, De Freville Farm, High Green for M Funston & Dakin Estates Ltd**

**Recommendation: Refusal**

**Date for Determination: 11<sup>th</sup> October 2005**

**Conservation Area, Listed Building and Departure Application**

Members will visit this site on Monday 31<sup>st</sup> October 2005.

**Site and Proposal**

1. De Freville Farm is located on the west side of High Green and to the south of the railway line. Although in the heart of the village, the farm lies outside the village framework and in the countryside and Green Belt. This application relates to a Grade II Listed 18<sup>th</sup> Century timber framed and weatherboarded three bay barn with a corrugated asbestos roof. The main part of the barn is approximately 8.8 metres high and there are single storey elements attached to its east and west sides which project beyond the northern elevation of the barn to form a small open courtyard area. To the east of the barn is a grassed area enclosed on its north and east sides by a wall whilst to the west is another grassed area partially bounded along its southern side by conifers. To the north of the site is De Freville Farmhouse, also a Grade II Listed Building, whilst to the south is a Listed thatched cottage. Beyond the western boundary of the site is a timber barn that was formerly part of the De Freville Farm complex but has recently been converted to a dwelling.
2. The applications, submitted on 16<sup>th</sup> August 2005, seek to extend and convert the barn into a four bedroom dwelling. As part of the proposals, a lean-to open cart lodge attached to the west side of the main barn would be removed and replaced with a larger pitched roof extension comprising a cart lodge and utility room. The roof of the main barn would be replaced with plain tiles whilst slate would be used for the single storey elements. In addition, post and rail fences and gates would be introduced on the presently open parts, including the courtyard, of the north and south boundaries of the plot in order to define the garden areas. Vehicular access would be gained from the existing access on the south side of the site and shared with that serving the converted barn to the west.

3. The application has been accompanied by planning and design statements as well as a bat report and structural survey. The planning statement explains that the proposal retains the open nature of the frontage of the site, with the layout enabling all domestic paraphernalia to be located either within the private courtyard or to the rear of the barn. In terms of the design of the scheme, existing openings have been utilised to form windows and doors and their location prevents significant overlooking and loss of privacy to the adjoining residential units. All parking has been concentrated to the rear of the barn and out of sight, with the replacement cart-lodge being considered crucial to the scheme to ensure that vehicles are properly planned as an integral part of the proposal. The statement also confirms that all works of repair and rebuilding will be undertaken in matching and sympathetic materials, with all joinery in timber.
4. The planning statement stresses that alternative commercial uses have been considered for the barn but, given its relationship and close proximity to nearby residential properties, it is considered that a commercial use would not be appropriate. In this respect, the Local Highways Authority has advised that the access to the site is not suitable for a commercial use. The possibility of retaining the barn for purposes ancillary to the use of the farmhouse has also been explored but both Cheffins and Carter Jonas have advised that this approach has no merit in practical terms as the existing ancillary buildings to the farmhouse are extensive and the liability of retaining the site within the curtilage of the farmhouse is unworkable. As a consequence, the barn has been severed from the farmhouse. Potential purchasers of De Freville Farmhouse were advised of the intended residential use of The Oat Barn and none raised any objections to this. In addition, the barn was offered for sale to prospective purchasers who, in all instances, showed no interest in securing additional outbuildings. The sale of the farmhouse includes an extensive range of barns and, therefore, any additional ancillary accommodation was beyond the needs of potential purchasers. The possibility of converting the barn to holiday accommodation has also been explored, but it is considered that the potential return would not justify the high level of expenditure required, whilst the use of the barn as a nursing/convalescent home would require a far greater floorspace than is available on the site.
5. The statement summarises that the barn has historic merit, is structurally sound and worthy of retention. It is capable of conversion to residential use in such a way as to respect the existing openings and timbers, to avoid any overlooking and to avoid visual harm when viewed from the public domain. It is argued that to allow buildings of this nature to fall into disrepair, therefore precluding their reuse, would harm the environment.

### **Planning History**

6. There is no history specifically relating to the application site. Planning and Listed Building consent for the extension and conversion of the barn to the west to a dwelling was granted under references S/1930/04/LB and S/1931/04/F and, prior to that, by consents issued in 2003.

### **Planning Policy**

7. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 resists development in the countryside unless proposals can be demonstrated to be essential in a particular rural location.

8. **Policy P9/2a** of the Structure Plan states that development within the Green Belt will be limited to that required for agriculture and forestry, outdoor sport, cemeteries or other uses appropriate to a rural area.
9. Local Plan 2004 **Policy SE8** states that residential development outside village frameworks will not be permitted.
10. Paragraph 17 of Planning Policy Statement 7 'Sustainable Development in Rural Area' (2004) states that "The Government's policy is to support the re-use of appropriately located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives. Re-use for economic development purposes will usually be preferable, but residential conversions may be more appropriate in some locations, and for some types of building. Planning authorities should therefore set out in LDDs their policy criteria for permitting the conversion and re-use of buildings in the countryside for economic, residential and any other purposes, including mixed uses.

These criteria should take account of:

- a) The potential impact on the countryside and landscapes and wildlife;
  - b) Specific local economic and social needs and opportunities;
  - c) Settlement patterns and accessibility to service centres, markets and housing;
  - d) The suitability of different types of buildings, and of different scales, of re-use;
  - e) The need to preserve, or the desirability of preserving, buildings of historic or architectural importance or interest, or which otherwise contribute to local character.
11. Local Plan 2004 **Policy GB2** states that planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated. Development is defined as 'inappropriate' unless it comprises (in part) the re-use of buildings provided that:
    - a) The development does not result in a materially greater impact on the openness and purpose of the Green Belt;
    - b) Strict control is exercised over any proposed extensions and associated uses of surrounding land;
    - c) The buildings are of permanent and substantial construction and capable of conversion without major or complete reconstruction; and
    - d) The form, bulk and general design of the buildings are in keeping with their surroundings.
  12. **Policy P7/6** of the 2003 Structure Plan requires development to protect and enhance the quality and distinctiveness of the historic built environment.
  13. **Policy EN20** of the 2004 Local Plan states that permission will be refused for extensions to listed buildings which are not necessary to ensure the continuing use of the building, would dominate or detract from the listed building, would imply the loss of building fabric of architectural or historic interest, would damage archaeological remains of importance, or would harm the well being or setting of adjacent listed buildings.
  14. **Policy EN26** of the 2004 Local Plan states that, in judging applications for the change of use of listed buildings, the District Council will consider whether or not the existing use can continue with reasonable utility or life expectancy; all other options for less damaging uses have been explored; the proposed use can take place without the

necessity of extensive alterations or extensions which would be harmful to the fabric, character or setting of the building; the proposal would harm the setting and amenity of adjacent buildings.

15. **Policy EN28** of the 2004 Local Plan states that the District Council will refuse applications which dominate a listed building; damage the setting, well being or attractiveness of a listed building; or would harm the visual relationship between a listed building and its formal or natural landscape surroundings.
16. **Policy EN30** of the 2004 Local Plan requires new development in a Conservation Area to either preserve or enhance the character of the area.

## Consultation

17. **Great Shelford Parish Council** states:

“No objection to the proposal which does not seem to conflict with green belt policies or conversion of listed buildings policies, but we do have some concern over the setting of the building. We hope the open field to the NE of the barn is retained in its present form as it adds to the agricultural appearance of the surrounding buildings. Should it become a garden it would detract from the open agricultural nature of the site.”

18. **The Chief Environmental Health Officer** raises no objections subject to a condition restricting the hours of use of power operated machinery being attached to any consent in order to minimise noise disturbance to neighbours.
19. **The Ecology Officer** raises no objections subject to a condition requiring full details of measures for bat mitigation and conservation being attached to any consent.
20. **The Conservation Manager** objects to the application stating:  
The main considerations are the physical impact on the historic fabric and the character of the grade II listed barn and the impact on the setting of the barn and the adjacent listed buildings.
  - a) Sub-division of the site will have a significant and detrimental impact on both the setting of the listed farmhouse and the barn as well as the other listed barns/outbuildings on the site;
  - b) The setting of the individual listed buildings owes its attractive character to the visual harmony produced by the grouping of the buildings around the former farmyard and the quality of the space between, in this case the former farmyard. The introduction of fences, to subdivide the barn from the farmhouse and the former farmyard, is considered to harm the visual relationship between the barn and its surroundings and damage the setting of all the listed buildings by severing its historic functional relationship as an agricultural group;
  - c) Conversion of the barn to a dwelling will alter its character both internally and externally to its detriment. Flooring over one bay of the main barn and installing a staircase will affect the spatial quality of the interior thereby harming its architectural character and resulting in damage to the historic fabric of the timber framed barn. Externally the changes will be visually more intrusive. New openings including rooflights and glazing existing openings will puncture the principal components of this agricultural building detrimentally altering its otherwise unaltered character and appearance as a building of special

architectural and historic interest. In addition the new door openings will result in the loss of historic fabric;

- d) The demolition of the lean-to cart shed and its replacement with a larger gabled extension to form garaging and a utility room will have an adverse impact on the southwest elevation of the barn. It also indicates that the building requires significant alteration and extension to achieve the proposed domestic conversion;
- e) Clearly the best use of a building is that for which it was originally designed. In this case no compelling evidence has been presented to show that some form of agricultural or storage use could not be maintained. It is clear that an alternative non-agricultural use would be difficult to accommodate due to the close proximity of the listed farmhouse and other listed buildings. However conversion to a dwelling is not considered to be an acceptable alternative for the above reasons. Consequently a less intrusive use should be sought which does not require so much alteration to the building and which avoids destroying its special character and importance as part of a historic group;
- f) The site is situated in a prominent location within the Conservation Area with open views across to the countryside beyond. The proposals by virtue of their impact on the character and visual appearance of the group of listed buildings will have an impact on the wider Conservation Area neither preserving nor enhancing its special character;
- g) The site lies within the Green Belt and there is a presumption against development unless special circumstances can be demonstrated. In this case the proposed re-use of the barn is considered to have an impact on the openness and purpose of the Green Belt. In addition it has not been demonstrated that the buildings are capable of conversion without major reconstruction and that the general design is in keeping with the surroundings;
- h) For the above reasons the proposals are considered to have a significant impact on the historic fabric and character of the barn and on the setting of barn, the adjacent listed buildings and the wider Conservation Area. The proposals are therefore considered to be contrary to policies EN26, EN28, EN30, GB2 (6) of the South Cambridgeshire Local Plan 2004 and policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003.

### **Representations**

- 21. One letter of objection has been received from the occupiers of Top Barn the converted barn situated to the west of the site. Concern is expressed in respect of the rebuilding and enlargement of the existing cart lodge and the construction of a new driveway. This would result in vehicle use and noise that the occupiers of the above property do not presently have to contend with.

### **Representation by the applicant's agent**

- 22. The applicant's agent has responded in writing to the concerns expressed in respect of the proposal. It is pointed out that The Oat Barn has hardly been used for agricultural operations, being used only on a limited basis for the occasional storage of redundant farm machinery, a purpose that is no longer required as all agricultural operations have ceased on the site. It is clear that an agricultural use of the barn cannot be reinstated given the lack of need for it to be used agriculturally for many years, its location within the village and that no farm holding exists within the vicinity

to which it could be related. The marketing undertaken in relation to the sale of the farmhouse has demonstrated that no demand exists for the use of the outbuilding either for commercial purposes or uses linked to the farmhouse. It is considered that a residential use is the only way of securing the repair and retention of the barn. To leave it vacant will ensure that its appearance and structure will deteriorate thereby harming its future retention.

23. Policy SE8 seeks to resist any form of residential development outside village frameworks. Whilst the site falls outside the framework, it is within an area dominated by residential uses. The character of this area of countryside would therefore not be altered.
24. An aerial photograph has been submitted with the agent's letter showing that further buildings extended to the rear of Oat Barn and walling formed an enclosed area of courtyard. It cannot therefore be concluded that the introduction of walls and fences is fundamentally wrong as this re-establishes the historic position. The severance of the barn from the listed buildings and farmhouse has already occurred and The Oat Barn is a separate unit surrounded on all sides by residential curtilages. Through appropriate boundary treatments, the relationship of the barn to the farmhouse will still be clear.
25. In terms of the impact of the proposal on the character of the barn (as commented upon by the Conservation Officer), the agent's letter states the following:
  - a) The rooflights proposed in the main barn replace existing openings;
  - b) The northern wing was widened into the courtyard around 1980;
  - c) Prior to this extension, the original elevation of this building incorporated two double garage type doors. The 'lean-to cart shed' referred to by the Conservation Officer was never a cart shed but was used as a cattle shed and is of recent construction, possibly Victorian;
  - d) Neither the northern or southern wing attached to the barn are mentioned in the listing schedule.

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

26. The key issues to consider in the determination of this application are:
  - a) The principle of a residential use of the barn in light of settlement policies;
  - b) Whether a new use for the barn is necessary and whether a residential use is most appropriate;
  - c) Impact of the proposal upon the character and appearance of the Listed barn and upon the setting of nearby Listed Buildings;
  - d) Impact upon the character and appearance of the Conservation Area;
  - e) Impact upon the countryside and Green Belt;
  - f) Residential amenity.
27. Policy SE8 of the Local Plan states that residential development outside village frameworks will not be permitted. The use of the barn as a dwelling is therefore contrary, in principle, to the development plan and the application has consequently been advertised as a Departure. Given that the proposal is a departure from the plan, it is necessary to consider whether there are other material considerations in this instance that would render the application acceptable, in particular whether a new use for the barn is necessary and, if so, whether a residential use is the most appropriate rather than, for instance, ancillary accommodation to the farmhouse or an employment use.

28. It is clear from the information submitted with the application that an agricultural use of the barn is no longer viable. Given its listed status and historic importance, it is therefore necessary to find a new use for the building and the planning statement submitted with the application has explored a number of alternative uses. However, none of the evidence submitted has convinced Officers that the barn cannot be used as ancillary accommodation to the main farmhouse or for a low key employment/storage use, possibly linked to the occupation of the farmhouse. The applicant's agents claim that there has been no interest whatsoever from potential purchasers of De Freville Farmhouse for The Oat Barn to be included in the sale, and copies of letters from estate agents have been enclosed with the planning statement. However, the letter from Cheffins, dated 22<sup>nd</sup> June 2005, states:

"De Freville Farmhouse has been on the market for 6 months during which time it has been viewed by 48 prospective purchasers with very few parties expressing any concerns about the Oat Barn being converted to a single dwelling. Some expressed the view that ideally they would like the barn included with the house but accepted the fact that this would not necessarily be possible. They were all, however, concerned about the possibility of the barn being used for commercial purposes or falling derelict."

29. The possibility of using and marketing the barn as an ancillary outbuilding to the farmhouse appears to have been discounted on the basis that it would be a deterrent to purchasers due to its size, maintenance costs and security issues. However, the above letter clearly states that some parties have shown interest in using the Oat Barn in association with the farmhouse. The fact that 'this would not necessarily be possible' perhaps indicates that the barn has been priced to reflect its intended use as a residential property rather than ancillary storage building therefore making it an unviable proposition for prospective purchasers. Certainly, it is clear from the planning statement and accompanying letters and marketing information that the barn has not been offered for sale with the farmhouse and, by not pursuing this option, Officers consider that the applicant has not adequately demonstrated that such a use would be unviable.
30. The possibility of using the barn for commercial purposes has also been explored but discounted on the basis of the Local Highways Authority's advice that such a use could generate more daily vehicular trips than that which could have been expected of the agricultural use. Whilst I would agree that this would rule out an intensive employment use, I remain to be convinced that a low-key employment use (eg – an office, perhaps used in conjunction with one of the adjoining residential units) would not be appropriate in this instance. I agree that the use of the barn as holiday-let accommodation would not be financially viable and that the use of the site as a nursing/convalescent home would also not be appropriate.
31. The Conservation Manager has raised strong objections to the proposal on the basis of the impact of the internal and external changes of the barn upon its character and appearance. In addition, the subdivision of the site, including the introduction of post and rail fences to separate the barn from the farmhouse and former farmyard, is considered to harm the visual relationship between the barn and its surroundings and to damage the setting of all the listed buildings by severing its historical functional relationship as an agricultural group. Due to the impact of the proposals upon the character and appearance of the listed buildings, the development would also neither preserve nor enhance the character and appearance of the wider Conservation Area. In addition, the proposal would be contrary to Policy GB2 of the Local Plan given that the buildings are not capable of

being used for residential purposes without substantial modifications both to the building and its immediate surroundings, and the development therefore represents inappropriate development in the Green Belt by definition.

32. In addition to the principle of using the barn for residential purposes, both in terms of settlement policies and policies relating to the conversion of rural buildings, it is also clear that a less damaging alternative that does not require so much alteration to the building so as to destroy its special character and historic importance should be sought.
33. I am satisfied that the conversion scheme would not result in undue harm to the amenities of adjoining residents. The proposed means of access is an existing vehicular access used by 'Top Barn', the converted barn to the west of the site, and the slight intensification in the use of this access would not result in undue noise and disturbance to the occupiers of No.21 High Green. Windows have also been positioned so as to avoid serious overlooking of adjoining properties.

### **Recommendation**

34. Refusal of both the planning and listed building applications for the following reasons:
  1. The proposed conversion of the 18<sup>th</sup> century grade II listed barn to a dwelling will alter its character both internally and externally to its detriment. Flooring over one bay of the main barn and installing a staircase will affect the spatial quality of the interior thereby harming its architectural character. Externally the changes will be visually more intrusive. New openings including rooflights and glazing existing openings will puncture the principal components of this agricultural building detrimentally altering its otherwise unaltered character and appearance as a building of special architectural and historic interest. The proposal is therefore contrary to policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and policy EN26 (3) of the South Cambridgeshire Local Plan 2004.
  2. The proposed alterations which will be necessary to convert the barn to a dwelling including the insertion of insulation, new openings and services will damage the historic fabric of this timber framed barn, contrary to policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and policy EN26 (3) of the South Cambridgeshire Local Plan 2004.
  3. Sub-division of the site will have a significant and detrimental impact on both the setting of the listed barn and the grade II listed farmhouse as well as the other listed barns/outbuildings on the site.

The setting of the individual listed buildings owes its attractive character to the visual harmony produced by the grouping of the buildings around the former farmyard and the quality of the space between, in this case the former farmyard. The introduction of fences, to subdivide the barn from the farmhouse and the former farmyard, is considered to harm the visual relationship between the barn and its surroundings and damage the setting of all the listed buildings by severing its historic, functional relationship as an agricultural group. The proposal is therefore contrary to policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and policy EN28 (2, 3) of the South Cambridgeshire Local Plan 2004.



4. The proposed conversion will have a significant and detrimental impact on the setting of the adjacent grade II listed 18<sup>th</sup> century thatched cottage, by visually eroding its character as a component of an agricultural group, contrary to policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and policy EN28 (2) of the South Cambridgeshire Local Plan 2004.
5. The demolition of the lean-to cart shed and its replacement with a larger gabled extension to form garaging and a utility room will have an adverse impact on the southwest elevation of the barn. It also indicates that the listed barn requires significant alteration and extension to achieve the proposed domestic conversion. The proposal 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.
6. The proposed new use is not considered to be appropriate for the above reasons and no compelling evidence has been presented to show that its original design use or some form of alternative use such as storage use could not be maintained. The proposal is therefore contrary to policy EN26 (1) and (2) of the South Cambridgeshire Local Plan 2004.
7. The site is situated in a prominent location within the Conservation Area with open views across to the countryside beyond. The proposals by virtue of their impact on the character and visual appearance of the group of listed buildings will have an impact on the wider Conservation Area neither preserving nor enhancing its special character. The proposal is therefore contrary to policy EN30 of the South Cambridgeshire Local Plan 2004.
8. The site is located outside the village framework and within the Cambridge Green Belt. It forms part of an important visual link between the developed area and the enclosing countryside. The proposed re-use of this agricultural building is not possible without substantial alteration and extension and would result in an intensification of residential development into the green belt, thereby detracting from its openness and purpose. The proposal is therefore contrary to policies GB2 (6) of the South Cambridgeshire Local Plan 2004 and policy P9/2a of the Cambridgeshire and Peterborough Structure Plan 2003.

**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 applications refs S/1609/05/F and S/1931/04/F

Listed Building applications Refs: S/1608/05/LB and S/1930/04/LB

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

This page is intentionally left blank

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee      2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1209/05/F - Little Shelford**  
**Erection of Dwelling & Reorganisation of Restaurant Car Park at 1 Church Street, for  
Mr & Mrs Sharpe**

**Recommendation: Approval**  
**Date for Determination: 12<sup>th</sup> August 2005**

Members will visit the site on 31<sup>st</sup> October 2005.

**Conservation Area****Site and Proposal**

1. The application site lies within the Little Shelford village framework and the Conservation Area. No 1 Church Street is a 2 storey building. The ground floor is used as a restaurant whilst part of the ground floor and the whole first floor form an accommodation unit. The existing restaurant car park entrance is off Hauxton Road. To the northwest of the site is an access leading to The Ropewalk and beyond that access is No 2 Hauxton Road, a 2 storey semi-detached house with a single storey lean-to at the side and a roof lights facing the boundary hedges. To the northeast of the site is No 3 Church Street, a 2 storey cottage with a part 2 storey and part single storey rear projection. The common boundary of Nos 1 and 3 Church Street has high conifers, 1.5-1.8m high fencing and brick wall.
2. There are four Listed Buildings in the locality: to the southwest is No 1 Hauxton Road, to the northeast is No 7 Church Street and to the southeast are Nos 4 and 6 Church Street.
3. The full application, registered on 17<sup>th</sup> June 2005 proposes to subdivide the plot at No 1 Church Street, to erect a 2 storey 'L-shape' dwelling with an integral garage, and to reorganise the restaurant car park with 11 parking spaces. The car park entrance would be off Church Street.
4. Amended plans have been submitted to adjust the boundary between No 3 Church Street and The Ropewalk. The siting of the proposed dwelling, the ground floor openings and the associated outside terrace have also been altered.

**Planning History**

5. **S/0398/92/O** – Application for a house adjoining the Prince Regent Public House was refused for the following reasons (summarised):
  - a. The occupiers of the new dwelling would suffer disturbance from users of the public house and its car park.
  - b. The subdivision of the site would result in the loss of the public house's garden which performs an important role as a buffer zone, both minimising the visual impact of the car park on this corner site within the Conservation Area and helping to limit general disturbance to nearby residents.

- c. The proposal requires the severance of the Hauxton Road access from the public house, leaving it a single point of access onto Church Street that would have inadequate visibility to the Church Street, High Street and Hauxton Road junction.
  - d. The proposal with a smaller car park will lead to the parking of vehicles along Church Street and Hauxton Road which would interfere with visibility at the junction and cause obstruction to the free flow of traffic.
6. **S/1241/92/O** – Application for a dwelling adjoining the Public House was refused for the following reasons:
  - a. The erection of a house in a such close proximity to a car park associated with the public house would cause the occupiers of the new house severe disturbance, particularly in the back garden and during the evenings, by reason of noise emanating from vehicles manoeuvring in and out of the car park; such disturbance will be exacerbated by the substandard layout, in terms of bay length and aisle width, of the car park.
  - b. The sole use of the Church Street access to the public house car park will necessitate the provision of a pedestrian/ vehicle visibility splay to the north east; the position of parking spaces no. 14 and 15 are likely to result in vehicles reversing out onto Church Street; and it has not been demonstrated that delivery vehicles will be able to turn within the site. The proposal will have an adverse effect on the highway safety.
7. A Planning Inspector upheld this decision and dismissed the appeal, finding that:
  - a. Although the boundary wall would mitigate the problem to some extent, he considered that the use of the car park would seriously disturb the enjoyment of the rear garden by the occupiers of the proposed dwelling. The acoustic measures considered by the Council's Chief Environmental Health Officer did not lead the inspector to a different view.
  - b. Examples of dwelling houses close to public houses in the district did not justify permitting the exposure of a new dwelling to a consolidated existing noise source that would result in unacceptable living conditions to the occupiers of the new dwelling.
  - c. New residential development had been permitted adjacent to public house in the Cambridge area but these cases were not comparable because the sites were not in a village setting with on-site parking facilities.
  - d. The site neither contributed significantly to, nor detracted from the setting of the public house. Highway safety would not be compromised.

### **Planning Policy**

8. **Policy P7/6** of the **Cambridgeshire and Peterborough Structure Plan 2003** requires development to protect and enhance the quality and distinctiveness of the historic built environment.
9. **Policy SE5** of the **South Cambridgeshire Local Plan 2004** identifies Little Shelford as an Infill-only village. Residential developments within the village framework of these villages are restricted to not more than two dwellings comprising:
  - a. A gap in an otherwise built-up frontage to an existing road; or
  - b. The redevelopment or sub-division of an existing residential curtilage.

“Provided the site in its present form does not form an essential part of village character, and development is sympathetic to the historic interests, character, and amenities of the locality.”

10. **Policy SE8** of the Local Plan states in part, there will be a general presumption in favour of residential development within village frameworks.
11. **Policy HG10** of the Local Plan states that the design and layout of residential development should be informed by the wider character and context of the local townscape and landscape.
12. **Policy EN5** of the Local Plan requires trees to be retained wherever possible in proposals for new development.
13. **Policy EN30** of the Local Plan sets out the requirements for development within Conservation Areas.
14. **Policy EN28** of the Local Plan aims to protect the setting, well-being and attractiveness of Listed Buildings.
15. **Policy TP1** of the Local Plan partly states that the Council will seek, to ensure that every opportunity is taken to increase accessibility to non-car modes by any appropriate measures such as restricting car parking to the maximum levels set out in appendix 7/1. The maximum car parking standard for restaurants is 1 car space per 5 sq. metres, and an average of 1.5 space per dwelling.

#### **Consultation**

16. **Little Shelford Parish Council** recommends refusal and states that ‘inadequate parking to restaurant. Design not of a high enough standard to respond to the local character of the buildings of this Conservation Area.’
17. **Conservation Manager** has no objection.
18. **Landscape Design Officer** has no objection subject to landscaping scheme.
19. **Trees and Landscape Officer** has no objection to the revised scheme as shown on the drawing numbers 064/11.0 Rev C 064/11.1 Rev B, 065/11.2 Rev A date stamped 3<sup>rd</sup> October 2005.
20. **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 conditions and informatives are attached to any permission including a permission restricting hours of use of power operated machinery.
21. He comments that there have been no complaints received by the Council in respect of alleged statutory nuisances and the business operates 4 days a week. The catering capacity of 20 meals per day would suggest that there is not a significant amount of vehicle movement on the premises.

22. He does not consider that an acoustic scheme would be necessary in this instance. He recommends the erection of a 2m high brick wall along the common boundary of the new dwelling and the restaurant car park and to maintain the surface of the restaurant car park similar as existing. His comments remain the same if the restaurant would open 7 days a week.
23. **Local Highway Authority** has no objection if this Council is satisfied with the number of car parking spaces.

### **Representations**

24. The occupiers of 5 Hauxton Road object:
- a. The scale and building materials of the new dwelling would detract from to the character of the Conservation Area;
  - b. Restaurant car parking arrangement insufficient;
  - c. Highway safety: to reopen the vehicle entrance off Church Street particularly for trade vehicles would be dangerous;
  - d. Concerns about the actual capacity of the restaurant, the permitted use within the same use classes order, opening hours and parking problem;
25. The occupiers of The Ropewalk object
- a. The application site is at a prominent corner of the Conservation Area and forms an attractive feature. A similar application was refused over 10 years ago and nothing has changed to justify an approval
  - b. The restaurant has 26 covers. 11 car parking spaces and manoeuvring would be inadequate. This would result in parking in Church Street
  - c. Discrepancy on the site north western boundary. A tree shown for removal I not within the site.
26. Representations submitted by the applicants' agent:
- a. A letter dated 18<sup>th</sup> July 2005 and the accompanying plans show the floor area of the restaurant.
  - b. A letter dated 22<sup>nd</sup> July 2005 clarifies that the maximum number of covers in the restaurant is 24; 2 kitchen assistants would be present during weekends and there are some occasions that no additional staff are used.

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

27. The key issues in relation to this application are:
- a. The number of car parking spaces to the restaurant at 1 Church Street and highway safety
  - b. The affect on the amenity of the occupiers of the new dwelling in relation to the use of the restaurant car park, and
  - c. Visual impact upon the street scene, and character and appearance of the Conservation area and the wider setting of nearby Listed Buildings.

### ***Car parking provision to the restaurant and highway safety***

28. The rearrangement of the car parking to the restaurant would result in 11 on site parking spaces. The floor area of the restaurant is approximately 54.5 square metres. 10 parking spaces for the restaurant and 1 park space for the existing dwelling at No 1 Church street would meet the standard for car parking provision listed in the Local Plan. It is my view that the proposal would have no adverse impact on traffic and parking conditions.

29. The existing access off Church Street has good visibility and the Local Highway Authority does not raise objection to the use of it. I do not consider that the use of this access to the restaurant car park would materially harm highway safety.

***Impact on amenity of occupiers of the new dwelling resulting from the use of the car park at 1 Church Street***

30. Given that the use of 1 Church Street is now a restaurant rather than a public house as at the appeal decision in 1993, it is my view that the circumstances have changed since the refused application under reference S/1241/92/O. Discussions with the applicants' agent during the course of the application have led to an alteration to the siting of the proposed dwelling and revision of the ground floor openings and the outside terrace. In order to avoid affecting the Robinia on the site frontage, the footprint of the dwelling has been shifted to the northeast side by 3m. The repositioning of the proposed terrace in the garden area from the south-eastern to the north-eastern side and a reversal of the dining room door and window positions will lessen the impact on the amenity of occupiers of the new dwelling from the use of the restaurant car park. It is considered that these modifications have rendered the development acceptable with regards to the impact from the use of the car park on the amenities of the new dwelling.
31. The Chief Environmental Health Officer (EHO) does not consider that an acoustic scheme is necessary based on the fact that no complaints have been received in relation to the existing restaurant. It is his view that the proposal is acceptable subject to maintaining the existing hard surfaced materials of the car park without introducing a gravel surface and the erection on the common boundary of a 2 metres high brick wall. Based on the fact that EHO's comments assume the use of the restaurant for 7 days in a week, I consider that the proposal is acceptable in terms of the living conditions of the occupiers of the new dwelling subject to the imposition of conditions on the boundary wall and the hard surface for the car park.

***Impact on street scene, the character and appearance of the Conservation area and the wider setting of nearby Listed Buildings.***

32. The existing properties in this part of the village are mixed with cottages, modern two storey dwellings and listed buildings. The new dwelling will be in a 'L-shape' set back from Hauxton Road with a gable facing the driveway leading to The Ropewalk. I consider the scale of the new dwelling is acceptable. The height of the proposed new dwelling varies from 7.7 m to 8.1m. I consider that the proposed development is in keeping with the local character and will not have an adverse impact on the street scene. I am mindful of the Conservation Manager's comments and I do not therefore consider that the Conservation Area or setting of the Listed Buildings in the locality will be adversely affected.

**Recommendation**

33. Approval as amended by letters dated 18<sup>th</sup> July 2005, 22<sup>nd</sup> July 2005 and 26<sup>th</sup> September 2005 and drawing numbers 064/1.10 Rev C 064/1.11 Rev B, 065/1.11 Rev A date stamped 3<sup>rd</sup> October 2005;
1. Standard Condition A – Time limited permission (Reason A) - 5 years;
  2. Sc 5a – Details of materials of external walls and roofs (Rc5aii);
  3. Sc 51 – Landscaping (Rc 51);
  4. Sc 52 – Implementation of landscaping (Rc 52);

5. Sc 60 – Details of boundary treatment (Rc 60);
6. No power operated machinery shall be operated on the premises during the period of construction, before 0800 hours on weekdays and 0800 hours on Saturdays nor after 1800 hours on weekdays and 1300 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. (Reason – To minimise noise disturbance to adjoining residents);
7. Sc 5 – boundary walls and hard surfaces for the restaurant car park (Reason – To minimise noise disturbance to the occupiers of the new dwelling);
8. No further windows, doors or openings of any kind shall be inserted in the south-east/side elevation of the dwelling, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason – To minimise noise disturbance to the occupiers of the new dwelling);
9. No windows, doors or openings of any kind shall be inserted in the first floor of the northwest/ side elevation of the dwelling, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason – To safeguard the privacy of occupiers of No 2 Hauxton Road);
10. The first floor bedroom window shown on the drawing numbers 064/1.11 Rev B and 064/1.12 Rev A in the southeast/side elevation of the dwelling hereby permitted shall be fixed and non-opening. (Reason – To minimise noise disturbance to the occupiers of the new dwelling.)
11. The permanent spaces to be reserved on the site of the restaurant at No 1 Church Street for turning and parking as shown on drawing number 064/1.10 Rev C shall be provided before commencement of the development of the dwelling, hereby permitted, and thereafter maintained. (Reason – to minimise interference with the free flow and safety of traffic on the adjoining public highways).

### Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - a. **Cambridgeshire and Peterborough Structure Plan 2003:**  
**Policy P7/6** (Historic Built Environment)
  - b. **South Cambridgeshire Local Plan 2004:**  
**Policy SE5** (Development in Infill Villages);  
**Policy SE8** (Residential Development within the Village Frameworks);  
**Policy HG10** (Housing Design);  
**Policy EN5** (The Landscaping of New Development)  
**Policy EN30** (Development in Conservation Areas)  
**Policy EN28** (Development within the Curtilage or Setting of a Listed Building)  
**Policy TP1** (Planning more Sustainable Travel)
2. The development is not considered to be significantly detrimental to the following material planning considerations, which have been raised during the consultation exercise: car parking provision, highway safety, impact upon the character of the Conservation Area, and residential amenity interests.



**General**

1. Should driven pile foundations be proposed, before development commences, a statement of the method for construction of these foundations shall be submitted to and approved in writing by the District Council's Environmental Health Officer so that noise and vibrations can be controlled.
2. The applicants' attention is drawn to a comment from this Authority's Chief Environmental Health Officer that the boundary between the new dwelling and the car park should comprise a 2m high brick wall, details of such should be submitted to comply with condition No. 7.

**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  
File references: S/0398/92/O, S/1241/92/O and S/1209/05/F

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

This page is intentionally left blank

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1447/05/F - Horningsea**  
**Extension and Conversion of Former Stables into Dwelling - Kings Farm Stables for J M Tollit**

**Date for determination: 15<sup>th</sup> September 2005**

**Recommendation: Approval**

**Conservation Area**

Members will visit the site on Monday 31<sup>st</sup> October 2005

**Site and Proposal**

1. Kings Farm is positioned to the east of High Street and, until recently, consisted of a 1960's County Council farmhouse and a collection of Victorian barns, - one 2½ storey, others single storey. Access is via a roadway which also serves the Millennium Green and the new Village Hall.
2. The full application, received 21<sup>st</sup> July, proposes the conversion of a range of single storey brick/slate stables to residential (4 bedroom dwelling), together with the construction of a two-storey wing comprising a simple glass and timber flat-roofed building. A carport is also included.

**Planning History**

3. In respect of the land to the south of the site, consent was granted for the Millennium Green and Village Hall at the April 1999 Committee (item 29). The range of barns, of which the application site forms part, was approved for conversion to 2 houses and 1 annexe at the October 2002 Committee (item 13.)
4. At the April 2004 Committee (item 39) consent was granted for a replacement dwelling to Kings Farm House. Work on the new house has commenced and the conversion of the 2½ storey barn is nearly complete.

**Planning Policy**

*i) Structure Plan:*

5. **P1/3** - Sustainable Design in Built Development seeks to achieve high standards of design which, inter alia, provide a sense of place and makes an efficient use of energy and resources.
6. **P7/6** - Historic Built Environment seeks to protect and enhance the quality and distinctiveness of the historic built environment.

*ii) Local Plan:*

7. **SE5** - Lists Horningsea as an “infill” village,
8. **EN30** - Development in Conservation Areas should aim to preserve or enhance their special character.
9. **EN31** expects a high standard of design, planting and materials in Conservation Areas

#### **Consultations**

10. **Horningsea Parish Council** recommends refusal, stating:
11. “Whilst we applaud a number of internal changes from original “approved” design, we strongly oppose the “glass oxo cube” and flat roof design introduced by applicant into a barn conversion/agricultural environment. To say it will be screened/hidden is not really the point. Central area must be in keeping with Kings Farm development.”
12. **The Chief Environmental Health Officer** asks for two conditions to be imposed, one restricting hours of power operator machinery during construction, the other requesting a contamination survey of the site.
13. **The Environment Agency** has no objections.
14. **The Conservation Manager** objected to the scheme when originally submitted, stating:  
“The Conservation Section do not have an issue with a contemporary design approach, but we are concerned that the flat roofed new build element of the current proposal will have a negative impact on the Conservation Area and the setting of the adjacent Listed Building. Our reasoning includes:
  - a) The flat roof element will not sit comfortably alongside the current schemes that are under construction on the adjacent sites, though this is not to say that any solution must follow the lead already taken on these adjacent sites - an appropriate contemporary solution could be found that can also relate to the adjacent developments.
  - b) The two-storey flat roof element will be very prominent in the Conservation Area - whilst the existing farm buildings fronting High Street will screen it from some aspects, it will be particularly visible from St John’s Lane (on the approach to the High Street). It will also be visible from the High Street when viewed through the existing farm access to the north of the range of buildings fronting the High Street.
15. Whilst the current proposals have some merit, it is the view of the Conservation Section that the proposals would be contrary to Policy EN30 in that they do not ‘preserve nor enhance the special character and appearance of the Conservation Area especially in terms of their... massing, [and] roof materials.’ The current application should therefore be rejected and the applicant invited to bring forward a revised, less strident design that better considers the Conservation Area and the setting of the adjacent Listed Building.”
16. Following this objection the Conservation and Design Officer, together with the Case Officer, met the architect.  
Comments following that meeting are:

17. "Whilst I fully support the idea of a contemporary architectural solution on this site, my concern is over the impact that the proposals might have on the Conservation Area, and that the introduction of a flat roof two-storey element might attract undue attention to the new structure.
18. The applicant sets out the principles of the design that generated the flat roof. These include a desire to minimise the mass of the new intervention, and a wish to ensure it was not visible from outside the immediate courtyard of farm buildings. The introduction of a pitched or curved roof (as suggested by me previously) would raise the overall height of the building and make it more visible from the High Street and St John's Lane. In support of his design approach the applicant provided a number of photographs of similar approaches adopted for barn conversions, many in sensitive locations, though all were in isolated positions where they formed elements in a landscape rather than having to sit within an historic built environment.
19. The applicant has now had a scaffolding 'goalpost' erected to help gauge the impact of the new structure in the public realm. Having viewed the scaffolding I am satisfied that the structure will not be visible from the High Street and will only be marginally visible from St John's Lane (and even then not from the stretch of lane nearest the High Street). The impact on the Conservation Area will therefore not be excessive and will really only be visible from within the farm complex of Kings Farm. Furthermore, given that it is a quality piece of contemporary architecture I am now content to withdraw my opposition to the scheme.
20. In respect of the flat roof to the carport, I have less concerns over this aspect of the scheme, and especially if the applicant were to revise the roof to a grass roof and if the storage element were revised to take the form of a thick sidewall to the carport.
21. *Recommendation:*  
No objection. I would recommend that members of the DCC Committee visit the site and reach their own conclusions.

#### **Representations - Applicant**

22. "The planning approval granted permission for the conversion of the single storey stables with the addition of a two storey block at right angles forming a 'T' shaped plan.
23. The original design has a combination of window types to the stable block with a section used as a carport. The main new two-storey block has a very conventional plan and resultant elevations. This is then expressed as a copy of the form of the adjacent barn inappropriate in both scale and as a composition the windows being weak and domestic in proportion.
24. It does not create spaces relevant to those types of building, has no relation to the external spaces and is overly dominant. The type and location of the balcony overlooking Kings Acre is inappropriate and un-neighbourly.
25. The approach to the new proposals was to emphasise the existing grain of the location in order to address the detrimental elements of the earlier design. The completed building will create a single, family house for the applicant's occupation with a young family for the long term.
26. This approach commenced not with the building but with a study beyond the immediate site to an understanding of the surrounding environs. The main features of the building group are Kings Acre, a house in its own garden surrounded to the

north by a series of single storey agricultural buildings which are dominated by the main barn structure, recently converted into a family dwelling.

27. The important feature of these buildings is the spaces they enclose forming a combination of yards with a variety of open-faced buildings orientated mainly to the south. The frontages onto the High Street are plain and unbroken yellow stock brick and slate roofs or corrugated sheet. The main barn rises above these roofs as the dominating structure in robust brickwork orientated north-south.
28. The T shaped form enables a new set of enclosed spaces to be created and the building's spaces to relate more directly to them. The open face to the south of the stables was reintroduced. The footprint of the new proposal remains the same as the approved scheme.
29. The internal layout has been re-planned to remove the balcony and to add a new freestanding carport as an independent structure utilizing the existing space in the stables for living accommodation. This space is given back by creating a new double height space at the front of the new two storey block fully glazed to create an open fronted structure also orientated to the south.
30. It was also crucial for the new extension to be subservient in form, scale and appearance to the main barn. There is no intention to create a statement in design terms.
31. The other main concern for the design was to reduce the overall bulk of the new extension, to reduce its height and therefore removing the potential impact on the approach from St Johns Street and approach to Kings Farm access road from the rear.
32. The new two-storey addition is seen as a contrast to the single storey linear block. Its interpretation conceptually is a contemporary refinement of an agricultural building. A lightweight steel frame sits lightly on the site with a glazed lower floor open to the front orientated to the south expressing the double height space. The internal floors are treated as a mezzanine contained to the north end.
33. Cladding is restricted to the upper floor with simple breaks as voids where openings are required from the internal planning. The cladding is proposed as horizontal timber boards in a regular modular grid to create an articulated 'industrial' look left natural to weather silver over a period of time. The cladding develops into horizontal louvers at the south elevation to increase the feeling of lightness and to provide sun shading to the glazing. It is proposed that the detailing will be simple, direct and rigorous.
34. The open plan design expresses the structural rhythm which is consistent with the farm buildings of the region. The elevations co-ordinate with the eaves of the stables but create a contrasting element to express the linearity of the stables and the superiority of the barn.
35. The solution creates a design sympathetic to its surroundings and with minimal impact on its neighbours or on the village as a whole.
36. The car enclosure is simple rectilinear form not extending above the eaves height of the existing stables. It would provide an open structure allowing views through whilst providing security and would include a seeded roof putting back the space from above. The screens connecting the car enclosure to the stables are lightweight steel

structures with translucent glass panels creating smaller enclosures to bedrooms and a route to the front door.

37. The new scheme is considered a positive improvement on the currently approved scheme in the ways described above and a contemporary design approach would in no way be detrimental to the environment having little or no impact on the immediate locality or the wider context of the village or conservation area.
38. The design has been discussed with the owner of Kings Acre, who supports the improvements brought by the new scheme as do the owners of the two other adjacent properties, the main barn and the new development.
39. A presentation was made to the Parish Council requesting comments prior to an application being made but none were received directly. The scheme has also been discussed with the officers at the District Council at various times over the past 12 months as the scheme has developed.
40. The concerns subsequently expressed by the Parish Council regarding the roof form of the proposed extension are worth discussing. It is considered by the applicant that the priorities in design terms as discussed above are crucial to the success of the scheme and to provide an arbitrarily formed profile actually negates the main aim of reducing the bulk, the potential appearance from St Johns Street and its subjugation to the main barn. A number of roof forms have been investigated and discussed with your officers. There appears to be no logic in requiring a roof form purely to provide a level of comfort which may in itself contradict the other more important issues and yet this seems to be the only potentially contentious item considered within the scheme. The profile of a roof would not be seen and only the vertical face of a roofing material.
41. To assist with the assessment of the potential impact of the extension in relation to this issue, a frame has been erected on the site to indicate the profile of the southern most face of the new extension and its potential visibility from key vantage points.
42. The new section is essentially small and delicate, domestic in scale. There seems to be no need to make it more important and dominant than it needs to be.
43. To assess the scale, comparisons have been made with other structures. The marketing suite in Cambourne is similar in approach but has a bigger footprint and with an additional half storey added above.
44. It is also similar in footprint and scale to the adjoining swimming pool structure of the new house but again with an additional half storey.
45. A marketing suite in Paddington Basin in London is almost exactly similar in size and plan and to some extent appearance as the proposed scheme.”

#### **Representations - Neighbours**

None received

#### **Planning Comments**

46. The single issue here is the suitability of the design and its effect on the Conservation Area, consent having already been granted for a dwelling on the application site.

47. The approved scheme proposed a 2-storey wing in the same position as that now proposed; it was a “scaled-down” version of the large, 2½ storey, barn adjacent measuring 7.5m wide and 12.5m deep and with a ridge height of 7.2m. That now proposed has a slightly larger footprint of 7.9m x 13.0m, but with a height of only 6.0m.
48. With the applicant having erected a scaffold “goal-post” on site to show the top of the building, it is possible to accurately judge its impact on the Conservation Area from the High Street. From here, it will not be visible, being only marginally visible from St John’s Lane, and even then not from the stretch nearest High Street.
49. The effect on the Conservation Area will therefore only be from within the farm complex of King’s Farm. Here it will be a neighbour to the village hall, the new house replacing King’s Farm and the large barn conversion. However with the 2-storey element set back 14.5m from the entrance drive which serves all the above-mentioned properties, together with a generous tree cover, it will be difficult to see the proposed building at the same time as its neighbours. Even when seen, such glimpses will be fairly limited. Its effect on the Conservation Area here will also be minimal and, given that it is a quality piece of contemporary architecture, I am happy to recommend approval. Materials and detailing will be important.

### **Recommendation**

#### Approval

1. SC “A” - RC “A” - 5 years
2. SC5a) Materials “Walls and roofs”. RC 5a)ii)
3. During the periods of demolition and 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. RC25.
4. Prior to the development commencing an investigation of the site shall be undertaken to establish the nature and extent of any contamination of the site and any remedial works to deal with contamination. This shall initially consist of a desktop study, which will include details of the site history, development of a site conceptual model, and a preliminary qualitative risk assessment. If any likelihood of contamination is indicated by the initial study than a further detailed site assessment shall be carried out which shall include intrusive investigations and which shall fully characterise the nature, extent and severity of contamination. Recommendations for a remediation strategy and post-remediation validation testing should be included. Remedial work should be carried out before development commences. The work shall be carried out in accordance with the approved details. Any variation to the above shall be agreed in writing with the Local Planning Authority before work being undertaken. Copies of all reports should be submitted to and approved in writing by the Local Planning Authority. RC - To minimise risk to residents of possible contamination of the soil.
5. SC5 - details of:
  - Doors, windows and all glazing
  - All external joinery



- External louvres and shading screens
- Means of screening to play court
- Hard landscaping
- Any external flue/chimney
- Hard landscaping
- Boundary treatment
- Balcony details
- Roof lights and other roof glazing
- Car-port construction, detailing and roofing

RC (for all of the above) To ensure that the detailing of the property is of a high enough standard for a Conservation Area.

### Reasons for Approval

1. The 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, P7/6 - Historic Built Environment

**South Cambridgeshire Local Plan 2004:** SE5 - Infill village, EN30 and EN31 - Development in Conservation Areas

2. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: Design and impact upon the Conservation Area.

### Informatives

1. During conversion works 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.
2. 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.
3. Environment Agency comments are attached to its letter dated 18<sup>th</sup> August 2005.

**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/1447/05/F and S/1059/02/F

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

This page is intentionally left blank

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1744/05/F – Thriplow**  
**House and Garage on land Adjacent 22 Middle Street for S Hurst**

**Recommendation: Approval**  
**Date for determination: 8<sup>th</sup> November 2005**

**Conservation Area****Site and Proposal**

1. The site, which extends to approximately 0.07 hectares/0.18 acres previously formed part of the garden area of No.22 Middle Street, a brick, boarding and large flat tile two-storey dwelling with part of the roof dropping to single storey eaves height. A detached double garage currently sits on the site. To the south of the site is No.24, a monopitch roof detached bungalow with a gable end pitched roof garage to the front and a utility room door and utility room, bedroom, en-suite and secondary living room windows in its north elevation facing the site. There is a 2.5m high hedge along the site's road frontage save for the existing access at the southern end of the frontage. A separate new access to serve No.22 has recently been completed. The boundary between the site and No.24 is marked by fencing of varying heights and a new 1.8m high fence has been erected along the boundary between the site and No.24. There is a holly tree within the site close to the boundary with No.24.
2. This full application, received on the 13<sup>th</sup> September 2005, proposes the erection of a 4-bedroom detached house and detached triple garage on land to the south of No.22 Middle Street. The triple garage would serve the proposed dwelling (two bays) and No.22 (one bay). The main two-storey part of the house would measure 6.9m to ridge and 4.2m to eaves with an attached 4.2m to ridge and 2.2m to eaves single storey element to the side. The house would be faced with timber boarding over a brick plinth. The main part of the house would have a slate roof. The single storey element would have a pantile roof. The garaging building, which would stand gable to the road behind the frontage hedge, would be faced with bricks with a pantile roof. It measures 4.5m to the ridge and 2.2m to eaves. The density equates to 14 dwellings to the hectare.

**Planning History**

3. Planning permission for the erection of a part two-storey (7.5m high), part one-and-a-half storey house, and a double garage with a ridge running parallel to the road, on the site was refused in November 2004 under reference **S/2036/04/F** for the following reasons:

*“This part of the Thriplow Conservation Area is relatively loosely spaced, with the spaces between the buildings being almost as significant to the character of the street scene as the buildings themselves.*”

1. *The proposed dwelling, by virtue of its scale, design and detailing, together with the fact that it would almost completely fill the gap between Nos. 22 and 24 Middle Street, would have a detrimental impact upon the street scene and would neither preserve nor enhance the character and appearance of the Conservation Area. In addition, the design, detailing, siting and orientation of the proposed garage in relation to the road would not be in keeping with the character of its surroundings. Consequently the proposal would contravene: Cambridgeshire and Peterborough Structure Plan 2003 Policies P1/3 which requires a high standard of design that responds to the local character of the built environment, and P7/6 which requires development to protect and enhance the quality and distinctiveness of the historic built environment; and South Cambridgeshire Local Plan 2004 Policies EN30 which states that permission will be refused for schemes within Conservation Areas which do not fit comfortably into their context and SE5 which requires new development to be sensitive to the character of its surroundings*
2. *The visual impact of the garage, and its subsequent harm to the character and appearance of the Conservation Area, would be compounded if the garage was built back-to-back with that proposed under planning reference: S/2035/04/F.*
- 3: *The proposed dwelling, by virtue of its height and proximity to the southern boundary of the site, would be an overbearing presence when viewed from the living room, dining room and bedroom windows in the north elevation of No.24 Middle Street. These windows would also be overlooked by the first floor bedroom window in the south elevation of the new dwelling to the detriment of the privacies of the occupiers of the neighbouring property. Consequently the proposal would contravene South Cambridgeshire Local Plan 2004 Policy SE5 which requires new development to be sensitive to the amenities of the locality.”*
4. At the same time, planning permission was refused for a double garage for No.22 which was proposed to be attached to the double garage for the dwelling proposed under reference **S/2036/04/F** and new access for No.22 under reference **S/2035/04/F** for the following reasons:
  1. *“The proposed garage, by virtue of its design, detailing, siting and orientation in relation to the road, would have a detrimental impact upon the street scene and would neither preserve nor enhance the character and appearance of the Conservation Area. Consequently the proposal would contravene: Cambridgeshire and Peterborough Structure Plan 2003 Policies P1/3 which requires a high standard of design that responds to the local character of the built environment, and P7/6 which requires development to protect and enhance the quality and distinctiveness of the historic built environment; and South Cambridgeshire Local Plan 2004 Policies EN30 which states that permission will be refused for schemes within Conservation Areas which do not fit comfortably into their context and HG12 which resists additions to dwellings that would have an unacceptable impact upon the street scene.*
  2. *The visual impact of the garage, and its subsequent harm to the character and appearance of the Conservation Area, would be compounded if the garage was built back-to-back with that proposed under planning reference: S/2036/04/F.”*

5. Permission was granted for a new access for No.22 in November 2004 under reference **S/2034/04/F**.
6. Conservation Area Consent for the demolition of the existing garage and shed was granted in December 2004 under reference **S/2242/04/CAC**.
7. Permissions for extensions to No.22 were approved in 1984 and 1996 under references **S/0484/84/F** and **S/0660/96/F** respectively.

### **Planning Policy**

8. Structure Plan 2003 **Policy P1/3** requires a high standard of design for all new development which responds to the local character of the built environment.
9. Structure Plan 2003 **Policy P7/6** states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
10. Local Plan 2004 **Policy SE5** states that residential developments within the village frameworks of Infill Villages, which includes Thriplow, will be restricted to not more than two dwellings comprising, amongst others, a gap in an otherwise built-up frontage to an existing road, provided that it is not sufficiently large to accommodate more than two dwellings on similar curtilages to those adjoining, and provided the site in its present form does not form an essential part of village character, and development is sympathetic to the historic interests, character, and amenities of the locality.
11. Local Plan 2004 **Policy EN30** states that proposals within conservation areas will be expected to preserve or enhance the special character and appearance of the conservation areas in terms of their scale, massing, roof materials and wall materials. It also states that the District Council will refuse permission for schemes within conservation areas which do not specify traditional local materials and details and which do not fit comfortably into their context.

### **Consultations**

12. **Thriplow Parish Council** recommends refusal stating "Thriplow Parish Council is strongly opposed to this application.
13. Comments received from Parish Councillors are:

Whilst appreciating that this proposed dwelling is smaller than the previous proposal, this design is ugly and feather edged boarding is inappropriate in this location. It does not blend in or complement in any way the houses to either side.

Any development on this garden plot detracts strongly from the approach to No.22 as it was, and therefore its appeal to buyers. It would completely cramp the style of a once attractive dwelling. It is pointless for planners to argue over design features, it is the principle of building on this piece of land anything larger than a small bungalow, with a shared access to Middle Street, that should receive prior consideration.

Whilst the proposal shows greater separation between the proposed dwelling and No.24, the proximity to the existing No.22 is unacceptable.

This is not 'land adjoining' 22 Middle Street, it is part of what has always been 22 Middle Street.

The proposed dwelling appears to be squeezed onto this plot. A smaller house would fit better onto the site and the village does need some smaller homes.

A shared access with No.22 would be preferred. Putting an additional access on to Middle Street on a difficult bend will have safety implications on what is now a busy through-road.

Parish Councillors are unanimous in their opposition to this proposal and would ask that it be refused.”

14. **Conservation Manager** raises no objections to the proposal. He states that the current application follows on from a refusal for a similar scheme (but to a different design) last year and the current scheme has evolved from his discussions with the applicant and agent. He is broadly satisfied that the issues he previously raised have now been addressed and that the current scheme would not harm the Thriplow Conservation Area. He would wish to see conditions attached to any approval requiring samples of materials, the agreement of the size and details of the rooflights and the removal of permitted development rights.
15. **Chief Environmental Health Officer** raises no objections subject to safeguarding conditions to protect residents from noise disturbance during the construction period.
16. At the time of application S/2036/04/F, the **Trees and Landscape Officer** raised no objections to the loss of the holly tree.
17. At the time of application S/2036/04/F, the **County Archaeologist** requested that a standard archaeological condition be attached to any consent.

### Representations

18. Objections have been received from the occupiers of Nos. 24 and 24a Middle Street. The main points raised are:
  - a. The spaces between buildings is almost as significant to the character of the street scene as the buildings themselves;
  - b. The proposed garage siting would create a solid mass of building which would have a detrimental effect on the street scene and conservation area;
  - c. The existing southern boundary fence would provide insufficient privacy from the french doors in the rear of the proposed dwellings;
  - d. The landing window would have a direct view into No.24's principal rooms;
  - e. The bedroom window in the southern elevation would have views into No.24's bedroom and kitchen;
  - f. Probable loss of a substantial holly tree;
  - g. Bland, overbearing and out of proportion elevation facing No.22;
  - h. A hip or half-hip should be incorporated at the southern end of the single storey element;
  - i. A two-metre high wall with tiles on top, to match the existing wall along No.24's southern boundary, should be erected along the boundary between the site and No.24;
  - j. The original No.22 and its grounds should not be allowed to be divided into two properties;
  - k. Inadequate storm water drainage;
  - l. Another entrance would increase the likelihood of more accidents in this notorious black spot; and
  - m. Little has changed since the previous refusal.

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

19. The main issues in relation to this application are: the impact on the street scene and the character and appearance of the Conservation Area; and impact on neighbours. With regards to some of the other issues raised: a new access to serve No.22 has previously been approved and the existing access that previously served No.22 is to be used to serve the proposed dwelling only; and the Trees & Landscape Officer has raised no objections to the loss of the holly tree.
20. This scheme (which is lower, simpler in design and fills less of the space between Nos. 22 and 24 Middle Street than the scheme refused under reference S/2036/04/F) is considered to preserve the character and appearance of the Conservation Area and street scene. The proposed garage, being gable end to the road like the garage at No.24 to the south, albeit sitting behind the front boundary hedge rather than on the frontage like the garage at No.24, is also considered to preserve the character and appearance of the Conservation Area and street scene.
21. This scheme, by only having a single storey element projecting towards No.24, also overcomes the third reason application S/2036/04/F was refused (impact on occupiers of No.24). That said, I consider it important to ensure that a 1.8-2m high boundary treatment along No.24's boundary be provided to protect the privacy of the occupiers of No.24. Ideally, this would be a wall with tiles on top to match No.24's existing southern boundary wall as requested by the occupier of No.24. The occupier of No.24 has requested that the scheme be amended to incorporate a hipped roof at the southern end of the single storey element to reduce the impact on his amenity. This is not considered necessary to ensure that the proposal would not unduly affect the amenities of the occupiers of No.24 and, whilst there may be examples of hipped roofs in the village, the Conservation Manager considers that the proposed gable end is preferable in terms of the proposed design and appearance of the dwelling. There is a first floor landing window in the southern elevation of the main part of the dwelling facing No.24 approximately 10m from the boundary between Nos. 22 and 24. Given the limited size of this window and as it only serves a landing, I consider that it would be difficult to argue that it would result in a serious degree of overlooking of No.24. However, I will ask the applicant to consider replacing this window with a rooflight(s) to minimise any perceived overlooking and will report his response verbally at the meeting.

### **Recommendation**

22. Approval
  1. Standard Time Condition A (3 years) (Reason A);
  2. SC5 – Samples of materials to be used for external walls and roofs (RC To ensure the development preserves or enhances the character and appearance of the Conservation Area);
  3. SC5 – Details of the rooflights (RC To ensure the development preserves or enhances the character and appearance of the Conservation Area);
  4. SC51 – Landscaping (RC51);
  5. SC52 – Implementation of landscaping (RC52);
  6. SC60 (all) – Details of boundary treatments (RC To ensure the development preserves or enhances the character and appearance of the Conservation Area; and to protect the amenity of the occupiers of the hereby permitted dwelling and neighbouring dwellings);

7. SC5f – Details of materials to be used for hard surfaced areas within the site (RC To ensure the development preserves or enhances the character and appearance of the Conservation Area);
8. SC22 – No further windows, doors or openings of any kind shall be inserted at first floor level in the side (north and south) elevations of the development (RC22);
9. SC21 (Part 1, Classes A, B and C (Enlargement, improvement or other alteration of a dwellinghouse, including additions and alterations to the roof)) – Removal of permitted development rights (RC To ensure that additions or alterations that would not otherwise require planning permission do not detract from the character and appearance of the Conservation Area);
10. During the construction period, ... SC26 (0800, 0800, 1800, 1300) – Restriction of hours of use of power operated machinery (RC26);
11. SC66 (on the application site) – Archaeology (RC66).

### Reasons for Approval

1. The 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 Conservation Areas)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: impact upon character and appearance of the Conservation Area; impact on amenity of occupiers of Nos. 22 and 24; highway safety; loss of holly tree; and inadequate storm water drainage.

### Informatives

In relation to **Condition 3**, the rooflights should be 'conservation type'. Further information can be obtained from the Council's Conservation Section.

In relation to **Conditions 6**, the applicant is encouraged to consider erecting walls with tiles on top along the southern and northern boundaries to match No.24's existing southern boundary wall.

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

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

South Cambridgeshire Local Plan 2004  
Cambridgeshire and Peterborough Structure Plan 2003  
Planning file Refs: S/1744/05/F, S/2242/04/CAC, S/2036/04/F, S/2035/04/F, S/2034/04/F, S/0660/96/F and S/0484/84/F

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



**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1715/05/F - Willingham**  
**Alterations and Extension to Outbuildings at 60 High Street, for Mr and Mrs M Venning**

**Recommendation: Approval**  
**Determination Date: 2<sup>nd</sup> November 2005**

**Site and Proposal**

1. The approximately 0.1ha site containing a listed dwelling (60 High Street) and four single-storey outbuildings (labelled outbuilding A, 1A 1B and 2 on the application plan) is situated on the western side of High Street, within the village framework of Willingham. Timber outbuilding 1A is the tallest outbuilding and positioned in the south-west corner of the site, with a ridge height of 5m above ground level. This outbuilding is attached to timber outbuildings 1 and 1B to the south-east and north-east respectively. Outbuilding 2 is pre-fabricated sectional concrete building, which appears to date from the 1950's or 60's, positioned along the northern property boundary. The agent has confirmed that existing outbuildings 1, 1A and 1B are solely used for purposes ancillary to the residential use of the dwelling, and will continue to do so.
2. The site has on-site car parking for 6 vehicles. Ground levels dip towards the rear of the site. The site is surrounded by residential development. Immediately to the west of the site is a communal car parking area for a new residential estate with two and three storey buildings.
3. The full application received 7<sup>th</sup> September 2005 is for the alteration and extension of Outbuildings 1, 1A, 1B and 2 for use as domestic storage, covered area and a laundry and boiler room in associated with the approved bed and breakfast use on the site. The proposal involves the demolition of a small end-bay to Outbuilding 2. The proposal will link Outbuildings 1A, 1B and 2 at roof level, and will require the raising of the ridge height of Outbuilding 1A to 5.7m, and the ridge height of Outbuildings 1B and the western tip of Outbuilding 2 to 5.5m, in addition to the replacement and modest raising of the existing roof of Outbuilding 1. The proposal will create a loft room for linked outbuildings 1A, 1B and 2.
4. The proposal will involve the replacement of the existing asbestos sheet roof for Outbuilding 1 with plain tiles, change the roof materials of Outbuildings 1A and 1B from part tiled and part felt to tiled roof and alterations to materials of Outbuilding 2 in-line with alterations previously approved under S/0862/04/F.

**Planning History**

5. Planning permission was given on 1 August 2005 for conversion and change of use of an agricultural building (Outbuilding 2) to 4 Holiday Lets (**Ref: S/0862/04/F**). The proposal involved a change to the materials of the building to timber cladding and the widening of the existing vehicular access and erection of frontage gates. Members may recall that this application was discussed at the November 2004 Committee.

### Planning Policy

6. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 (“The County Structure Plan”) requires a high standard of design for all new development that responds to the local character of the built environment.
7. **Policy P4/1** of the County Structure Plan outlines the aims for new or improved tourism, recreational and leisure developments.
8. **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.
9. **Policy RT1** of the South Cambridgeshire Local Plan 2004 (“The Local Plan”) outlines the criteria for the assessment of planning applications for recreation and tourism facilities. It states that when considering applications of this type, the District Council will have regard to the need for such facilities and the benefits which might accrue.
10. **Policy RT10** of the Local Plan outlines the criteria for the conversion of buildings to holiday accommodation.
11. **Policy RT12** of the Local Plan states that The District Council will support proposals for the construction, extension or conversion to hotels, motels and guest houses within the defined frameworks of the village having regard to the criteria in Policy RT1 and RT10 of this Plan.
12. **Policy EN28** of the Local Plan aims to protect the setting, wellbeing and attractiveness of Listed Buildings.

### Consultations

13. **Willingham Parish Council** - No response at time of writing agenda report. In the event that the Parish Council raises no objection to the application, the application will be withdrawn from the Committee agenda and determined under delegated powers. It is noted that the Parish Council objected to the previous application S/0862/04/F on grounds of access and traffic.
14. **Conservation and Design Officer** - No objection, subject to recommended condition regarding rooflights. The officer adds:

“The replacement roof to Outbuilding 1A will increase the ridge height, but will bring the pitch in line with that on the adjacent outbuilding and also make it a more appropriate angle for a tiled roof.

The replacement roof to Building 1B will remove an unsightly flat roof, although this outbuilding has a relatively deep plan form and the proportions of the roof will therefore be quite large in relation to the walls. However, it will have the added benefit of helping to screen the new housing development to the rear. Extending this roof sideways to link with outbuilding 2 will provide further screening and create a more integrated courtyard of buildings.”

15. **Chief Environmental Health Officer** - No objection, subject to a condition of consent which restricts the use of power operated equipment during construction.

### Representations

16. None received.

### **Representations by Agent**

17. The agent has provided the following information in support of the application:
- a) The proposed roof lights to building 1B will provide natural light and ventilation to the new loft area, to be used solely for domestic storage etc.
  - b) Outbuilding 2 already has planning approval for bed and breakfast accommodation and alterations to the existing building.
  - c) The proposed extension to Outbuilding 2 is to provide a laundry and boiler room to serve building 2, and a general purpose store for garden and domestic storage.
  - d) There is provision for 6 car parking spaces on site, 4 for the bed and breakfast accommodation, and 2 for the applicant's own vehicles.
  - e) The proposed roofs are "designed to visually bring together the numerous outbuildings, whilst creating an aesthetically pleasing grouping that maintains the individual character of each building. The raised roof to building 1B also helps to maintain some privacy to the gardens, which are currently overlooked by the three storey building recently built on the adjacent land at the rear of the site".

### **Planning Comments - Key Issues**

18. The main issues to be considered in the assessment of this application are whether the proposed extensions and alterations affect the setting of the listed building or highway safety for vehicles along High Street.

#### ***Impact on Listed Building***

19. Subject to recommended conditions of consent, the proposal is expected to enhance the setting of the adjacent listed building, as a result of changing the materials of existing outbuildings to more traditional materials and the creation of more integrated courtyard of outbuildings.
20. Consent has previously been given for alterations to Outbuilding 2 to be used for holiday lets (Ref: S/ 0862/04/F).

#### ***Highway Safety***

21. The proposed extension and alterations will not result in a loss of available on-site car parking. The agent has confirmed that there is no intention to change the existing ancillary use of outbuildings 1, 1A and 1B, that the new loft area to be created is to be used for domestic storage, and that the extension to Outbuilding 2 is to be used for domestic storage and a laundry and boiler room in association with the approved bed and breakfast accommodation use. These uses of the extended outbuildings will not increase the traffic generation of the site and will have no impact on highway safety.

### **Recommendation**

22. Approval

## Conditions of Consent:

1. Standard Condition A - Time limited permission - 3 years (Reason A).
2. SC5A - sample of external roof and wall materials  
(Reason - To ensure materials and detailing appropriate to its setting within the curtilage of a listed building.)
3. No windows or openings of any kind shall be inserted into the roof on the eastern elevation of extended outbuildings, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.  
(Reason: to ensure that the fenestration pattern is appropriate for an outbuilding within the curtilage of a listed building.)
4. RC26 - During the period of construction, no power-operated machinery shall be operated on the premises before 08.00 am on weekdays and 08.00 am 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.  
(Reason: to minimise noise disturbance to adjacent residents.)
5. The part of the extension to Outbuilding 2 identified as a proposed laundry and boiler room in approved plan Drawing No. 24505-02, shall not be used for any purpose other than for domestic purposes incidental to the enjoyment of the dwellinghouse known as 60 High Street, or purposes ancillary to the approved holiday let use, only and for no other purpose, including any other purpose in Class C1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that order.  
(Reason: to prevent an intensification of the approved holiday let use under planning application S/0862/04/F in the interests of highway safety.)
6. The proposed development (with the exception of that area identified as a proposed laundry and boiler room in approved plan Drawing No. 24505-02), hereby permitted, shall not be used for any purpose other than for domestic purposes incidental to the enjoyment of the dwellinghouse only, and no business or trade shall be carried out from the premises.  
(Reason: (a) to protect the amenities of adjoining residents and (b) to prevent an intensification of the use of the site in the interests of highway safety.)
7. With the exception of the western end of Outbuilding 2, there shall be no demolition of this existing building.  
(Reason: to ensure the alterations of this outbuilding are in accordance with the policies of the Development Plan.)

## Reasons for Approval

1. The 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)
    - P4/1** (Tourism, Recreation and Leisure Strategy)
    - P7/6** (Historic Built Environment)

- **South Cambridgeshire Local Plan 2004:**
  - RT1** (Recreation and Tourism Development)
  - RT10** (Development for Holiday Accommodation)
  - RT12** (Holiday Accommodation within Frameworks)
  - EN28** (Development within the Curtilage or Setting of a Listed Building)

2. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:

- Impact upon setting of adjacent Listed Building

#### **Other**

The applicant's attention is drawn to the conditions of consent for planning application S/0862/04/F and the Section 106 Legal Agreement applicable to the property, signed 15<sup>th</sup> February 2005.

The removal of asbestos may require special supervision.

The erection of any additional fences or walls within the site would require planning permission. If any fencing (or section of wall) was attached to the listed building at one end, listed building consent would also be required.

**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/0862/04/F and S/1715/05/F

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

This page is intentionally left blank

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee      2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1747/05/F - Willingham**  
**Replacement of Roof on Single Storey Rear Extension and External Alterations to Building at 132 Rampton Road for Partners in Parenting**

**Recommendation: Approval**  
**Determination Date: 8<sup>th</sup> November 2005**

**Site and Proposal**

1. The rectangular shaped site measuring 0.13 hectares contains a two-storey detached building with single storey rear projection, currently used as offices for Partners in Parenting Ltd, with a car parking area to the rear. The building is situated within the village framework for Willingham, with the rear portion of the site extending into the Countryside.
2. The existing single storey rear projection has a shallow pitched roof and appears to be in need of repair. It is some 18.7 metres in length.
3. The full application received 13<sup>th</sup> September 2005 is for the replacement of the existing roof over the single storey rear projection with a slate roof with roof-lights and alterations to the existing elevations of this structure, including alteration to the existing pattern of windows and doors and rendering of external walls. The proposal will involve the raising of the existing floor level. The proposal will not increase the floor area of the building available for office use. The application plan includes a proposed floorplan for this section of the building, which identifies part of this space as a "conference room".
4. The applicant has confirmed by email dated 12<sup>th</sup> October 2005 that the internal use of the single storey element of the building will remain as per the approved floor plan under planning application S/1600/04/F, that is, it shall be used as a general office space. "Partners in Parenting may also wish to separate it into sections to allow some of it to be used as a boardroom also. The room would not be let out to external agencies as training facilities. The only training that would take place may possibly be internal training, which would not attract any further traffic or need for parking".

**Planning History**

5. Planning permission was given on 21<sup>st</sup> September 2004 for the change of use of the site from residential to office use, subject to five conditions of consent (**Ref: S/1600/04/F**). Conditions of the consent make the consent personal to Partners in Parenting only and limit the number of employees working on the application site at any one time to no more than eight.
6. In 1999, planning permission was given for a new vehicular access on the site (**Ref: S/0787/99/F**).

**Planning Policy**

7. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 (“the Structure Plan”) requires a high standard of design and sustainability for all new developments.
8. **Policies P2/2 and P2/6** of the Structure Plan relate to the general location of employment and to encouraging small scale employment development in rural areas.
9. **Policy SE9** of the South Cambridgeshire Local Plan 2004 (“the Local Plan”) requires development on the edge of villages to be sympathetically designed and landscaped to minimise the impact on the countryside.
10. **Policy TP1** of the Local Plan seeks to promote more sustainable transport choices, by amongst other things, restricting car parking to a maximum of 1 per 25 square metres of gross floor area for office use.

### **Consultation**

11. **Willingham Parish Council** - Recommendation of Refusal. It adds:  
  
“the re-roofed extension is described as a conference room. This use would potentially significantly increase the amount of traffic accessing the site and having to park. The Parish Council’s Planning Committee recommends rejection, subject to clarification on the precise proposed use of the extension after alteration, and the parking/traffic implications.”

### **Representations**

12. None received

### **Planning Comments - Key Issues**

13. The key considerations in the assessment of this application are whether the proposal is of acceptable design and appearance and potential impacts on residential amenity and highway safety.

### ***Design and Appearance***

14. No objection has been received from any party regarding the design and appearance of the proposed alterations to the existing single storey section of the office building. I am of the view that the proposal will improve the design and appearance of this part of the building.

### ***Impact on Residential Amenity***

15. The proposal does not increase the footprint of the building and results in a modest increase in height from 3.6m to 4.1m. The proposal is not anticipated to harm the residential amenities of adjacent properties.

### ***Impact on Highway Safety***

16. The proposal does not increase the footprint of the property available for office use, change the use of the building or vary the personal condition applying to the office use. As a result, I am of the view that the proposal will not increase traffic to the site or the demand for on-site parking and therefore would not result in a loss of highway safety.



**Recommendation**

17. Approve as amended by email from applicant dated 12<sup>th</sup> October 2005.

Conditions of Consent

1. Standard Condition A - Time limited permission - 3 years (RcA).
2. Sc5a - The external roofing material for the building works hereby permitted, shall be identical to those used for the existing building unless otherwise agreed in writing with the Local Planning Authority.  
(Rc: std reason.)
3. SC5a - details of colour of render on external walls (Rc5aii.)

**Reasons for Approval**

1. The 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)  
P2/2 (General Location of Employment)  
P2/6 (Rural Economy)
  - **South Cambridgeshire Local Plan 2004:**  
SE9 (Village Edges)  
TP1 (Planning for More Sustainable Travel)
2. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Highway safety

**Other**

The applicant's attention is drawn to the conditions of consent for the earlier planning application S/1600/04/F.

**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 Files: S/1600/04/F, S/1747/05/F and S/0787/99/F

**Contact Officer:** Allison Tindale - Planning Assistant  
Telephone: 01954 713159

This page is intentionally left blank

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee      2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1644/05/A - Willingham**  
**Two Lanterns with Logos at Duke of Wellington Public House**  
**55 Church Street, for Greene King**

**Recommendation: Part Approval and Part Refusal**  
**Determination Date: 20<sup>th</sup> October 2005**

**Conservation Area****Site and Proposal**

1. The Duke of Wellington Public House is situated on the northern side of Church Street, within the Willingham Conservation Area. Church Street is a predominantly residential street with several commercial uses, including a nearby public house called 'The Three Tuns', former conference centre and public library. The site is surrounded by residential properties. A street lamp is positioned immediately to the west of the building.
2. Several advertisements including illuminated advertisements have been erected on the site, in accordance with advertisement consent Ref: S/1985/04/A.
3. The advertisement application received 25<sup>th</sup> August 2005 seeks consent for Two "Edward Lanterns" with Greene King logos, to be attached to the front elevation of the building. Both lanterns include blacked out glazing to the front panel, facing Church Street. The lanterns are to be illuminated with 18watt bulbs. One of these lanterns is to be attached to the western end of the building, with a further lantern positioned to the west of a front entrance door, approximately 2.5m above ground level. The application represents an alternative design to the "Edward Lanterns" along the front elevation, refused under the previous advertisement application.

**Planning History**

4. An advertisement application was part approved and part refused on 4<sup>th</sup> May 2005 (**Ref: S/1985/04/A.**) This application approved several signs on the front, side and rear elevations.
5. Condition 4 of the approval stated that the "Edward Lanterns" on the front elevation were not approved as part of this application for the following reason:  
  
"The installation of these two "Edward Lanterns" along the front elevation, would seriously detract from the character and appearance of the Conservation Area, and together with approved signs, A, B, C, E and F along the front elevation of the building would constitute excessive advertising and levels of illumination in this Conservation Area, and result in advertisement cluster, contrary to Policy EN39 of the South Cambridgeshire Local Plan 2004..."
6. In effect, this condition, refuses consent for this signage.

## Planning Policy

7. **Government Planning Policy Guidance Note No. 19:** Control of Outdoor Advertisements outlines that Local Planning Authorities only have the ability to control advertisements in the interests of amenity and public safety.
8. The site is not within the Area of Special Advertisement Control.
9. **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.
10. **Policy EN30** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") states that proposals in conservation areas will be expected to preserve or enhance the special character and appearance of the area, especially in terms of their scale, massing, roof materials and wall materials. Schemes which do not specify traditional local materials or details that do not fit comfortably into their context will not be permitted.
11. **Policy EN39** of the Local Plan states the Council will apply exacting standards of control over the display of advertisements in Conservation Areas or on Listed Buildings. Particular care will be exercised over the specified types of advertisement which will often be inappropriate, including:
  - a) Internally illuminated signs or other projecting fascia signs;
  - b) Externally illuminated signs where the means of illumination would be intrusive; and
  - c) The application of lettering, lighting, symbols, materials and colour schemes would harm the character and appearance of the conservation area including fascia displays, window stickers and pavement signs and signs advertising particular products.

## Consultations

12. **Willingham Parish Council** - Recommendation of approval, "subject to conditions that the lanterns do have darkened glass facing the street, have not more than 18 watt bulbs (both of which are in the planning application), and that they are extinguished when the pub closes."
13. **Conservation Manager** - Recommendation of Approval of lantern closest to the entrance door and recommendation of refusal of lantern proposed on the western end of the building.

"The left hand lantern light is not necessary - there is a street light adjacent to it. There might be justification for a light adjacent the door to identify the entrance etc. Therefore a single light located adjacent to the door would be acceptable. Two lights would result in unnecessary light pollution and clutter."
14. **Chief Environmental Health Officer** - No objection, subject to a condition that limits the hours of use of the lighting. "I conclude there are no significant impacts from an Environmental Health standpoint".

## Representations

15. A letter of objection has been received from the occupant of 64 Church Street. It raises the following grounds of objection:
- a) The proposal, taking into account existing signage and illumination, will adversely affect residential amenities, in particular the usage of a front bedroom, and outlook of the property;
  - b) The use of darkened glass on the front panel and 18 watt bulbs, would not prevent the lanterns from being intrusive;
  - c) There are no guarantees that the landlord would permanently maintain the darken glass and low watt bulbs in the lanterns;
  - d) Lack of details in application on intended opening times and hours of use of lanterns;
  - e) The size and position of the lanterns is inappropriate;
  - f) The lanterns do not serve any purpose in advertising the property or addressing health and safety risk; and
  - g) The proposal reduces the property value and attractiveness of the writer's property.

**Planning Comments - Key Issues**

16. The key issue in this case is whether the proposed lanterns with logos, when viewed in conjunction with approved signage has an adverse impact on the visual amenities of the streetscene, Willingham Conservation Area and the amenities of nearby properties.

***Impact on Character and Appearance of the Conservation Area***

17. I am of the view that the lantern closest to the entrance door may be necessary to identify and illuminate this entrance door. However, the lantern on the western end of the building is not considered necessary for public safety reasons or for the identification of the public house, given the existence of a street light adjacent the building.
18. I am of the view that this second lantern with logo on the western end of the front elevation would result in unnecessary light pollution and visual clutter, when viewed in conjunction with existing signage and lighting along the front elevation, thereby causing harm to the character and appearance of the Willingham Conservation Area contrary to Policy EN39 of the South Cambridgeshire Local Plan 2004.
19. It is acknowledged that various signs have been erected on the front elevation of the nearby public house 'The Three Tuns' also on Church Street, within the Willingham Conservation Area, including:
- a) Two lanterns (one erected above the entrance door and the other on the western side of the building) of similar appearance to those erected on the Duke of Wellington;

- b) "Three Tuns' facility sign with 0.3m high lettering in green and gold on front elevation, externally illuminated by a single downward facing bullet light;
  - c) Hanging double-sided pictorial sign measuring approximately 0.9m by 1.1m, illuminated by pair of pictorial up and down lighters, with crown and ribbon above; and
  - d) Non-illuminated facility sign measuring approximately 0.6m by 1m.
20. In addition, to the above signage, this public house is illuminated by a rectangular floodlight attached to the ridge of the building on the front elevation and another to the eaves on the side elevation, with a street light positioned approximately five metres to the south-east of the building.
21. Overall, the cumulative level of illumination and advertisements along the front elevation of the 'Three Tuns' public house, taken into account the position of nearby street lamps, is significant less than the cumulative level of illumination and advertisements along the front elevation of the 'Duke of Wellington' for proposed and existing signage. I do not have an in-principle objection to the use of lanterns on the front elevation of the 'Duke of Wellington' public house, but am of the view that, combined with approved signage, they result in excessive illumination of the building and visual clutter. In this regard, I consider that the Council has been consistent in the treatment of signage on public houses in this section of Willingham.

***Impact on Amenities of Adjacent Properties***

22. I am of the view that the proposed lanterns with logos, would not seriously harm the residential amenities of adjacent properties through light pollution. The dark glazing on the front panel of the lantern would prevent the lanterns from illuminating the opposite side of Church Street.

**Recommendation**

23. Approval of application, subject to a condition which specifies that the lantern on the western end of the building is not approved as part of this application.

**Conditions of Consent**

- 1. Standard conditions for Advertisement Consent.
- 2. The lantern with logo approved in Drawing No. 10772-03 shall not be illuminated other than when the public house is open to the public.  
(Reason - To protect the character and appearance of the Willingham Conservation Area and the amenity of adjoining residents.)
- 3. The lantern with logo approved in Drawing No. 10772-03 shall not be illuminated between the hours of 23.00 hours and 08.00 hours.  
(Reason - To protect the character and appearance of the Willingham Conservation Area and the amenity of adjoining residents, in the event that the opening hours of the public house are extended in the future.)
- 4. The approved lantern with logo shall be lit by a bulb not exceeding 18 watts.  
(Reason - To protect the character and appearance of the Willingham Conservation Area and the amenity of adjoining residents.)

5. The approved lantern with logo shall be permanently maintained with a glazing panel facing Church Street blacked out.  
(Reason - To protect the character and appearance of the Willingham Conservation Area and the amenity of adjoining residents.)
  
6. Notwithstanding the submitted details, the lantern with logo on the western end of the front elevation, illustrated in Drawing No. 10772-03 franked 25 August 2005, is not approved as part of this application.  
(Reason - The installation of this lantern along the front elevation, would detract from the character and appearance of the Conservation Area, and together with the approved lantern and existing signage and lighting along the front elevation of the building, would constitute excessive advertising and levels of illumination in this Conservation Area, and result in advertising clutter, contrary to Policy EN39 of the South Cambridgeshire Local Plan 2004. This policy states that the Council will apply exacting standards of control over the display of advertisements in Conservation Areas. Particular care will be exercised over applications in the following categories of advertisement, which will often be inappropriate. Internally illuminated or other projecting fascia signs, externally illuminated signs where the means of illumination would be obtrusive and the application of lettering, lighting, symbols, materials and colour schemes which would harm the character and appearance of the conservation area.)

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

- Planning Policy Guidance Note 19: Control of Outdoor Advertisements
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Advertisement Applications Ref: S/1985/04/A and S/1644/05/A

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

This page is intentionally left blank



**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1710/05/F - Willingham**  
**Erection of 6 dwellings Following Demolition of 2 Existing Dwellings, 6 and 8 Earith Road, and Land R/O 3 Fen End for Januarys**

**Recommendation: Approval**

**Date for Determination - 2<sup>nd</sup> November 2005**

**Site and Proposal**

1. The 0.17ha site is situated to east of Earith Road apposite Lordship Close and just to the north of Pegler Court. On the frontage of the site is a pair of Victorian semi-detached cottages, currently unoccupied. Each has its own vehicular access. The extensive rear garden are overgrown.
2. To the south is Pegler Court, modern development of 9 dwellings, and 1 Fen End a detached Victorian House. The rear portion of the garden of 3 Fen End is included in the application site, and the rear gardens of adjoining houses in the terrace, 5-11 Fen End back onto the site. To the north is a detached house, with a conifer hedge approximately 3m high and a lower beech hedge along the side boundary.
3. The full application, received on the 7<sup>th</sup> September 2005 and amended on the 11<sup>th</sup> and 21<sup>st</sup> October 2005 proposes the demolition of the existing cottages and the erection of 6 dwellings on the site, consisting of a semi-detached pair on the site frontage and a bungalow, a detached house and a semi-detached pair to the rear, all served by a private driveway from Earith Road on the southern boundary of the site. A total of 11 parking spaces are proposed, including a disabled space.
4. The proposed houses are in the Victorian idiom, with slate roofs, brick detailing and chimneys. Ridge heights are in the 7.2 - 7.9m range. Plots 3, 4 and 5, which back onto the rear gardens in Fen End, have high level windows at first floor level to reduce overlooking and rear gardens with an average depth of between 9-14m.
5. The amendments involve minor changes to the fenestration on the front elevation of the detached house on plot 3 to reduce overlooking of the neighbouring property, 14 Earith Road, clarification of the highway boundary to Earith Road and a change of the access detail. The density equates to 35 dwellings per ha.

**Planning History**

6. Outline planning permission was granted for the erection of 4 houses following the demolition of the 2 existing dwellings in 2001; the period for the submission of reserved matters was subsequently extended by 3 years in 2004.
7. A full application to erect 8 dwellings on a slightly enlarged site was refused in June 2005 on the following grounds:

1. "Willingham is designated a Rural Growth Settlement, by virtue of Policy SE2 of the South Cambridgeshire Local Plan 2004. Although the proposed density of 47 dwellings per hectare achieves the minimum density of 30 dph, the scale of the proposal would fail to comply with criteria (b) of the above-mentioned policy, by virtue of:
  - a) The proposed houses on plots 3 and 4 would be unacceptable close (approximately 6.3m) to the boundary wall of the garden of No. 1 Fen End; the proposed houses would be overbearing in the aspect from that garden and would cause a degree of overlooking with loss of privacy to that property;
  - b) The proposed house in Plot 3 is unacceptable close to the north east elevation of No 4 Pegler Court, in which is a first floor window; the proposed house would be overbearing from the garden and NE elevation of that property and would cause a degree of overlooking with the loss of privacy to that property;
  - c) The proposed houses on Plots 7 and 8 would be unacceptably close to and dominating from, the rear gardens of Nos 5-11 odd Fen End; the rear part of these gardens would also be overlooked with loss of privacy; and
  - d) The proposed layout is building and hard surface dominated with little meaningful space available for landscaping and planting as required by Policy EN5 of the Local Plan 2004.

Although the proposed layout achieves an average parking standard of 1.5 spaces per dwelling for residents, there is no provision for the short-term needs of service vehicles and visitors; an additional two spaces would be necessary. The proposal would not therefore comply with the standards included at Appendix 7/1 of the Local Plan 2004".

8. The subsequent appeal was discussed on the 14<sup>th</sup> October 2005, principally for reason a) and b) above.

### **Planning Policy**

9. The site is within the village framework.

The following policies apply:

Cambridgeshire and Peterborough Structure Plan 2004  
**Policy P1/2 Environmental Restrictions on Development;**  
**Policy P1/3 (Sustainable Design in Built Development);**  
**Policy P5/5 Homes in Rural Areas;**  
**Policy P6/1 Development - Related Provision.**

South Cambs Local Plan 2004  
**Policy SE2 Rural Growth Villages;**  
**Policy SE8 Village Frameworks.**  
**Policy HG10 (Housing Mix and Design);**  
**Policy HG11 (Backland Development);**  
**Policy CS10 Education**  
**(Appendix 7/1 - Car Parking Standards**  
**Policy EN15 Development Affecting Potential Archaeological Sites**

### **Consultations - (Pre-amendment)**

10. **Willingham Parish Council** objects: “concerned that this is an over-development of this site, with a consequent negative effect of traffic in and out of the proposed development into Earith Road.”
11. **Local Highway Authority:** recommends visibility and maintenance of turning area conditions, and that the access should compromise a crossing of the existing footway with no radius up stand kerbs. The Earith Road highway boundary needs clarification.
12. **The Old West Internal Drainage Board:** has no comments.
13. **The Chief Financial Planning Officer (County Council):** requires a contribution to educational and community facilities, using the formula used on previous development sites in the village.
14. **The Development Control Archaeologist (County Council)** requires a condition concerning a programme of archaeological investigation before development commences.
15. **The Cambridgeshire Fire and Rescue Service:** does not require additional water supplies for fire fighting.
16. **The Chief Environmental Health Officer:** has no objections subject to condition concerning restrictions on the use of power operated machinery and informatives concerning driven pile foundation and the requirements for a Demolition Notice.
17. **The Trees and Landscape Officer** has no objections.

### **Representations**

18. 2 letters has been received from local residents. The owners of 1 Fen End, which backs on to the site’s southern boundary, state that they are much happier now that a bungalow replaces the house previously proposed on Plot 6 behind their property, providing the ridge height does not exceed the 4.5m proposed. It is understood a private drive should serve no more than 5 dwellings and this should be adhered to by replacing a pair of semi-detached houses with another bungalow.
19. The owner of 13 Fen End, part of the terrace which backs onto the site’s southern boundary, is concerned that Earith Road is a very busy route particularly in the morning rush hour and to allow more cars to manoeuvre onto the road would be detrimental to highway safety. The proposed parking is insufficient, leading to potential on-road parking further endangering road users. The area to the rear of Fen End and Earith Road is quite densely populated and further housing would detract from the nature of the environment in this corner of the village.

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

20. The key issues are the impact of the proposed development on the amenity of neighbouring properties and whether it is in keeping with the character of the area. Following the refusal of planning permission for 8 dwellings on the site, discussions with the applicants have led to the current applications being submitted.

21. The major change is the replacement of the 2 semi-detached dwellings previously proposed on Plot 3 (now Plot 6) with a bungalow. This overcomes previous concerns of overlooking and the overbearing proximity to neighbouring properties highlighted by the Inspector. Two dwellings overall have been deleted from the scheme, enabling more space to be given over to landscaping, less hardstanding and adequate car parking to be achieved. The houses on Plots 3, 4 and 5 have been designed with high level windows to the first floor bedrooms facing towards Fen End and given the back to back distance to the main terrace (No's 3-15) in the order of 40m, overlooking was not considered an issue by the Inspector. One Fen End is closer to the site boundary but the bungalow now proposed with an 8.7m back garden should not affect the amenity of that property. The amended plans adjusted the first floor fenestration on the front elevation of the Plot 3 dwelling to reduce potential overlooking by deleting a bedroom window and repositioning another further from the boundary. This measure, combined with the existing conifers and beech hedge, on the common boundary should provide acceptable levels of privacy for 14 Earith Road, in excess of that required by the Inspector.
22. The site adjoins Pegler Court to the south which is a modern development with a high density (about 57 dwellings per ha). Therefore, although there is predominantly frontage development further north along Earith Road and along Fen End, I do not consider the proposed development at 35 per ha will be out of keeping with the character of the area.
23. Concerns have been expressed by the Parish Council and local residents about the traffic implications of a six-house development but the Local Highway Authority is satisfied adequate visibility and turning is available in the site. Eleven parking spaces meets the requirements for 1.5 spaces per dwelling with visitor parking, although of course it cannot be guaranteed that owners/visitors will not park on Earith Road.

### **Recommendation**

24. .Approval, as amended by plans (90) 01A and (21) 02A dated 11<sup>th</sup> October 2005 and plan dated 21<sup>st</sup> October 2005 subject to:
  1. Standard Condition A – Time limited permission (Reason A)-3 years.
  2. No development shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
    - a) The materials to be used for the external wall(s) and roof(s).
    - b) Details of the bin stores.(Reason - To ensure that the development is not incongruous.)
  3. Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited in respect of the property and each unit thereon unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:-  
PART 1, (Development within the curtilage of a dwellinghouse, All Classes).  
(Reason - To safeguard the character of the area.)

4. No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority; a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for the protection in the course of development and specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.  
(Reason - To enhance the quality of the development and to assimilate it within the area and to ensure the retention of the conifer and beech hedge on the north-eastern boundary of the site.)
5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.  
(Reason - To ensure the development is satisfactorily assimilated into the area.)
6. Details of the treatment of all external and internal site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the work completed in accordance with the approved details before the dwellings are occupied or the development is completed, whichever is the sooner.  
(Reason - To ensure that the appearance of the site does not detract from the character of the area.)
7. The development hereby permitted shall not commence until a binding undertaking prepared in accordance with the agreements of Section 106 of the Town and Country Planning Act 1990 shall have been entered into with the Local Planning Authority, requiring the payment of an education and community facilities contribution.  
(Reason - To ensure the development makes provision for education and community facilities in accordance with Policy P6/1 of the Cambridgeshire and Peterborough Structure plan 2003 and Policy CS10 of the South Cambridgeshire Local Plan 2004.)
8. Vehicle to vehicle to visibility splays shall be provided on either side of the junction of the proposed access road with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4 metres measured along the centre line of the proposed access road from the its junction with the channel line of the public highway, and 90.0 metres measured along the channel line of the public highway from the centre line of the proposed access road.  
(Reason - In the interests of the highway safety.)
9. The access road shall be of a minimum width of 5m for a minimum distance of 15m from the edge of the existing carriageway.  
(Reason - In the interests of the highway safety.)
10. Before the development hereby permitted commences the access from the existing highway shall be laid out and constructed to the satisfaction of the Local Planning Authority.  
(Reason - In the interests of highway safety.)

11. The permanent space to be reserved on the site for parking and turning shall be provided before the use commences and thereafter maintained.  
(Reason - In the interests of highway safety.)
12. The first floor high-level windows in the south elevation of plots 3, 4 and 5 hereby approved, shall have a cill height no lower than 1.7m above first floor level.  
(Reason - To safeguard the privacy of occupiers of the of adjoining properties.)
13. No further windows, doors or openings of any kind shall be inserted at first floor level in the rear elevations of plots 3-5 of the development, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.  
(Reason - To safeguard the privacy of occupiers of the adjoining properties.)
14. During the period of demolition and construction, no power operated machinery shall be operated on the site, before 08:00 hours and after 18:00 hours on weekdays and after 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.  
(Reason - To minimise noise disturbance to adjoining residents.)
15. No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been approved in writing by the Local Planning Authority.  
(Reason - To secure the provision of archaeological excavation.)
16. The first floor en-suite windows in the gable elevations of the houses on Plots 3, 4 and 5 shall be permanently glazed with obscure glass.  
(Reason - To protect the amenities of neighbouring properties.)

### **Informatives**

25. The Council's Chief Environmental Health Officer comments:
  1. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted to 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 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 established hours of working operation. This should be brought to the attention of the applicant to ensure the protection of the residential environmental of the area.

### **Reason for approval**

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

Cambridgeshire and Peterborough Structure Plan 2003  
**Policy P1/2 Environmental Restrictions on Development;**  
**Policy P1/3 (Sustainable Design in Built Development);**  
**Policy P5/5 Homes in Rural Areas;**  
**Policy P6/1 Development - Related Provision.**

South Cambs Local Plan 2004  
**Policy SE2 Rural Growth Settlements;**  
**Policy SE8 Village Frameworks.**  
**Policy HG10 (Housing Mix and Design);**  
**Policy HG11 (Backland Development);**  
**Policy CS10 Education**  
**(Appendix 7/1 - Car Parking Standards**  
**Policy EN15 Development Affecting Potential Archaeological Sites**

2. The development is not considered to be significantly detrimental to the following material planning considerations, which have been raised during the consultation exercise:
  - Impact upon the amenities of neighbouring properties
  - Compatibility with the existing character of the area
  - Highway safety

**Background Papers:** the following background papers were used in the preparation of this report: County Structure Plan 2003  
South Cambs Local Plan 2004  
Planning files S/0043/05/F and S/1710/05/F

**Contact Officer:** Bob Morgan - Planning Officer  
Telephone: (01954) 713395

This page is intentionally left blank



**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1771/05/F - Lolworth  
Erection of Two Houses Following Demolition of Existing Dwelling  
Bright Haven, Robin's Lane**

**Recommendation: Delegated Approval  
Date for determination: 9<sup>th</sup> November 2005**

**Members will visit this site on Monday 31<sup>st</sup> October 2005.**

**Site and Proposal**

1. 'Bright Haven' is a part two-storey, part single-story timber-clad dwelling accessed from Robin's Lane. Robin's Lane is the main highway serving the village, but at this point is narrow in width and has no pavements. The driveway serving Bright Haven is shared with a two-storey dwelling to the south-east, 'Churchmede'. The site is on sloping land rising up from Robin's Lane. The site boundaries are marked with mature hedgerows and trees, and there is a large Horse Chestnut in the rear garden.
2. This full application, dated 17<sup>th</sup> August 2005, proposes the demolition of the existing dwelling. Two dwellings on the footprint of the existing are proposed. These are two-storey, both having a main ridge height of 6.5m. House 1 (3 bedroom) has a single-storey gable facing Robin's Lane, and House 2 (4 bedroom) has a ridge window with a height of 7.7m (the same maximum height as the existing house). The proposed external materials are clay tiles, facing brick and timber cladding.
3. The proposal includes an improvement to the visibility splay to the north-east down Robin's Lane. By removing and replanting further back a hedgerow on the frontage of the neighbouring dwelling at 'Highfield', a visibility of 50m minimum can be achieved. The proposed driveway is 5.0m wide at the entrance and 4.0m wide for the first 20m. Two parking spaces for each dwelling are shown, as well as space for the turning of vehicles.
4. The proposal represents a density of 13.3 dwellings per hectare.

**Planning History**

5. Outline planning permission for the replacement of the existing dwelling was granted in 2001 (**S/1706/01/O**). This permission has lapsed. Planning permission for the existing dwelling was granted in 1973 (**C/73/1655/F**). Earlier in 1973, planning permission for the erection of three dwellings on the land comprising Bright Haven and Churchmede (prior to the construction of these dwellings) was refused as being of too high a density and out of keeping with the character of the area (**C/73/0086/O**).

**Planning Policy**

Cambridgeshire and Peterborough Structure Plan 2003

6. **Policy P1/3** (Sustainable Design in Built Development) A high standard of design and sustainability for all new development will be required which minimises the need to travel and reduces car dependency by providing compact forms of development through the promotion of higher densities, and which provides a sense of place which responds to the local character of the built environment.
7. **Policy P5/5** (Homes in Rural Areas) - small scale housing developments will be permitted in villages only where appropriate, taking into account the need for affordable rural housing, the character of the village and its setting, and the level of jobs, services, infrastructure and passenger transport provision in the immediate area.

South Cambridgeshire Local Plan 2004

8. **Policy SE5** (Infill-Only Villages) Residential developments within the village frameworks of these villages will be restricted to not more than two dwellings comprising:
  1. A gap in an otherwise built-up frontage to an existing road, provided that it is not sufficiently large to accommodate more than two dwellings on similar curtilages to those adjoining; or
  2. The redevelopment or sub-division of an existing residential curtilage; or
  3. The sub-division of an existing dwelling; or
  4. Subject to the provisions of Policy EM8, the conversion or redevelopment of a non-residential building where this would not result in a loss of local employment. Provided the site in its present form does not form an essential part of village character, and development is sympathetic to the historic interests, character, and amenities of the locality.

In very exceptional cases a slightly larger development may be permitted if this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.

9. **Policy SE8** (Village Frameworks) of the Local Plan states that there will be a general presumption in favour of residential development within the frameworks of villages.
10. **Policy HG10** (Housing Mix and Design) requires residential developments to have a mix of units making the best use of the site. The design and layout of schemes should be informed by the wider character and context of the local townscape.
11. **Policy TP1** (Planning for More Sustainable Travel) - car parking requirements will be restricted to the maximum levels set out in Appendix 7/1. (For dwellings, Appendix 7/1 gives a level of an average of 1.5 spaces per dwelling, up to a maximum of two per 3 or more bedrooms in poorly accessible areas).
12. **Policy EN5** (Trees, Woodlands and Hedgerows): the District Council will require trees, hedges and woodland and other natural features to be retained wherever possible in proposals for new development.

### Consultations

13. **Lolworth Parish Council** recommends refusal, stating:
- “ 1. Serious concern re setting precedent of more than one dwelling per plot, especially in a village with large gardens.
  - 2. Inadequate parking and turning area, especially with respect to a shared drive with Churchmede”.
14. **Council’s Trees and Landscape Officer:** Comments awaited. These will be reported verbally at the meeting.
15. **Council’s Chief Environmental Health Officer:** Comments awaited. These will be reported verbally at the meeting.

### Representations

16. Applicant. The existing dwelling is suffering from severe structural problems due to inadequate pile foundations, which cannot be remedied satisfactorily. In response to the concerns raised by the Parish Council and neighbours, the applicant and his wife have commented:
- “1. We wish to maintain neighbourly relations in view of the fact that we intend to continue living in Lolworth in the larger house (call it House 2) upon completion.
- We understand the concerns of neighbours regarding parking and would not like to see ‘spill over’ parking onto Robins Lane and would like to ensure adequate facilities within the development envelope.
- We have instructed our architect to modify the design to allow a driveway width of 5 metres which will allow 2 cars to pass each other and to allow a parking bay width of 2.4 metres for the 2 spaces allocated to the smaller house (call it House 1). This will have the effect of moving the 2 bays about 1.2 metres closer to the house frontage and will give much greater freedom of movement for cars coming off Robins Lane and into the driveway.
- We have already provided sufficient parking spaces as per Council guidelines i.e. 4 spaces for the 2 new houses and will delimit these areas either by white lines or alternative surfacing so that drivers know exactly where they should be parking. In view of the concern over this matter we are also prepared to create a 5<sup>th</sup> visitors space on the garden frontage of House 2, if the Council deems it prudent, and to use a meshed material to allow combined grass growth/parking on this additional bay.
2. With respect to setting a precedent for multiple dwellings per plot, We would like to say that we are working entirely within the remit of the Local Development Plan for Lolworth which states that ‘the sub-division of an existing dwelling’ is permitted providing the development is restricted to not more than 2 dwellings.
- However, wishing to minimise the impact of the development, our proposed design works very closely to the existing footprint of ‘Bright Haven’ maintaining its mature garden, trees and shrubbery and in addition, the

combined floor area for the 2 new houses is equivalent to the floor area of the existing house.

Without exception, all of our neighbours wish to see 'Bright Haven' replaced as they consider it to be an eyesore and we feel that the proposed development comprises an imaginative, quality, contemporary design incorporating major energy conservation initiatives.

For example, the large area of solar panels on House 2 linked to an under-floor heating system aims to provide 60-70% of heating requirements. This, combined with an efficient wood burning stove should provide close to 100% renewable energy for heating.

Solar panels were also considered for House 1 but due to the retention of the mature horse chestnut tree would have been inefficient due to the degree of shading.

3. We would ensure that delivery vehicles pull into the drive of 'Bright Haven' rather than park on Robins Lane and would level and hardcore an area in front of the location for House 1 to enable large vehicles to park up without restricting the free movement of vehicles along the drive.

I understand that when ordering materials from builders merchants that it is possible to request a smaller vehicle for deliveries where access is a problem and we would do so as required.

4. We would agree to work within limitations imposed by the Council to minimise noise outside of normal working hours".

17. Occupiers, "Churchmede", Robin's Lane:

- a) Robin's Lane is too narrow for extra traffic
- b) Not enough parking provision proposed
- c) No passing place on the shared drive
- d) Precedent for further infill in the village, which is not suitable to take further growth.
- e) Would support a replacement single dwelling only

18. Occupiers, "Summer Hill", Robin's Lane

- a) Robin's Lane is too narrow for extra traffic:
- b) Plot too small for extra housing
- c) Little room for car parking
- d) Not in harmony with the surroundings of a small rural village

19. Occupiers, "Martins", Robins Lane:

- a) Inadequate parking provision. No provision for visitors. Parking on the road would cause huge parking problems.
- b) If approved, conditions restricting hours of construction and regulation of construction traffic parking are requested.

## **Planning Comments - Key Issues**

### ***Overdevelopment and the Existing Character of the Area***

20. The existing dwelling is mixed two-storey and single-storey, whereas the proposed replacement dwellings are predominately two-storey. There is a consequent increase in the bulk of building on the site, although the ground floor areas are equivalent and the siting is very similar and there is no increase in maximum height. The additional bulk is well screened by trees and hedgerows, and in my opinion will not be detrimental to the street scene nor have any adverse impact on the amenity of the occupiers of neighbouring dwellings. The design and materials are of a good quality, and I consider that the proposal conforms to policies P1/3, P5/5, SE5, SE8 and HG10.
21. The issues of precedent does not, in my opinion, amount to a reasonable ground for refusal in this case, as the development occupies a similar footprint as the existing building, and does not adversely affect the character of the area. The resultant size of garden area is not significantly affected.

### ***Highway Safety and Access***

22. The existing vehicle-to-vehicle visibility onto Robin's Lane from the site will be considerably improved as a result of the development. The proposed parking provision of four spaces complies with the recommended standard. The access track should be widened to 5.0m to allow two cars to pass, which the applicant has accepted. Subject to receipt of a suitably amended layout plan, I consider that the proposal will comply with policy TP1. A condition to ensure off-street parking of construction traffic can be attached, as recommended.

### **Recommendation**

23. Subject to no objections being received from the Council's Trees and Landscape Officer and the Chief Environmental Health Officer, and to receipt of suitably amended layout plan and access, and finished floor levels, delegated powers are sought to approve the application, subject to the following conditions:
  1. Standard Condition A - Time limited permission (3years) (Reason A);
  2. Sc5a - Details of materials for external walls and roofs (Rc5aii);
  3. Sc51 - Landscaping (Rc51);
  4. Sc52 - Implementation of landscaping (Rc52);
  5. Sc60 - Details of boundary treatment (Rc60);
  6. Sc5f - Details of materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas (Rc - To minimise disturbance to adjoining residents);
  7. Sc22 - Except as shown in the approved plans, no further windows at first floor level in the south-east elevation of the development (Rc22);
  8. D5 Visibility splays to be provided (Rc- In the interests of highway safety)

9. The vehicular access to be ungated (Rc- In the interests of highway safety)
10. The permanent space to be reserved on the site for the garaging, parking and turning of vehicles shall be provided before any dwelling is occupied and thereafter retained for that purpose. (Rc -To ensure the adequate availability of car parking provision within the development and in the interests of highway safety).
11. Details of construction traffic parking to be agreed. (Rc - In the interests of highway safety)
12. Restriction of hours of use of power operated machinery, during the period of construction. (Rc - To safeguard neighbouring amenity during the construction period)

### **Reasons for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003:**  
**Policy P1/3** (Sustainable Design in Built Development)  
**Policy P5/5** (Homes in Rural Areas)
  - **South Cambridgeshire Local Plan 2004:**  
**Policy SE5** (Infill-Only Villages)  
**Policy SE8** (Village Frameworks)  
**Policy HG10** (Housing Mix and Design)  
**Policy TP1** (Planning for More Sustainable Travel)  
**Policy EN5** (Trees, Woodlands and Hedgerows)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - **Highway safety**
  - **Visual impact on the locality**

### **Informatives**

1. During construction there shall be no bonfires or burning of waste on the site except with the prior permission of the District Council's Environmental Health Officer in accordance with best practice and existing waste management legislation.
2. Before development commences, there shall be submitted to and approved by the Local Planning Authority in consultation with the District Environmental Health Officer a statement of the method of construction of driven pile foundations (if used). The foundations shall be constructed in accordance with the approved scheme. This is necessary in order to safeguard the amenity of the occupiers of nearby dwellings from disturbance from noise and vibration during the construction period.
3. Before the existing buildings are demolished, a Demolition Notice will be required from the Council's Environmental Health Section, in order to

establish the means by which the demolition will take place including the removal of any asbestos present, the removal of waste, minimisation of dust, capping of drains, and establishing hours of working operation, so as to ensure the protection of the residential environment of the area.

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

*The Environment Agency has provided the following advice:*

1. Developments on this scale in these lower risk locations within Flood Zone 1 fall outside the scope of formal standing advice. The following is offered to aid developers in managing the surface water runoff issues for information purposes only as a pointer towards best practice for surface water disposal.
2. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach 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.
3. 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.
4. Flow balancing SUDS methods which involve the retention and controlled release of surface water from a site may be an option for some developments at this scale where uncontrolled surface water flows would otherwise exceed the local greenfield run off rate. Flow balancing should seek to achieve water quality and amenity benefits as well as managing flood risk
5. Further information on SUDS can be found in PPG25 paragraphs 40-42, PPG25 appendix E, in the CIRIA C522 document Sustainable Urban Drainage Systems-design manual for England and Wales and the Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDs. The Interim Code of Practice will be made available electronically on both the Environment Agency's web site and CIRIA's web site.

6. 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 taking future development requirements into account
7. Development which involves a culvert or an obstruction to flow on an Ordinary Watercourse will require Agency consent under the Land Drainage Act 1991. An Ordinary Watercourse is defined as any watercourse not identified as a Main River on maps held by the Environment Agency and DEFRA. For further information see LDA 1991 -Consent Ordinary Watercourses and Land Drainage Act Consent etc.

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Refs. S/1771/05/F, S/1706/01/O, C/73/1655/F, C/73/0086/O.

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



**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee      2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1732/05/F - Dry Drayton  
Extension at Unit 16, Dry Drayton Industrial Estate, Scotland Road  
for Bushel and Co Ltd**

**Recommendation: Approval**

**Departure Application**

**Site and Proposal**

1. The site is located on the south-east corner of the Dry Drayton Industries estate. The site comprises of a single storey semi-detached workshop and office unit of 54.4sq.m. floorspace at the end of a row of linked business units. Adjacent to the building, to the east, is a steel container unit located on an area of grassland. A densely planted landscape area, measuring approximately 15 metres in depth consisting of mature trees and hedgerow is located to the south and east. The outer edge of the landscape area forms the boundary of the Cambridge Green Belt, with relatively flat, open agricultural fields beyond. To the north of the application site is a row of single storey business units which run at a right angle to the application site, with an area of hardstanding to the rear (east), which serves as a car park for the estate. Beyond these units is another row of single storey business units that run parallel to the application site, along the northern boundary of the industrial estate.
2. The application, received on 8<sup>th</sup> September 2005, proposes the erection of a single-storey extension to the east of the existing unit, to provide a new office area with an internal lobby, disabled toilet and shower facility. The proposed gross floor area comprises 99sq.m.

**Planning History**

3. **S/1021/02/F** - Application approved for an extension to the office unit at Unit 5. The consented structure is located on the north side of the Dry Drayton Industries site. It is identical in design, scale and form to the current proposal. Conditions imposed related to the prior approval of materials for the external walls and roofs for the approved development.
4. **S/1244/92/F** - Application approved for the change of use of units 6-8 and 16-22 for Class B1 (to allow use as offices and for research and development, as well as light industrial). This effectively relaxed condition 1 of consents S/1913/81/F and S/0139/84/F that had stipulated that the units were to only be used for light industrial purposes. Conditions imposed related to parking and turning and the operation of equipment within the relevant units.
5. **S/2314/89/F** - Application withdrawn which proposed the erection of 7 industrial units on part of the land currently serving as car parking to the north of the application site.

6. **S/0139/84/F** - Application approved for the conversion of sheds along the southern boundary of the Dry Drayton Industries site into small units for light industry. This application included unit 16, the subject of the current application. Conditions imposed related to the use for light industrial purposes only (subsequently removed under the terms of **S/1244/92/F**), the use of power operated machinery, prevention of storage of materials outside, parking and turning facilities and noise restrictions related to the use.
7. **S/1913/81/F** - Application approved for the conversion of farm buildings into light industrial. This application appears to relate to the other units on the Dry Drayton Industries site not included under the terms of **S/0139/84/F**. Conditions imposed were the same as those imposed on the later application, save for the condition related to storage of materials.

### **Planning Policy**

8. The site is located approximately 1 mile outside of the development framework for the village of Dry Drayton and approximately 25 metres outside of the Cambridge Green Belt on an existing industrial/business estate.
9. **Policy EM3** of the South Cambridgeshire Local Plan 2004 states that development, including change of use, within Class B1 of the Town and Country Planning (Use Classes) Order 1995 will only be permitted if it is subject to a condition or Section 106 Agreement of the Town and Country Planning Act 1990 which, for a period of 10 years from the first date of occupation, limits: (1) offices over 300 sq.m. to the provision of a local or subregional service or administrative facility principally for persons resident or organisations situated in the Cambridge Area excluding national or regional headquarters offices; or (2) research and development to those firms which can show a special need to be closely related to the universities or other research facilities established in the Cambridge Area is essential, in order to share staff, equipment or data, or to undertake joint collaborative projects with such organizations necessary for the investigation, design, and development of an idea, concept, instrument, product or process, up to and including production for testing, but excluding manufacture; (3) light industry to a maximum of 1,850 square metres (20,000 sq.ft.) of floorspace; large scale expansion of such firms will not be permitted.
10. **Policy EM6** of the South Cambridgeshire Local Plan 2004 states that within village frameworks, and on suitable brownfield sites next to or very close to the village frameworks of RGS and LRGS, planning permission will be granted for smallscale development in classes B1 - B8 provided that: there would be no adverse impact on residential amenity, traffic conditions, village character and other environmental factors, and (b) the development would contribute to a greater range of local employment opportunities, especially for the semi-skilled and unskilled, or where initial development is dependent on the use of locally-based skills and expertise.
11. **Policy EM7** of the South Cambridgeshire Local Plan 2004 states that development for the expansion of existing firms within village frameworks or on suitable brownfield sites next to or very close to the village frameworks will be permitted subject to the provisions of **EM3** and **EM6**. A firm or business will be considered as "existing" if a significant element of its operations has been based in the Cambridge Area for a minimum of two years prior to the date of any planning application for development.
12. **Policy P2/6** of the Cambridgeshire and Peterborough Structure Plan 2003 states that sensitive small-scale employment development in rural areas will be facilitated where it contributes to supporting new and existing business and research and technology clusters.

### **Consultations**

13. **Dry Drayton Parish Council** - no comments received to date.
14. **Chief Environmental Health Officer** - has raised concerns regarding potential noise problems that could arise from the development and has suggested a condition to be attached to any consent in order to minimise the effects of the development to nearby residents or occupiers.
15. **Environment Agency** - has recommended an informative to highlight that “existing” systems should be proven to be adequate.

### **Representations**

16. None.

### **Planning Comments - Key Issues**

17. The key issues in relation to this application are:
  - a) Impact on the Character and Setting of the Countryside
  - b) Residential Amenity

### ***Impact on the Character and Setting of the Countryside***

18. Although the site is designated as within the countryside in the South Cambridgeshire Local Plan 2004, the development would be contained within the confines of the existing industrial estate and would be screened from the surrounding countryside by the mature landscaping belt that runs along the length of the eastern boundary of the site as a whole, and part of the southern boundary of the estate.
19. The proposed extension is a mirror image of the office unit that has been erected to the east of unit 5 on the northern boundary of the industrial estate, immediately opposite the application site and would result in an increase in floor area of approximately 88m<sup>2</sup> (net). It is proposed to be single storey, measuring 5.9m to the ridge, using a design in keeping with the existing structure and neighbouring units with windows and other openings designed to continue the existing theme in the units. The materials are also proposed to match the existing buildings.
20. Under the terms of policy EM7 of the Local Plan development for the expansion of existing firms on suitable brownfield sites next to or very close to the village frameworks will be permitted subject to the provisions of Policy EM3 and EM6.
21. Although the site is not next to or very close to the village framework for Dry Drayton, the industrial estate is a relatively large scale operation, with 30 units with consent for Class B1 (Business) uses. The proposed extension would represent a minor increase when viewed as part of the whole estate and by virtue of its design and scale, located against a well established landscape belt it would not lead to an adverse impact on the character or openness of the countryside. Furthermore the occupier of the unit is a specialist engineering company who have continually operated from a number of units on the industrial estate since 1987. The extension is required as the business currently employs 16 members of staff but is looking to expand due to an increased workload and additional long-term contracts. The business would therefore be considered as “existing” under the terms of policy EM7.

22. According to the details of the consents to allow the conversion of the former agricultural buildings, applications reference S/1913/81/F; S/0139/84/F; and S/1244/92/F the existing unit is not currently, and has not been, the subject of a condition or legal agreement to restrict the use of the building to local use only. Given that the application proposes the extension to an existing unit of less than 100m<sup>2</sup> to serve a long standing existing business there does not appear to be any reasonable need to impose such a condition in this instance.

***Residential Amenity***

23. The proposed extension is located approximately 90 metres away from the nearest residential dwelling. A number of high level windows are proposed in the elevation facing towards those dwellings. Although the existing units along the southern boundary adjacent to the neighbouring dwellings currently have some industrial operations contained within, given the design of the unit, the proximity of the dwellings and the nature of the business operating from the site it would be wise to impose a condition to control any power operated plant or equipment, in line with the Chief Environmental Health Officer's recommendations.
24. In the light of my comments in Paragraph 21 above, I do not consider it necessary to refer this application to the Secretary of State.

**Recommendation**

25. Approval
1. SCA - RCA - 3 years.
  2. No development shall commence until details of the materials to be used for the external walls and roofs; materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas; and car parking provision in accordance with the Local Authority standards have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.  
(Reason - To ensure that visually the development accords with neighbouring buildings; to ensure that the development is not incongruous and to ensure adequate car parking provision is provided and suitably laid out.)
  3. Details of the location and type of any power driven plant or equipment, including equipment for heating, ventilation and for the control or extraction of any odour, dust or fumes from the building (s) but excluding office equipment and vehicles and the location of the outlet from the building (s) of such plant or equipment, shall be submitted to and approved in writing, by the Local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions.  
(Reason - In order to minimise the effects of the development to nearby residents or occupiers.)

**Reasons for Approval**

1. Although the proposal is located in the countryside it is considered that the proposal would represent small scale development on brownfield land within

an established industrial estate and would represent an expansion of an existing business.

2. In other respects, the development is considered generally to accord with the following policies of the Development Plan:
  - **Cambridgeshire and Peterborough Structure Plan 2003: P2/6** (Rural economy)
  - **South Cambridgeshire Local Plan 2004: EM3** (Limitations on the occupancy of new premises in South Cambridgeshire) **EM7** (Expansion of existing firms at villages)
3. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Impact on the Character and Setting of the Countryside
  - Residential Amenity

**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 files Refs: S/1021/02/F; S/1244/92/F; S/2314/89/F; S/0139/84/F, S/1913/81/F and S/1732/05/F

**Contact Officer:** Michael Osbourn - Assistant Planning Officer  
Telephone: (01954) 713379

This page is intentionally left blank

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee      2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/6310/05/RM - Cambourne**  
**Erection of 35 Dwellings and Ancillary Works at area GC23, Bullrush Lane, Great Cambourne, for Westbury Homes (Holdings) Ltd**

**Recommendation: Refusal**  
**Date for determination: 7<sup>th</sup> December 2005 (Major Development)**

**Site and Proposal**

1. The 2 hectare site lies on the east side of Great Cambourne, between the established housing in Bullrush Lane and Tithe Way and the land designated as golf course in the Cambourne Master Plan. A ditch and mature hedgerow define the west and north sides of the site, while the south boundary has isolated mature trees bordering the greenway. The land slopes gently down from northwest to southeast (although no survey plan was submitted to show the land levels). The landforms in the golf course area may be altered as part of the spoil disposal strategy in due course.
2. The reserved matters application received 7<sup>th</sup> September 2005, proposes 35 dwellings comprising 2 two-bedroom houses, 2 three-bedroom plus study, 2 four-bedroom, 22 five-bedroom, and 7 six-bedroom houses. All but 2 would be detached. The density is 17.5 dwellings per hectare. A design statement is submitted with the application which describes some of the principles which the applicant hoped to include in the development; most significantly, the design is intended to create an integrated network of travel by all modes, to provide large formal detached houses facing the golf course with landscape segments to reduce the impact, two local areas for play (LAPs), and a medium density area on the west side of the site. The applicant states that parking provision is planned within the plots, often behind gates to improve security and reduce vehicle related crime. Siting, design, means of access and landscaping are included in the application.
3. The layout shows a collector road from Bullrush Lane, bridging the ditch and breaching the hedgerow. This links to a central spine access road from which 5 private drives serve 16 houses on the east side and 16 on the west side. Three houses are served from a drive off the collector road which would link to site GC26 to the north (allocated for affordable housing). Most of the car parking is served from these semi-private spaces, with gated hardstandings leading to double garages set well to the rear of the main house facades. Two casual visitor parking spaces are proposed. On the east side of the site parking spaces are accessed from the rear, so that the eastern fringe is unaffected by vehicular access, having footpath access to the front doors.
4. The western boundary of the application site is drawn to exclude the ditch and hedgerow, and also excludes the new footpath link shown on the Briefing Plan and Master Plan, so no provision is made for the path in this development. Because of the large amount of parking hardstanding and access ways, there is limited scope for tree planting of any substantial size. Two LAPs are proposed adjacent to the spine road, but there is no indication of boundary treatment or seating to make the areas suitable

for children's play or general social intercourse. Bin standing areas are shown alongside each of them.

5. Because of the rear parking provision, the garden spaces are relatively small, and eccentrically shaped. The layout includes many dwellings which, because of their size, are in close proximity to other buildings, giving window-to-wall distances in many cases of 10 metres or less. The houses range in height from 1½ to 3 storeys. There are garage buildings in various combinations, and two garages with office first floor mainly within the roof space.
6. The application was amended by drawings franked 30<sup>th</sup> September 2005 in response to highway matters.

### **Planning History**

7. **S/1371/92/O** Outline planning permission for the new settlement of Cambourne granted in 1994 with conditions relating to Master Planning and submission of reserved matters. A Design Guide with associated Briefing Plans forms part of the approved Master Plan.
8. The Briefing Plan for this area shows Medium/Low Density housing on the east side, with large, formal, detached houses overlooking the golf course. On the south side the legend is "2, 2 ½ storey detached houses overlooking the greenway. Estate rail front boundaries with footbridges crossing the ditch to connect to the greenway" On the west side the brief is "Housing to face stream with informal footpath along southern bank of stream. Buildings to relate to those opposite in GC03". Two LAPs are indicated in central locations. 38 dwellings are allocated for this area in the Phasing schedule.

### **Planning Policy**

9. **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** Sustainable Design in Built Development, **P5/4** Meeting Locally Identified Housing Needs
10. **South Cambridgeshire Local Plan 2004:**  
**HG10** – housing mix to include a range of types and sizes, including 1 and 2 bedroom dwellings, making the best use of the site and promoting a sense of community which reflects local needs. The design and layout should be informed by the wider character and context of the local townscape and landscape.  
**EN5** – retention of natural features, new planting appropriate to the character of development, its landscape setting and the biodiversity of the locality.  
**Cambourne 1** – Development in accordance with Cambourne Masterplan  
**Cambourne 2** – Development in accordance with Cambourne Design Guide  
**SE7** – Development in accordance with Cambourne Masterplan and Design Guide.  
**TP1** – Promotion of sustainable transport choices, restriction of car parking to the maximum levels in appendix 7/1.

### **Consultations**

11. **Cambourne Parish Council** - Recommends approval subject to the footpath link being extended to link with the footpath to the Vine School, and made into a cycleway. The suggested route is along the boundary between GC23 and GC26.
12. **Local Highways Authority** – requested minor amendments which have been incorporated.



13. **County Archaeology** – no further investigation required at this site.
14. **Landscape Officer** – there is limited scope in the layout for trees other than small ornamental species, the LAPs are ill-defined, and there are too many problem areas for planting where enhancement is needed but the space is insufficient.
15. **Ecology Officer**- satisfied with the ecological enhancement proposals subject to the quality of installations.
16. **Environmental Operations Manager** – too many of the houses lie beyond the 20 metre distance between dustbin stores and 4 metre width roads. (On-street “bin standing areas” have been shown on the proposed layout).
17. **Police Architectural Liaison Officer** – the layout incorporates exposed rear gardens associated with semi-private driveways linking to footpaths leading to house frontages not overlooked other than by the proposed golf course. Consideration should be given to connecting rear garden boundaries and increasing activity to frontages by directing vehicles to front entrances. Utility meters should be externally mounted at the front.
18. **Cambourne Developers Project Director** – no reply.
19. **Environment Agency** – no objection subject to satisfactory surface water drainage and adequate sewerage by Anglian Water.
20. **Anglian Water** – no reply.

### **Representations**

21. One letter of concern regarding pedestrian access to the proposed golf course – there should be a more direct walking and cycling route through to the Vine School. The existing hedgerow along the west boundary should be protected from disturbance of the wildlife habitat

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

22. The key issues are the housing mix, the design and layout, access and security, landscaping and ecology, and residential amenity.
23. The proposal only includes one pair of semi-detached two-bedroom houses to cater for the Structure Plan requirement for smaller dwellings. The remainder of the houses are large detached dwellings. The proposal therefore conflicts with Policy P5/4 of the Structure Plan, Policy HG 10 of the Local Plan, and Cambourne 1 which requires adherence to the Masterplan and guidance on social inclusiveness and wider mix.
24. The size of the houses, and their disposition on limited plots, leads to a uniformity of spacing which disguises the difference between the medium- and medium/low density areas of the site. The character of the whole development would therefore appear medium density because of the amount of built footprint on each plot. This would conflict with the Briefing Plan and therefore with Policy Cambourne 2 which requires compliance with the design guide.
25. The applicant's desire to locate car parking behind gates set back from the street frontage has pulled a large amount of garaging, hardstanding and private driveway to

the rear of the dwellings. There is thus little of the site which remains free from the disturbance of vehicle movements, or secure from intrusion by strangers. It also reduces the available private garden space, and gives limited outlook from the dwellings apart from facing garages. The car parking provision on most plots exceeds the Council's maximum standard of two spaces per dwelling. The proposal is thus contrary to the principles of the Structure Plan, and Policies TP1 and Cambourne 1 & 2 of the South Cambridgeshire Local Plan 2004.

26. The layout has been designed so that there is a "soft" frontage to the golf course, thus no vehicular access is proposed on the east side. This should allow for the development to integrate with the surrounding landscape. However, only three substantial trees are proposed for this area, the remainder being small ornamental types which would appear as suburban elements in the wider landscape. The limited gaps and views from the east would be impeded by the proximity of buildings (the maximum gap is 12 metres) and the village edge would present a fully built-up frontage. Along the spine road, ornamental trees are proposed in front gardens, but only the LAPs have any scope for larger trees. This would conflict with Policy EN5 of the Local Plan.
27. The proposals for ecological enhancement by provision of bird and bat boxes are welcomed, and would comply with the Master Plan and Cambourne 1 principles. The nearby trees and hedgerows are excluded from the application site, apart from the access, and therefore unaffected. However, implementation of the footpath link on the west site should be integrated to minimise disturbance to the hedgerow and ditch.
28. It is not considered that there would be adverse impact on the established residential area to the west, by reason of the distance across the hedgerow, ditch and planned path. The relationship with the planned properties to the south is acceptable. However, it is considered that the proposal for a large proportion of substantial houses on relatively small plots has led to the above design difficulties. The implications are that an unsatisfactory residential environment would be created with poor outdoor space, lack of seclusion and outlook, and little scope for planting to alleviate these impacts. This would conflict with the policies for Cambourne and the design principles for the settlement. Refusal is therefore recommended.

### **Recommendation**

29. Refuse for the following reasons:
  1. The development would provide only two small dwellings and therefore would not contribute to meeting local housing need as required by Policy P5/4 of the Cambridgeshire and Peterborough Structure Plan 2003, and Policy HG10 of the South Cambridgeshire Local Plan 2004.
  2. The design, layout and character of the development would not correspond in character with the density gradation required by the Briefing Plan in accordance with the Cambourne Design Guide. The proposal therefore conflicts with Policies SE7, Cambourne 1 and Cambourne 2 of the South Cambridgeshire Local Plan 2004.
  3. The provision of car parking spaces in excess of two per dwelling conflicts with Policy TP1 of the South Cambridgeshire Local Plan 2004.
  4. The proposed layout is dominated by vehicular access and parking areas to an extent which would be detrimental to residential amenity and would diminish

seclusion and security. It therefore conflicts with Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003, and Policy Cambourne 2 of the South Cambridgeshire Local Plan 2004.

5. The proposed layout makes inadequate provision for substantial landscaping and play/social areas. The proposal therefore conflicts with Policies EN5 and Cambourne 2 of the South Cambridgeshire Local Plan 2004.

**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.**

S/1370/92/O Outline planning permission for Cambourne  
Cambourne Master Plan  
Cambourne Design Guide  
GC Phase 5 North Briefing Plan  
Reserved Matters application file ref: S/6310/05/RM

**Contact Officer:** Pam Thornton – Senior Planning Assistant  
Telephone: (01954) 713099

This page is intentionally left blank

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee      2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1709/05/F - Cottenham**  
**Part Demolition and Extension to Existing Dwelling and Erection of New Dwelling at 38**  
**Telegraph Street for Mrs S Scally**

**Recommendation: Refusal**  
**Date for determination: 2<sup>nd</sup> November 2005**

**Conservation Area**

**Members will visit the site on Monday 31<sup>st</sup> October 2005**

**Site and Proposal**

1. No.38 forms one part of a semi detached dwelling with a lean-to side extension and garden space to the side and to the rear which tapers towards the bottom end of the curtilage. No.38 has a flying freehold above the kitchen of No.40, the attached semi, and has 2 bedrooms.
2. This application received on 7<sup>th</sup> September 2005 seeks full planning permission for the part demolition and extension of the existing dwelling, No.38 to create a third bedroom, and the erection of a new dwelling on a site of 0.025 ha. The scheme as submitted provides one off street parking space for the new dwelling which will have 2 bedrooms. A passage way between the new and the extended dwelling would allow private access to the rear of No.38, the new dwelling benefiting from its own rear access behind the off street parking bay. The garden left with No.38 would be between 3.8 and 4.4m in width with a depth of 8.5m (Total area = 34.88 square metres). The density is 40 dwellings per hectare.

**Planning History**

3. **S/0731/82/F** – Extension was approved on 2<sup>nd</sup> July 1982
4. **S/0385/84/F** – Extension was approved 6<sup>th</sup> April 1984
5. **S/0249/05/F** – Part demolition and extension to existing dwelling and erection of new dwelling was refused on 7<sup>th</sup> April 2005 on the grounds of the adverse impact on the Conservation Area, the design and overlooking of No. 38 Telegraph Street.

**Planning Policy**

6. **Policy P1/3 ‘Sustainable Design in Built Development’** of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design and sustainability for all new development
7. **Policy P7/6 ‘Historic Built Environment’** of the Structure Plan 2003 states Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.

8. **Policy EN30 'Development in Conservation Areas'** of the Local Plan 2004 sets out the requirements for development within Conservation Areas
9. **Policy HG12 Extensions and Alterations to Dwellings within Frameworks** of the South Cambridgeshire Local Plan 2004 sets out the requirements that must be met in order for proposals to extend or alter dwellings within village frameworks to be considered for approval.
10. **Policy SE2 Rural Growth Settlements** of the Local Plan 2004 sets a list of relevant settlements of which Cottenham is one, and the criteria that should be applied to residential development in such villages. A minimum density of 30 dph should be achieved unless there are strong design grounds for not doing so..

### **Consultations**

11. **Cottenham Parish Council**  
Approve
12. **Conservation Manager**  
No objections – Details of all materials to be agreed before work commences.
13. **Chief Environmental Health Officer**  
No significant impact from the Environmental Health standpoint, subject to conditions.
14. **Local Highway Authority**  
"Clearly the existing property No.38 currently has the potential to have off-street parking. Just because the current/previous occupier did not have off-street parking does not mean that a new occupier would not require such parking. Consequently, development should clearly not prejudice parking for No.38. In addition what justification would there be to accept just one space for any new property. If the proposal is approved it will undoubtedly result in unacceptable on-street parking. I would hope your Authority would not accept this.

Perhaps you would explain the justification used to accept the development within Church Lane and Fen End Willingham that the agent refers to, as this indeed appears to have set a most unwelcome precedent."

### **Representations**

15. Two letters received from residents of 34-36 and 40 Telegraph Street noting the following:
  - Loss of light to landing window at No.34-36 Telegraph Street.
  - There appears to be only one small car parking space for the two properties – any additional cars would no doubt be parking in the road.
  - Telegraph Street is continually being obstructed by cars parked by people visiting the Doctors Surgery or delivering to the engineering works opposite.
  - Inaccuracy to street elevation.
  - Buses have problems getting through and the property would be on a bend.
  - Dormer overlooks No.40

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

16. The key issues in respect of this application are the impact on the Conservation Area, provision of amenity space for the existing dwelling and the highway and parking related matters.
17. In considering the impact upon the Conservation Area, Members should take account of Policy EN30 of the South Cambridgeshire Local Plan 2004 which seeks to ensure development either preserves or enhances the character and appearance of the Conservation Area. The Conservation Manager notes a significant improvement to the design although acknowledges an under provision of parking that may, on balance, prevent the development from being approved. Overall, however, there are no conservation objections, subject to conditions.
18. I refer Members to Policy HG12 of South Cambridgeshire Local Plan 2004. Point three refers to an unacceptable loss of garden space; Members will note a fairly limited area of amenity garden space for the extended dwelling, which I consider is inadequate to serve the resultant 3-bed property.
19. Turning to the parking and highway related matters Members should again consider Policy HG12 (point 3) of the Local Plan 2004 and Appendix 7/1 Standards for Car Parking provision of the same document. The former states that extensions and alterations to dwellings will not be permitted where there would be an unacceptable loss of off street parking. The agent and applicant state that there has never been off street parking for No.38. Notwithstanding this point of view it is essential to take the opportunity to provide off street parking for both properties. This proposal would preclude space being provided for No. 38 at any time in the future.
20. Off street parking should be a requirement given there is scope to provide it under the current circumstances. In addition to this, the road becomes congested at times due to its proximity to the surgery and due to Telegraph Street being a bus route; any additional on-street parking may aggravate an already congested highway situation.
21. Notwithstanding the above the agent refers specifically to a scheme for 2 houses at land adjacent to 3 Fen Road, Willingham (Planning reference S/0103/04/F) discussed by Members at the DCCC of the 4<sup>th</sup> August 2004 (Item 9). Whilst this scheme did not provide parking for the two new dwellings created a view was taken at that time that there was adequate space to accommodate on-street parking in that particular location (also a bus route). In considering the application before you on its own merits this part of Telegraph Street does not have such a capacity as that referred to in S/0103/04/F, as such any increase in on-street parking is likely to be detrimental to the safety of other Highway users.

### **Recommendation**

22. Refuse on the following grounds:
  - 1) The proposed development would result in a limited amount of garden space for the extended dwelling, No38. This space is considered to be insufficient for the resultant 3-bed property that would be created. As such the proposal is considered to be contrary to policy HG12 of South Cambridgeshire Local Plan 2004 which states that the extension and alteration of dwellings will not be permitted where, amongst others, there would be an unacceptable loss of garden space within the curtilage.
  - 2) The proposed development would result in an unacceptable loss in off-street parking potential for the existing dwelling No.38. Such a loss would result in an

increase in the level of on-street parking to the detriment of Highway users. The application is considered to be contrary to Policy HG12 of the Local Plan 2004, which seeks to resist development where there would be an unacceptable loss of off-street parking.

- 3) A 2-bed property in this location should be provided with two workable off street parking spaces; only one is provided and, because of its limited width and depth may prove unusable and/or create additional highway dangers through manoeuvring. The application is therefore contrary to the aims of Appendix 7/1 Standards for Car Parking Provision of South Cambridgeshire Local Plan 2004.

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

Applications file Ref S/0731/82/F, S/0385/84/F & S/0249/05/F and S/1709/05/F  
South Cambridgeshire Local Plan 2004  
Cambridgeshire and Peterborough Structure Plan 2003

**Contact Officer:** Matthew Carpen – Planning Assistant  
Telephone: (01954) 713393



**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1674/05/RM – Duxford**  
**Erection of Dwelling to Replace Mobile Home at 53A Moorfield Road for**  
**Rusfer Properties Ltd**

**Recommendation: Approval**  
**Date for determination: 28<sup>th</sup> October 2005**

**Site and Proposal**

1. The application site, including the access, extends to approximately 0.1 hectares/0.27 acres. The mobile home that previously occupied the site has been removed and part of the site has been cleared. The top layer of soil has been taken off the central part of the site. Three trees, including two conifers, stand towards the north of the site. Within the site, there is an existing render and large flat tile roofed single storey building alongside the access previously used as an office and garaging for the turf business that used to operate from the site and adjacent land. No.53 to the east is a single storey dwelling with accommodation in the roofspace and a single storey element with two rooflights facing the site (serving a hall and bathroom) along the eastern boundary of the site. The site is bounded by 1.3m high fencing and some planting along the west boundary and a 1.3m high fence and 1.8m high conifers within No.53's garden along the south boundary. Beyond the access to the north (along the southern boundary of The Firs) is a 1.8m fence and conifers. A field, previously part of the turf business, lies to the west.
2. This reserved matters application, registered on the 2<sup>nd</sup> September 2005, proposes the erection of an 8.2m high to ridge, 4.5m high to eaves 4-bedroom, 2-storey house on the site. Part of the existing office/garage building would be demolished. The remainder of this building would be converted to a double garage and granny annex/games room and would be attached to the house by a new single storey glazed link. The main house and garage/annex/games room would be faced with black stained timber boarding over a brick plinth. Clay tiles would be used for the roofs. Means of access, via the existing access off Moorfield Road to the site, was agreed at the outline stage. This application gives details of the siting, design and external appearance of the buildings. Landscaping would still need to be agreed. The density equates to 10 dwellings to the hectare.

**Relevant Planning History**

3. Outline planning permission to erect a dwelling on this site in place of the mobile home was granted in 2004 under reference **S/0791/04/O**.
4. A previous reserved matters application for a 8.9m high to ridge, 4.5m high to eaves two-storey dwelling with attic rooms in the roofspace and the demolition of part of the existing office/garage building, the conversion of the remainder of this building to a double garage and granny annex/games room and a single storey glazed link was withdrawn in May 2005 (**S/0536/05/RM**).

### **Planning Policy**

5. Structure Plan 2003 **Policy P1/3** requires a high standard of design for all new development which responds to the local character of the built environment.
6. Local Plan 2004 **Policy SE4** states that residential development up to a maximum scheme size of 8 dwellings (and, exceptionally, up to 15 dwellings if this would make the best use of a brownfield site) will be permitted within the village framework of Duxford provided that (a) the retention of the site in its present form is not essential to the character of the village; (b) the development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours; (c) the village has the necessary infrastructure capacity; and (d) residential development would not conflict with another policy of the Plan, particularly policy EM8 which relates to the loss of employment sites. It also states that all developments should provide an appropriate mix of dwelling size, type and affordability.
7. Local Plan 2004 **Policy SE9** states that development on the edges of villages should be sympathetically designed and landscaped to minimise the impact of development on the countryside.
8. Local Plan 2004 **Policy HG10** states that residential developments will be required to make the best use of the site and promote a sense of community which reflects local needs. It also states that the design and layout of schemes should be informed by the wider character and context of the local townscape and landscape. Schemes should also achieve high quality design and distinctiveness, avoiding inflexible standards and promoting energy efficiency.

### **Consultation**

9. **Duxford Parish Council** recommends refusal stating "The Parish Council recommends refusal on the grounds that the proposed dwelling would dominate and reduce the amenity of the neighbouring bungalow at 53 Moorfield Road."
10. **Chief Environmental Health Officer** raises no objections but refers to a condition attached to the outline permission (relating to the use of power operated machinery during the construction period) which would need to be complied with.

### **Representations**

11. The occupier of No.53 Moorfield Road objects to the proposal on the following grounds: although the proposed dwelling has been reduced in height, it will still be way out of proportion in height to the other dwellings around it, and being so close to No.53, it will be overbearing and reduce his amenity.

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

12. The key issues in relation to this application are:
  - a. Whether the development respects the character and appearance of this part of the village; and
  - b. Impact on neighbours, and No.53 Moorfield Road in particular.
13. The principle of erecting a dwelling on the site has already been established by the granting of the outline permission.

14. There are a mix of dwelling designs and sizes in the locality and, whilst higher than the adjacent dwelling at No.53, I do not consider that the proposed development would detract from the character and appearance of the area.
15. The proposed dwelling would be higher than and visible from No.53 Moorfield Road. However, due to the relative positions of the two sites and the position and orientation of No.53 and the proposed dwelling, the proposed dwelling would only be readily visible from No.53's front garden/parking area. Consideration has been given to minimising the degree of overlooking of No.53 and, subject to a condition that requires a further application(s) to insert any further first floor windows in the northeast and/or southeast elevations, I do not consider that the proposal would result in any serious overlooking of No. 53.

### **Recommendation**

16. Approval of reserved matters (siting, design and external appearance of the buildings) pursuant to outline planning permission dated 14<sup>th</sup> June 2004, reference S/0791/04/O.

#### **Additional conditions:**

1. Standard Condition 5 (Details of the bricks and tiles to be used) (Reason - C To ensure the satisfactory appearance of the development);
2. SC5 (Details of finished floor levels of the buildings in relation to ground levels) (RC To ensure the satisfactory appearance of the development);
3. The first floor bathroom window shown upon drawing no. G1049/07C in the northeast/side elevation of the dwelling hereby permitted shall be fitted and permanently maintained with obscured glass (RC To protect the amenity of the occupiers of No.53 Moorfield Road);
4. No further windows shall be inserted at first floor level in the northeast/side or southeast/rear elevations of the dwelling hereby permitted unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf (RC To protect the amenity of the occupiers of No.53 Moorfield Road).

### **Reasons for Approval**

1. The 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:** SE4 (Residential Development in Group Villages), SE9 (Village Edges) and HG10 (Housing Design).
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: impact on appearance of the area and the amenity of the occupiers of No.53 Moorfield Road

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

South Cambridgeshire Local Plan 2004

Cambridgeshire and Peterborough Structure Plan 2003

Planning file Refs: S/1674/05/RM, S/0536/05/RM and S/0791/04/O.

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

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee      2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1787/05/F – Fowlmere**  
**Extensions at Burnaby, Thriplow Road for Mr and Mrs M Townend**

**Recommendation: Approval**  
**Date for Determination: 14<sup>th</sup> November 2005**

**Members to visit the site on the 31<sup>st</sup> October 2005**

**Site and Proposal**

1. Burnaby is a large detached property that sits within a roughly triangular curtilage at the junction of Thriplow Road and Cambridge Road. The property faces the rear gardens and rear elevations of two other residential properties, all of which, together with Burnaby, fall within the Fowlmere village framework.
2. The full planning application received on the 19<sup>th</sup> September 2005 proposes to extend the dwellinghouse by way of a two-storey asymmetrically ridged roof extension on the north west elevation, extending by 3.4m in depth to a height of 7.1m, and a bay window on the south west elevation.

**Planning History**

3. Outline planning consent was granted for four dwellinghouses, including the three aforementioned properties, under **S/0181/87/O**.
4. Consent was granted for the extension of Burnaby in 2003 under application reference **S/1297/03/F**. In the same year an application for the siting of a storage building and boundary fences was granted under **S/2057/03/F**.
5. A second letter of objection received from the owners/occupiers of 2 Cambridge Road. The large part of this letter is concerned with addressing the points made in the agent's covering letter about the extensions of other properties in this group of dwellings. Their main objection is that the two-storey element does not comply with policy HG12 as it extends largely to the edges of the site and up to the boundary with their property. They believe that the design and location of the proposed extension will adversely affect their property. The whole effect will be of a very large and imposing structure adjacent to their boundary which will give an unacceptable sense of enclosure both from their garden and from the main living rooms of their property. The mass of the proposed extension is unduly overbearing and a clear overdevelopment of the site when viewed from their property, that will affect their outlook. The final objection relates to the obscure glazed windows that they believe could be opened and directly overlook their garden.
6. Earlier this year a similar application (**S/1015/05/F**) for a two-storey extension on the north west elevation of the property and a bay window to the rear was refused due to the fact that it would have had an overbearing impact upon the occupiers of number 2

Cambridge Road and would have resulted in an unacceptable degree of overlooking of the said property's rear garden.

### **Planning Policy**

7. **Policy HG12 'Extensions and Alterations to Dwellings within Frameworks'** sets out requirements for development of dwellings within frameworks having regard to impact upon neighbour amenity and the street scene.

### **Consultation**

8. **Fowlmere Parish** Council recommends that the application be refused.

### **Representations**

9. One letter of objection received from the owner/occupiers of Pear Tree House (formally Dunedin), who believe that the extension would impact upon their property and harm their amenity as neighbours. They also believe that any further extension of Burnaby would be an unacceptable overdevelopment of the plot, given that the four houses there are closely spaced and are on relatively small plots which closely interact with each other. Any such extension will be out of keeping with, and clearly detrimental to, the four houses.

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

10. The key issues to consider when determining this application are whether the proposed two-storey element constitutes a development that is out of keeping with the character of the area and whether it would have an unacceptable impact upon neighbour amenity by virtue of being unduly overbearing. Neither during the determination of this application nor during the determination of the previous application has there been any objections relating to the proposed bay window.

### **Impact upon amenity**

11. The two-storey element of the previously refused application had a first floor opening in the north west elevation that was used as a reason for refusal, due to the unacceptable level of overlooking that would have occurred. This window has subsequently been reduced in size and obscure glazed. If consent is granted a condition will be used to require that this opening be maintained with obscure glazing and non-opening.
12. Although the footprint of the extension has not altered from that of the refused application the overall height has been reduced by 0.5m. Moreover the asymmetrical roof design has taken the apex away from number 2 Cambridge Road and the reduction in the north east eaves height has lessened the visual impact upon the said property. The closest point of the extension will be approximately 2m from the property boundary with number 2 Cambridge Road and, due to the reduction in the eaves height, will be 2.7m in height. This shared boundary is defined by a close-boarded fence and two mature trees on the applicants' side. Although these trees would not totally screen the development they would help to lessen the visual bulk of the extension.

### **Character of the Area and Overdevelopment of the Site**

13. Although consent was originally granted for Burnaby along with three other properties there is no uniformity to the group of dwellings in terms of their design (due to the fact that they have all been extended in some way), curtilage or orientation. Burnaby should be seen as a separate entity and not as part of a group of dwellings that are of no particular historic or architectural interest and are not located in an area of special protection.
14. The curtilage in which Burnaby sits is relatively generous, as are those of the adjacent properties, and there would still be ample garden land left for the occupiers' enjoyment. The development is therefore not considered to constitute an overdevelopment of the site, or to be detrimental to the character of the area.

#### **Recommendation**

15. Approval – Subject to the following conditions
  - a. Standard Condition A – Time limited permission (Reason A) - 3 years.
  - b. Sc22 – No windows at first floor level in the north west elevation of the development (Rc22);
  3. Sc23 The first floor window in the northwest elevation of the extension, hereby permitted, shall be fitted and permanently maintained with obscured glass. (Rc22).

#### **Reasons for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policy:
  - **South Cambridgeshire Local Plan 2004: HG12** (Extensions and Alterations to dwellings within frameworks)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity (overbearing)
  - Character of the Area (overdevelopment)

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

- South Cambridgeshire local Plan 2004
- Planning File Refs: S/1787/05/F and S/1015/05/F

**Contact Officer:** Edward Durrant – Planning Assistant  
Telephone: (01954) 713082

This page is intentionally left blank



**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> November 2005

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

---

**S/1818/05/F - Girton  
General Purpose Agricultural Building at Manor Farm, Manor Farm Road  
for Mr & Mrs K Dawson**

**Recommendation: Approval  
Date for Determination: 17<sup>th</sup> November 2005**

**Site and Proposal**

1. The application site measures 1.16 hectares, (2.86 acres) in area, and is an owner occupied area of land that forms part of Mr and Mrs Dawson's small agricultural holding, and formerly part of the larger Manor Farm. Manor Farm has a small conglomeration of buildings sited approximately 80 metres south of the site, which are let by Cambridgeshire County Council with Manor Farm. Several barns erected by Mr Dawson, who until recently farmed Manor Farm, have been removed following the end of his tenancy. Mr Dawson retains a right of access over the farmyard. The site forms part of an agricultural land holding totalling 4.9 hectares, including rented land.
2. Girton Cottage, a privately owned residential dwelling, is located in between Manor Farm and the site, and is located 22 metres south of the site boundary. The application site is bound on all sides by an established hedge. The southwest facing boundary, which abuts Girton Cottage, is slightly higher and is denser. Beyond the hedge on the southeast boundary is a public footpath.
3. This full planning application, received on the 22<sup>nd</sup> September 2005 seeks permission for the siting of a general-purpose agricultural building. The barn is to be used for the storage of hay and straw produced by the applicant and some associated farm equipment/machinery. The barn, which is to measure 18.29 metres in length by 9.14 metres in width, and will be 4.88 metres in height, is to be sited adjacent to the south west boundary of the site, set 40 metres back from the field access, due north of Girton Cottage.

**Planning History**

4. A Prior Notification of Agricultural Development application, (ref. **S/2144/04/PNA**), received on the 20<sup>th</sup> October 2004 sought consent for the same general purpose agricultural building sited on the same parcel of land. The barn was again to be sited adjacent to the southwestern boundary of the site albeit 8 metres closer to the field access. Objections were raised to the siting and appearance of the barn due to the relationship with Girton Cottage and the resultant overbearing affect.
5. A subsequent application for prior notification of agricultural development (ref. **S/0756/05/PNA**) was found to be invalid and has not been determined. This was due to the applicant's agricultural holding having reduced in size after the application was submitted, following his retirement and cessation of his lease of Manor Farm from the County Council. The agricultural holding was as a result below the 5.0 hectares threshold at which the building could be claimed to be 'permitted development' under

the agricultural class of the 'General Permitted Development Order'. The applicant's agent was advised that full planning permission would be required.

### **Planning Policy**

6. The site is located within the Green Belt. **Planning Policy Guidance Note 2** (Green Belts), **Policy P9/2a** of the Cambridgeshire and Peterborough Structure Plan 2003, ('Structure Plan') and **Policy GB2** of the South Cambridgeshire Local Plan 2004, ('Local Plan') seeks to restrict inappropriate forms of development within the Green Belt. The siting of agricultural buildings is considered appropriate providing the openness of the Green Belt is maintained.
7. **Policy P1/2** of the Structure Plan seeks to restrict development in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.
8. **Policy P1/3** of the Structure Plan states that a high standard of design and sustainability should be adopted for all new forms of development.

### **Consultations**

9. **Girton Parish Council** – Refuse. The Council objects to its continued concerns about right of access and the impact on Girton Cottage.
10. **Environment Agency** – No objection. Informatives are recommended.

### **Representations**

11. None received.

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

12. The key issues are the need for the building in this rural location, impact of the proposed structure on the openness of the Green Belt, and the impact on the residential amenities of Girton Cottage.

### ***Essential to the particular rural location***

13. The applicants produce hay and straw from the holding and earn a small income from the sale of the straw and hay they produce. There is a need to store both the hay/straw bales and associated farming equipment inside. The applicant has estimated that at any one time the maximum amount of storage for bales of hay are 2000 bales and 500-600 of straw. In addition they have three tractors, a mower and trailer in addition to other equipment, which now has to be stored in the open.
14. The applicants have limited options with regard to the location of such a building, as this is the only parcel that they own themselves.

### ***Green Belt***

15. To avoid unnecessary intrusion in the Green Belt and open countryside, additional agricultural buildings should ideally be grouped together. In this instance, as explained in the paragraph above, the proposed barn is to be sited on a separate parcel of land, 80 metres north of Manor Farm. This is the only land that the applicant owns, making an alternative location difficult to achieve.

16. Whilst the barn is not incorporated within the built up farmyard, it is my opinion that the proposed structure will not adversely affect the openness of the Green Belt. The majority of the structure will be well screened by the boundary planting. Being sited adjacent to existing buildings, (Girton Cottage and Manor Farm) the proposed barn would not be viewed as a stand-alone structure.
17. The proposed barn is a standard design. Given its location it is my view that the proposed structure will have a relatively unobtrusive visual impact. The roof and wall sheeting of the proposed barn is to be coloured dark green ensuring the building does not appear incongruous within the rural landscape.

#### ***Impact on Girton Cottage***

18. The proposed barn is to be sited to the north of Girton College and will be located on the opposite side of a dense hedge, a minimum of 26 metres from the rear most point of the adjacent dwelling. Whilst the proposed barn measures 18.29 metres in length and 4.88 metres in height, in this application the barn has been re-sited further away from the field access to improve the relationship with Girton Cottage.
19. Following objections being raised to a previous application, the applicant has considered, at length, the potential to re-site the barn further away from Girton Cottage. Overhead power lines cross the centre of the site running diagonally in a southwest–northeast direction. EDF Energy had advised that for safety reasons the barn must not be sited within 18 metres of the lowest conductor on the 132kV steel tower line that crosses the site. The proposed barn abuts this defined safety zone and therefore the maximum clearance to Girton Cottage has been provided.
20. The proposed barn is to be used for the storage of hay, straw and some equipment and machinery. Whilst, due to seasonal changes the contents of the barn will vary, the barn will not be used to accommodate livestock. Given the revised location and proposed use, the siting of the barn, with regards to Girton Cottage, is considered acceptable.

#### ***Rights of Access***

21. The Parish Council has raised concerns regarding the access. However no reason has been given for this objection. As part of the previous application the Countryside Access Team at Cambridgeshire County Council recommended informatives be added to any planning permission. These draw the applicants' attention to relevant points of law regarding the impact of the development on the adjacent public right of way.

#### ***Recommendation***

22. It is recommended that the application be approved subject to the following conditions:
  1. Standard Condition A – Time limited permission (Reason A) - 3 years;
  2. Sc60 – Details of boundary treatment (Rc60);
  3. No development shall take place until details of the provisions to be made for nesting birds, particularly barn owls, together with details of the timing of the works, have been submitted and subsequently approved in writing by the local planning authority. The works shall be completed in accordance with the approved details.  
(Reason: To comply with Policy EN14 of the Local Plan 2004, which encourages the provision of features for protected species within farm buildings.)

4. The agricultural building, hereby approved, shall be removed and the land restored to its former condition, should the use of the building for agricultural purposes permanently cease.  
(Reason: To protect the openness of the Green Belt should the use of the building for agricultural purposes permanently cease.)

#### **Informatives**

##### *Environment Agency*

1. All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.
2. Soakaways are proposed for the disposal of uncontaminated surface water. Percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. If after tests, it is found that soakaways do not work satisfactorily alternative proposals must be submitted. **Soakaways will not be permitted in contaminated ground.**
3. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.
4. Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.
5. The facilities must comply with the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991.
6. Agrochemicals and pesticides should be stored and used in such a manner that will not lead to pollution.
7. Liquid and solid animal/vegetable wastes and associated contaminated waters shall be stored and disposed of in a manner that will not lead to pollution of surface or underground waters.
8. All drums and small containers used for oil and other chemicals shall be stored in bunded areas which will not drain to any watercourse, surface water sewer or soakaway.
9. Facilities should be provided to ensure that waste and oil is stored and disposed of in a manner that will not lead to pollution.
10. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

##### *Cambridgeshire County Council – Countryside Access Team*

11. The footpath must remain open and unobstructed at all times. Building materials must not be stored on it and contractors' vehicles must not be parked on it (it is an offence under s137 of the Highways Act 1980 to obstruct a public right of way).
12. The footpath must not be used for vehicular access to the site unless the applicant is sure that they have lawful authority to do so (it is an offence under s 34 of the Road and Traffic Act to drive on a public footpath).
13. No alteration to the surface of the footpath is permitted without the consent of Cambridgeshire County Council (it is an offence under s1 of the Criminal Damage Act 1971 to damage the surface of a public right of way).
14. The County Council as Highway Authority is only responsible for maintenance of the surface up to footpath standard, for the purpose of the legitimate use by

members of the public in relation to that status; damage to the surface caused by non-public footpath use is repairable by the private users.

### Reasons for Approval

1. The 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) and **P9/2a**(Green Belt).
  - **South Cambridgeshire Local Plan 2004: GB2** (General Principles).
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity
  - Public Rights of Way
  - Ecology

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

- Planning Policy Guidance Note 2 (Green Belts)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning files: S/1818/05/F, S/0756/05/PNA and S/2144/04/PNA.

**Contact Officer:** Melissa Reynolds – Senior Planning Assistant  
Telephone: (01954) 713237

This page is intentionally left blank

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1650/05/O - Harston**  
**2 Houses on Land Adjacent to 121 High Street for D Ford**

**Recommendation: Refusal**  
**Date for determination: 21<sup>st</sup> October 2005**

Members will visit the site on 31<sup>st</sup> October 2005

Departure Application

**Site and Proposal**

1. The site, excluding the access, extends to 0.31 hectares/0.78 acres and is occupied by Peytons Paving. There are a range of single storey timber and corrugated sheeting/felt roof buildings on the site used for storage and as a workshop. Pallets and paving products are stored on the site outside the buildings. At the time of the case officer's visit, 9 caravans and 2 camper vans were also being stored on the site. There is a good tree/conifer screen along the southeast, northeast and part of the northwest boundaries. The remainder of the northwest boundary is open. There is a gappy hedge/trees along the southwest boundary with the adjacent field. Access to the site is via a 160m long single width track. This track comes out onto the entrance to the petrol station on High Street. There is no pedestrian visibility splays from this track to the south and vehicle-to-vehicle visibility to the south is also very limited. The bungalow at No.121 has a kitchen and an office window in its side elevation facing the track and the boundary between its rear garden and the track is marked by a 1.2m high wall.
2. This outline application, received on the 26<sup>th</sup> August 2005, proposes the cessation of the existing commercial business use of the site, the removal of the existing buildings, the cessation of the use of the site for caravan storage and the erection of 2 houses. Means of access, via the existing track off High Street, forms part of the application. All other matters are reserved. The density, excluding the access, equates to 6.5 dwellings to the hectare.

**Planning History**

3. Permissions for extensions to No.121 have been granted under references **S/0274/99/F**, **S/0516/96/F** and **S/1252/85/F**.

**Planning Policy**

4. The access and a small part of the site is within the village framework. The remainder of the site is within the countryside and Green Belt.

**Development in the Countryside/Green Belt**

5. Structure Plan 2003 **Policy P1/2** states that development in the countryside will be resisted unless the proposals can be demonstrated to be essential in a particular rural location.
6. Local Plan 2004 **Policy SE8** states that residential development outside village frameworks will not be permitted.
7. Structure Plan 2003 **Policy P9/2a** states that within the Green Belt, new development, including change of use, will be limited to that required for agriculture and forestry, outdoor sport, cemeteries, or other uses appropriate to a rural area.
8. The proposed two houses constitute 'inappropriate development' in the Green Belt and Local Plan 2004 **Policy GB2** states that planning permission will not be granted for 'inappropriate development' in the Green Belt unless very special circumstances can be demonstrated.

### **Development within Village Frameworks**

9. Local Plan 2004 **Policy SE4** states that residential development up to a maximum scheme size of 8 dwellings (and, exceptionally, up to 15 dwellings if this would make the best use of a brownfield site) will be permitted within the village framework of Harston provided that (a) the retention of the site in its present form is not essential to the character of the village; (b) the development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours; (c) the village has the necessary infrastructure capacity; and (d) residential development would not conflict with another policy of the Plan, particularly policy EM8 which relates to the loss of employment sites. It also states that all developments should provide an appropriate mix of dwelling size, type and affordability.
10. Local Plan 2004 **Policy SE9** states that development on the edges of villages should be sympathetically designed and landscaped to minimise the impact of development on the countryside.

### **Consultations**

11. **Harston Parish Council** ticked the no recommendation box but comments that "From the comments of the surrounding neighbours, it appears that there is no particular objections, as long as the business use ceases. Two houses are acceptable with the proviso that the entrance to the lane is redesigned. It is difficult at present with cars going into the BP garage. So the outcome will be "approve" with road improvements and cessation of business."
12. **Chief Environmental Health Officer** recommends conditions and an informative to be attached to any approval.
13. **Local Highway Authority** states the proposal gives it cause for concern as the location of the access road adjacent the garage access has the potential to cause vehicular conflict at the junction with High Street. However, it states that given the business use of the site, it could not sustain an objection to the proposed two dwellings on highway grounds.
14. **Cambs Fire & Rescue Service** states that additional water supplies for firefighting are not required.



**Comments of Local District Councillor – Councillor Heap**

15. The entrance on to the High Street is not satisfactory. The problem is that there is a risk of collision between a north bound vehicle turning left off the High Street and a vehicle leaving the properties to get onto the High Street. The reason for this is that there is not enough width - by a metre or so - at the top end of the lane to allow vehicles to be clearly encouraged to keep to "their side". The work needed to solve this problem is small although it would, I think, require negotiation with the BP filling station.
16. The relevance of this depends, I suppose, on whether the land presently used for making and storing paving stones etc, could, if not used for those purposes, be classified as a "brownfield site", and whether it could then be possible to reschedule it for residential use.
17. The applicant really does seem to have in mind the concerns of his neighbours who fear that future industrial uses might generate a great deal more traffic than Mr Ford does at present or than two house would in the future. But if Council agreed to residential use of such a large site, would we be able to agree to limit the number of dwellings to a low density?
18. My own feeling is that we should proceed cautiously with this one. I would reschedule the site for residential use on the grounds that although making paving stones is just about OK, there are other uses that would be less OK and which it would be difficult for us to control, and that, given the choice, industrial use of backland seems to me to be less desirable than residential. I would then seek to get the entrance on to the High Street improved, and, if that were done, I would allow the normal residential densities to apply to a future development.

**Representations – Local Resident**

19. Occupiers of 125C High Street have no objection to the application per se but consider the following matters need to be considered before permission is granted: business use of the site would need to cease; the creation of a precedent for further development accessed off the lane; and the layout of the junction of the access lane with the A10 needs urgent attention.

**Planning Comments – Key Issues**

20. The key issues in relation to this application are: whether this is an appropriate use of the site; impact on visual amenities of the countryside and rural character/openness of the Green Belt; highway safety; and impact on amenity of neighbours, and impact on amenity of occupiers of 121 High Street in particular.
21. A large part of the site is within the countryside and Green Belt. By virtue of its shape and limited size, the part of the site within the village framework is not capable of satisfactorily accommodating the proposed two dwellings. Residential development outside the framework would constitute inappropriate development in the countryside and Green Belt and no very special circumstances have been demonstrated to justify such development. Furthermore, the erection of two dwellings, at least part of which would be within the countryside and Green Belt, would detract from the visual amenity of the countryside and the rural character and openness of the Green Belt. The existing buildings are relatively unobtrusive and the site currently is relatively open. With regards to concerns that the Local Planning Authority would have no control over an intensification of the existing commercial use, any intensification

which involved any additional building(s) or structures would require planning permission.

22. The junction of the lane with the A10 is of concern, but in view of the comments of the Local Highway Authority, this is not considered to be reason for refusal. With regards to the Parish Council's and Councillor Heap's comments about widening the access, the submitted plan indicates that the applicant does not have control over the necessary land to improve this junction.
23. The site is currently in the same ownership as No.121 High Street. No.121 has windows in its side elevation facing the access to the site and a low wall along the boundary with the access to the site. The erection of two dwellings on the site would result in the occupiers of No.121 suffering an unacceptable level of noise and disturbance resulting from the use of the access by occupiers of the proposed dwellings.

### **Recommendation**

#### 24. Refusal

1. A large part of the site is outside the village framework and within the countryside and Green Belt. By virtue of its shape and limited size, the part of the site within the village framework is not capable of satisfactorily accommodating the proposed two dwellings. The erection of two dwellings, at least part of which would be within the countryside and Green Belt, constitutes inappropriate development in the countryside and Green Belt and no very special circumstances have been demonstrated to justify such development. Furthermore, the erection of two dwellings, at least part of which would be within the countryside and Green Belt, would detract from the visual amenity of the countryside and the rural character and openness of the Green Belt.

The proposal is therefore contrary to: Cambridgeshire & Peterborough Structure Plan 2003 Policy P1/2 which states that development in the countryside will be restricted unless the proposal can be demonstrated to be essential in the particular rural location and Policy P9/2a which states that, within the Green Belt, new development will be limited to that required for agriculture and forestry, outdoor sport, cemeteries or other uses appropriate to a rural location; and South Cambridgeshire Local Plan 2004 Policy SE8 which states that residential development outside village frameworks will not be permitted and Policy GB2 which states that planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated.

2. The site is currently in the same ownership as No.121 High Street. No.121 has windows in its side elevation facing the access to the site and a low wall along the boundary with the access to the site. The erection of two dwellings on the site would result in the occupiers of No.121 suffering an unacceptable level of noise and disturbance resulting from the use of the access by occupiers of the proposed dwellings.

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

South Cambridgeshire Local Plan 2004  
Cambridgeshire and Peterborough Structure Plan 2003

Planning file Refs: S/1650/05/O, S/0274/99/F, S/0516/96/F and S/1252/85/F.

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

This page is intentionally left blank

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1237/05/F - Harston**  
**Erection of 8 Flats Following Demolition of Existing Dwelling at 5 New Road for GRN Ltd**

**Recommendation: Approval**  
**Date for Determination: 28<sup>th</sup> September 2005**

**Site and Proposal**

1. The application site, measuring 0.09 hectares, is located on the north side of New Road and is occupied by a detached 1<sup>1/2</sup> storey dwelling sited gable end to the road. To the east is a pair of two storey semi-detached dwellings whilst to the west is a garage occupied by Porsche.
2. The full application submitted on 22<sup>nd</sup> June 2005, and amended on 3<sup>rd</sup> August, 22<sup>nd</sup> August and 14<sup>th</sup> September 2005, seeks to demolish the existing dwelling and to erect 8 x 1-bedroom flats on the site. The flats would be comprised within an L-shaped two storey structure fronting onto New Road with private garden areas to 4 of the flats provided at the front/south and east side of the building and a communal amenity area for the other 3 flats provided to the rear. Vehicular access would be on the west side of the building with parking (provided at a rate of 1 space per flat and 0.25 visitor spaces per unit) shown adjacent to the rear/north and west boundaries. The application shows that 3 of the proposed flats would be affordable properties. The density of the development equates to 88 dwellings/hectare.

**Planning History**

3. **S/1150/92/F** – Application for extensions approved.
4. **S/1256/01/F** – Application for extensions to dwelling and garage approved.

**Planning Policy**

5. Harston is identified within **Policy SE4** of the South Cambridgeshire Local Plan 2004 (“The Local Plan”) as a Group Village. In such locations, Policy SE4 states that residential development up to a maximum of 8 dwellings will be permitted 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. Exceptionally, development may consist of up to 15 dwellings if this would make the best use of a brownfield site. All developments are expected to provide an appropriate mix of dwelling size, type and affordability.
6. **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.

7. **Policy HG10** of the South Cambridgeshire Local Plan 2004 states that residential developments will be required to contain a mix of units providing accommodation in a range of types, sizes and affordability, making the best use of the site and promoting a sense of community which reflects local needs. The design and layout of schemes should be informed by the wider character and context of the local landscape and townscape. Schemes should also achieve high quality design and distinctiveness. The supporting text to the latter policy states that, in line with the guidance set out within Planning Policy Guidance Note No.3 (Housing) and within the Structure Plan, new residential development should be constructed at a density of 30-50/hectare in order to make best use of land.
8. **Policy HG7** of the South Cambridgeshire Local Plan 2004 requires affordable housing to be provided at a rate of up to 50% on sites within village frameworks with a population of 3000 or fewer.

### **Consultation**

9. **Harston Parish Council** recommends refusal of the application stating:

“Having now met with the New Road residents association, and listened to their concerns, the Harston Parish Council recommends that the above application is REFUSED for the following reasons:

8 small flats in the application is inappropriate in New Road because:

1. The existing properties in New Road, are substantial ‘family -size’ dwellings, and development in New Road within the past 6 years all has been of this type.
2. There is no precedent in New Road, or indeed in the whole village of Harston for a dense development of 8 very small flats over two stories. All other development in New Road is of family-size houses with gardens.
3. 8 flats is too great a density on the small site.
4. The proposed development of 8 flats is out of character in the New Road area, and sets an unwelcome precedent for this type of development in Harston.
5. The inevitable increase in traffic, non residents parking, service vehicle access and noise resulting from normal occupation of 8 flats in a small space will adversely affect the environment for the residents of New Road (refer to Residents Association letters to you, dated 17<sup>th</sup> July 2005 and 3<sup>rd</sup> October 2005).

We believe that SCDC has an obligation to the existing residents of New Road in terms of sustaining amenity and quality of life both of which will be adversely compromised if this application were approved.

We strongly urge that this planning application is REFUSED”.

10. **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 should be attached to any planning consent.

In addition, no concerns are specifically expressed in respect of the proximity of the flats to the adjoining garage site in terms of the impact of noise and disturbance upon the amenities of occupiers of the flats. It is pointed out that the hours that the garage operates are reasonable and the processes in the service department that produce the most noise are already sufficiently screened from the proposed site. The only processes that produce any noise that remain outside the building are found in the vehicle valeting bay but these are not of concern to the Environmental Health Officer.

11. **The Trees and Landscape Officer** states that the existing thorn close to the eastern corner of the site should be retained. This tree is within 2.5 metres of the car parking area and 2 metres away from the block paving area. Details requiring 'no-dig' construction are therefore required to avoid damage to the rooting structure of the tree. The young yew in the southern corner should also be retained and adequate clearance has been afforded to this tree.
12. **The Cambridgeshire Fire and Rescue Service** raises no objections stating that additional water supplies for firefighting are not required.
13. The comments of **The Development Manager** in respect of the three affordable units shown will be reported verbally at Committee.
14. **The Local Highways Authority** states that New Road is a private road and advises that the Council may therefore wish to consider the implications of approving additional residential development served by a private drive. In particular, the Council may wish to consider the difficulties that pedestrians generated by the development may have, given that in the vicinity of the site New Road does not have the benefit of footways.
15. **The Drainage Manager** was consulted on the application. Any comments will be reported verbally.
16. **Anglian Water** has not commented on the application. However, the applicant has submitted a copy of correspondence from Anglian Water raising no objections to connecting to the existing sewer.
17. **The Environment Agency** raises no objections, stating that the site lies beyond the floodplain. There are no objections in principle to the use of soakaways for the disposal of uncontaminated surface water and, on the basis that the proposed building has a lesser footprint than that existing, any surface water drainage difficulties would not be exacerbated. It is also confirmed that an acceptable means of foul drainage disposal would be connection to the public foul sewer.
18. **The Building Inspector** raises no objections stating that the submitted drainage proposals are acceptable.

### **Representations**

19. Letters of objection have been received from occupiers of 15 residential properties in New Road, as well as from a purchaser of one of the New Road properties and from the adjoining Porsche garage site. The main points raised are:
  1. The number of parking spaces shown is inadequate for the number of flats when compared to the Council's parking standards which require 1.5 spaces per property. It is reasonable to expect 16 vehicles plus visitors particularly as the flats are likely to attract young couples, both of whom would be employed. The

shortfall in parking would lead to cars parking on New Road and result in a safety risk for pedestrians (especially children) and vehicles as well as obstructing access for emergency vehicles beyond No.5;

2. Insufficient space for on-site turning would result in cars reversing into New Road to the detriment of pedestrian safety;
3. Highway safety implications of increased numbers of vehicles entering from/exiting onto the A10;
4. Any permission should be conditional on the developers guaranteeing that the road will not be obstructed by construction vehicles and related material. All delivery vehicles should load/unload within the boundaries of the site;
5. A full risk assessment of the application must be undertaken by the highways department;
6. The developer does not own the road and is therefore not at liberty to widen the carriageway. The widening would encourage staff and visitors to the garage complex to park in the widened area;
7. The proposed road widening seems like a way of providing extra parking;
8. The road should not be widened as the grassed verge provides surface water absorption;
9. The density of development (at nearly 90/hectare) is out of all proportion to the space available and out of character with its surroundings, which is an average density of 30 dwellings/hectare;
10. Flats are out of keeping with the character of the area;
11. Overdevelopment of the site;
12. New Road has one surface water drain to cope with the run off from Nos. 5 to 29 inclusive. This drain can no longer cope in severe weather conditions and flooding therefore occurs. The proposal will increase the amount of run off thereby increasing flood risk to surrounding properties;
13. The above drain discharges into a ditch that runs east to west along the length of New Road. The ditch has not been maintained along its entire length and surface water cannot therefore flow away. When Nos. 17a and 23 New Road were built, the surface water run off was increased and, at times of heavy rain, the ditch fills to a level above the road surface and the road floods;
14. If approved, the application should be subject to a condition requiring the ditch to be cleaned out and requiring a road drain to be installed;
15. There is a well on the site providing direct access to the aquifer. This should be sealed to minimise contamination before work starts on the site;
16. The development should take into account the impact of climate change leading to greater extremes of weather;



17. The sewerage system in New Road was originally installed to cope with 10 dwellings. There are now 20 properties in the road plus the garage complex sharing the original system. This proposal will increase the load by a further 40%;
18. The proposed landscaping restricts visibility for cars leaving the site creating unnecessary additional risk for traffic and pedestrians;
19. All trees should be preserved;
20. The development would result in overlooking of No.9a New Road from the upper floor landing to the stairwell;
21. The development would overlook No.7 New Road (notably from windows to flats 6 and 8) and result in a loss of light to this property. Obscure glazing these windows to a height of 1.7 metres does not allay these fears, particularly as plain glass could be added at a later date;
22. The development would result in overlooking, overshadowing and a loss of light and outlook to No. 11/13 New Road;
23. Impact on No. 11/13 of noise from parking areas;
24. The fence along the boundary with No.7 must not be replaced in the manner proposed;
25. Is the Council satisfied that the noise emanating from the Porsche dealership would be compatible with the proposed residential units?
26. The best available technology for noise abatement/suppression should be used in the construction of the dwellings;
27. The existing 2.5 metre high fences on the boundary of the site should be retained as they afford protection (from noise from the garage site) for all New Road residents.

#### **Representation by District Councillor Heap**

20. Councillor Heap objects to the application stating:

“Much as I would, in principle, like to see flats in Harston - of which some would be affordable - there seem to me to be too many difficulties and doubts for it to be safe to give the go ahead to the present proposal.

Most of the doubts and difficulties arise from the fact that New Road began as a dirt track to a few houses that were built some time around the 1930s. Since then the number of houses has increased considerably and the track has been surfaced at the cost of the residents. The road remains private but has been subject to major industrial/retail development on its northern side. The traffic problems to which the residents refer are real.

Some sort of road storm water drainage was probably put in when the road was surfaced but there are only three drains - all on the North/South part of the road; there are none on the East/West part which terminates at the western boundary of No 5. One suspects a less than adequate specification. Similarly with respect to sewerage.

There is only one manhole cover that I could find and the run of the sewers is not known to the residents - towards the High Street or Queens Close?

My recommendation is that until such time as we have positive assurances regarding the adequacy of road drainage and sewerage there should be no development of this site. Subject to the outcome of such assurances, the development should be limited to half what is currently proposed. This would be more in line with the residential part of New Road as it now is."

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

21. The key issues to consider in the determination of this application are:

- a. The principle of the development;
- b. Impact upon the character of the area;
- c. Parking and highway safety issues;
- d. Residential amenity;
- e. Affordable housing;
- f. Surface and foul water drainage issues;
- g. Impact on trees;

#### ***The principle of the development***

22. Harston is classified as a Group Village and planning policies support, in principle, the erection of up to 8 dwellings on suitable sites subject to character/amenity issues.

#### ***Character of the area***

23. New Road has a very varied character, consisting of two storey dwellings beyond the site to the east, bungalows on the opposite side of the road to the south-west and a modern predominantly metal clad car showroom/workshop building to the west. Although the proposed development would not match the design of any of the buildings in the immediate vicinity of the site, I consider that, given the variety in the area, the development could not be considered to materially harm the street scene.

24. The Parish Council and a number of local residents have expressed concern about the application on the basis that there are no flats in Harston and the development is hence seen to be out of keeping with local character. However, the principle of building flats would not be a sufficient basis on which to refuse the proposal. Indeed, the provision of small units of accommodation within a village in which there is very limited supply should be positively encouraged.

#### ***Parking and highway safety issues***

25. Strong objections have been raised on the grounds that the proposal only makes provision for 10 car parking spaces (1 per flat together with a total of 2 visitor spaces), when it is considered that the development would generate a demand for 16 spaces (+ visitor parking). Whilst I can understand and am very sympathetic to these concerns, the application must be considered against the parking standards set out in the Local Plan which require an average of 1.5 spaces to be provided per dwelling as a *maximum* rather than *minimum* amount. In order to achieve a maximum of 1.5 spaces across all residential development, the Authority has generally only been seeking 1 space per dwelling for 1 bedroom units of accommodation and I see no reason to deviate from this approach in this instance, particularly as Harston is not in a poorly accessible location.

26. The parking and road layout on the original plans was unacceptable in that (a) the main access into the site was of insufficient width to enable two cars to easily pass and (b) some of the parking spaces were too small. The scheme has been amended to increase the access width from 4.1 to 5 metres and to rearrange the parking layout and is now acceptable in this respect. The proposal also includes adequate on-site turning provision and would therefore not result in cars backing out onto New Road.
27. The Local Highways Authority has not raised any specific objections in respect of the impact of the development upon the safety of users of the A10 road through Harston.
28. Local residents in New Road have stressed that the road must not be blocked by construction vehicles/traffic during the construction period. Given the narrow width of the road, I concur with these concerns and would suggest that, should Members be minded to grant permission for the scheme, that a condition be applied to any consent requiring details of where construction vehicles will park/unload on the site.
29. The application shows the widening of New Road to 6 metres together with the provision of a footpath. The Local Highways Authority has advised verbally that the road widening is not necessary and, indeed, advises that it would be preferable if the road is kept at its existing width. Given the comments made by local residents on this matter, I will discuss with the applicant the removal of this element, including the footpath, from the scheme. Officers consider the footpath provision to be unnecessary in this instance as it would be out of keeping with the informal character of the roadway beyond the Porsche garage site where there are no footpaths. The only footpath in New Road is on the opposite side to the garage site but is separated from the proposed pathway by a turning head and so would not link in with that proposed in any case.

***Residential amenity issues***

30. The initial application proposed first floor clear glass windows to the rear and side elevations of flat 8 and in the rear elevation of flat 6, resulting in serious overlooking of No.9a New Road to the north-east and No.7 New Road to the east. The plans have been amended to show that these windows would be fitted with obscure glass up to a height of 1.7 metres above the floor level with an opening high-level fanlight above. I am satisfied that such an approach would overcome the overlooking problem providing a condition is added to any consent to ensure that the windows are fitted and maintained with obscure glass up to the specified height and also to ensure that the obscure glazed part of the window is non-opening. This would result in an improvement to the privacies of Nos. 7 and 9a New Road as there are dormer windows in the east side elevation of the existing property that presently look directly into the garden areas of both properties. Finally, I am satisfied that the position of the rear wing of the flats together with the distance to adjoining properties would prevent overlooking from the glazed entrance block and from the rear windows serving flats 2 and 4.
31. Strong concerns have been expressed by the occupiers of No.7 New Road on the grounds of loss of light and outlook. Whilst I acknowledge that the development, in being higher and closer to the boundary than the existing building, would cut out light to and change the outlook from No.7, for a number of reasons I consider the impact would not be so harmful as to warrant a refusal on these grounds. There are a number of ground floor windows in the west side elevation of No.7 serving a hall, pantry, kitchen and toilet, with the kitchen window being above the sink. The kitchen is laid out so that the dining area is at the northern end and is lit by a window in the rear elevation of the house.

Given the internal layout of No.7, I consider that it would be difficult to argue that the development causes serious harm to the light/outlook to these windows, whilst the building does not intrude into the 45 degree angle from windows in the rear elevation of the house.

32. The Environmental Health Officer has not raised any concerns in respect of the amenities of future occupiers of the flats given the proximity of the development to the adjoining garage site.
33. With respect to concerns expressed by neighbouring properties about boundary treatment details, the agent has confirmed that the 1.8 metre fences shown would be placed adjacent to those existing if adjoining owners would prefer their existing fences to be retained.

***Affordable housing***

34. Local plan policy requires affordable housing to be provided at a rate of up to 50%. The proposal results in a net gain of 7 properties, thereby generating a need for 3 of these to be affordable dwellings and these are denoted as such in the submitted plans. The applicant has enclosed a letter from Flagship Housing Society confirming that the indicated units would comply with its requirements. A copy of this letter and submitted plans have been forwarded to the Authority's Development Manager and I am awaiting his confirmation that the scheme is acceptable.
35. Should Members be minded to grant consent for the development, it would need to be subject to a Section 106 Agreement to secure the provision of affordable housing in perpetuity.

***Surface and foul water drainage issues***

36. Following concerns expressed by local residents about foul and surface water drainage, further details were submitted by the applicant. With regard to surface water disposal, a topographical survey was carried out and it was established that the site is not within the local flood plain. In addition, a ground investigation survey was carried out with four trial holes dug on site and this showed the sub-soil to be sandy with the water table at a depth of between 1.65m and 1.95m. The Building Inspector viewed this on site and confirmed that the permeability of the site would not be a problem. In terms of run-off, the proposal occupies a smaller footprint than the existing building and would therefore not increase run-off. The existing property currently uses soakaways and there are no recorded flooding problems, whilst the car parking and access would be constructed using a specially designed permeable paving which allows surface water to soak-away and would stop any run off.
37. These additional details were sent to The Environment Agency and this Authority's Building Inspector, neither of whom raised any objections. In addition, both the Environment Agency and Anglian Water are satisfied with the foul drainage proposals.

***Impact upon trees***

38. The thorn in the north-east corner of the site should be retained and, in accordance with the recommendations of the Trees and Landscape Officer, a condition should be added to any consent requiring no dig construction of the adjoining hardstanding areas.

**Recommendation**

39. Subject to the prior signing of a Section 106 Agreement to ensure that 3 of the flats would be affordable units, a matter which can be required by condition, approval, as amended by site plan and certificates date stamped 3<sup>rd</sup> August 2005, foul and surface water drainage details date stamped 22<sup>nd</sup> August 2005 and plans date stamped 14<sup>th</sup> September 2005:
1. Standard Condition A – Time limited permission (Reason A);
  2. No development shall begin until a scheme and completed S.106 Agreement for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority, the affordable housing shall be provided in accordance with the approved scheme.  
(Reason - To ensure the provision of affordable housing in accordance with Policy HG7 of the Local Plan 2004);
  3. Sc5a – Details of materials for external walls and roofs (Rc5aii);
  4. Sc5f – Details of materials to be used for hard surfaced areas (Rc5f);
  5. Sc5 – Details of the sheds (Rc5aii);
  6. Sc22 – No windows at first floor level in the north and east elevations of the development (Rc22);
  7. The first floor windows in the north elevations of flats 6 and 8 and in the east elevation of flat 8 shall be fitted and permanently maintained with obscured glass and shall be non opening up to a height of 1.7 metres above the first floor level (Reason – Rc23);
  8. Sc51 – Landscaping (Rc51);
  9. Sc52 – Implementation of landscaping (Rc52);
  10. The sheds and adjacent hardstanding shall be constructed in accordance with 'No-Dig' principles in line with Arboricultural Practice Note 1 unless otherwise agreed in writing with the Local Planning Authority (Reason – To safeguard the hawthorn tree adjacent to the northern boundary of the site)
  11. Sc60 – Details of boundary treatment (Rc60);
  12. 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);
  13. Para C2 – parking, turning, loading and unloading of vehicles during the construction period (Rc10);
  14. Para C3 a & b – Provision of permanent on-site turning and parking (Rc10).

### Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003:** P1/3 (Sustainable design in built development);
  - **South Cambridgeshire Local Plan 2004:** SE4 (Development in Group Villages), HG7 (Affordable Housing and HG10 (Housing Mix and Design));
2. The development 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, overlooking, overshadowing and loss of light issues;
  - Highway safety and parking;
  - Impact upon character of the area;
  - Surface and foul water drainage implications;
  - Impact on trees.

### General

1. 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.

**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  
File ref: S/1237/05/F

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

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1651/05/RM - Impington  
6 Flats (Affordable Housing) Land Parcel A1 Arbury Camp, Kings Hedges Road for  
Willmott Dixon Housing**

**Recommendation: Approval  
Date for Determination: 21<sup>st</sup> October 2005**

**Site and Proposal**

1. Arbury Camp is situated south of the A14, north of the Kings Hedges Road and between the B1049 Histon Road to the west and the former St Ives railway line to the east. The application site is to the western end of Arbury Camp and will front Kings Hedges Road, separated by a gap reserved for the proposed Guided Bus route.
2. This reserved matters application received on 26<sup>th</sup> August 2005 seeks approval for the first 6 flats (affordable housing, key worker shared ownership) of the proposed total 900 houses (270 affordable). Siting, design, means of access and landscaping form part of the application.
3. 6 No flats are proposed in two linked contemporary style three storey blocks containing 3 No 2 bed flats and 3 No 1 bed flats. Two mono pitched roofs will cover the development set at 90 degrees to each other. 6 car parking spaces and communal gardens are proposed. Access will be via roadway No 4 which will follow a semi circle serving the proposed primary school.
4. The block of flats will form the western most point of the proposed housing and will be on a highly visible site at the front of the development. The site area is 880m<sup>2</sup> and the density equates to 73 dwellings to the hectare.

**Planning History**

5. Outline planning consent was granted 14<sup>th</sup> June 2005 following the signing of a Section 106 Agreement that covered the full range matters including education, transport, affordable housing, sustainability, community facilities, public open space and design guidance. The affordable housing is to be provided on 13 sites spread across the site with ownership transferred to the approved RLS consortium.
6. Full planning consent was granted 13<sup>th</sup> May 2005 for strategic infrastructure comprising spine roads and footways, cycleways, surface water drainage, foul water drainage and strategic services.
7. An application for a further 25 affordable houses on adjacent site, Area A3, has received and remains the subject of consultation and future determination.

**Planning Policy**

8. The development of the Cambridge Northern Fringe (CNF west) is the first of a number of major developments on the edge of Cambridge. The site was allocated for mixed use development in the 2004 Local Plan.
9. Structure Plan 2003 Policy P1/3 requires a high standard of design for all new developments, provides a sense of place which creates distinctive sky lines, focal points and landmarks, includes variety and surprise within a unified design.
10. Gallaghers have prepared a Design Guide which shows the site for a 3/4 storey housing, and it is also identified as a key building. The Design Guide is an evolving document but has the broad support of officers and has been reported to Members' via the Bulletin in June 2005.

### **Consultations**

11. **Impington Parish Council** recommends refusal.
12. This is a key building and the Parish Council would expect the Design Guide to be followed. The Council would ask whether all 900 dwellings are likely to be put forward for consultation in such small numbers (6 flats this time).

#### *Recommendation based on:*

- a) Difficult to see in context of site
  - b) Drainage not specified. Parish Council would need to know what is to be supplied
  - c) Concern over services vehicles and parking for these
  - d) Living area/bed windows facing and guided bus, to run every 3 minutes at peak travel times (detail of double glazing, or appropriate noise prevention measures required)
  - e) Some colours specified and roofing materials (should be "natural") were not per the Design Guide.
13. **The Local Highway Authority** has raised only one issue in relation to the required visibility splay for the access. An amended layout to accurately reflect the approved infrastructure plan is requested.
  14. **The Landscape Design Officer** has raised a number of detailed questions. Is there to be a "railings type" for Arbury. Is there only one access through the car park, no separate pedestrian access. Additional trees should be proposed. With the access point will visibility splay requirements affect street trees?
  15. **The Arts Officer** has commented, as a key building within the development there are opportunities for the incorporation of public art. The developer should consult the document "Arbury Park - Public Art and its role in the new community" and consult the appointed lead artist.
  16. **The Ecology Officer** has objected on two grounds. The Design Guide for this whole development has not yet been completed. This is what we judge it against. No biodiversity gain is provided by the application. Thus it does not meet the key principles of PPS9.
  17. **Cambridge City Council** has no significant comments to make. The location of the blocks and size of the units are considered to be acceptable.
  18. The car parking provision indicated is slightly less than the City Council's standards would normally require but is considered to be satisfactory in this context. However, it



should be noted that the City Council's cycle parking standards require the provision of two secure cycle parking spaces for dwellings with two or more bedrooms.

19. You are advised that, normally, the City Council would require lifts in blocks of affordable housing of more than two storeys in height. However, further to discussions between officers at Cambridge City Council, South Cambridgeshire District Council and the RSLs (Registered Social Landlords ie housing associations) it has been agreed that for shared ownership blocks, such as this one, no lifts would be provided. (Nevertheless, lifts should be provided for blocks of social rented housing and near market rent.)
20. The views of the shared ownership purchasers should be monitored on the impact of the lack of lifts, once they have been living in the units for 6-12 months.
21. Ideally, it would be desirable that the flats should have reasonable-sized, useable balconies. As this scheme has been under way for some time and these are shared ownership units, it is accepted that it may be difficult to insist on these. However, it is considered it is important that good-sized balconies are incorporated on future blocks, particularly for social rented units. City Council officers will be having further discussions with the RSLs on this subject.
22. **The Police Architectural Liaison Officer** has requested revision to the boundary fencing treatment.
23. If the railings between the communal garden and the easement are to remain at 1200mm then the hedge running along the southern boundary should be augmented by a weldmesh fence (1.8m min). The railings should also continue beyond the east elevation of the 2 bed block to link up with the perimeter fence running parallel with Road 5.
24. If public access to the easement area is not suitably controlled the gate to the communal garden should be removed.
25. The parking court and pedestrian access should be provided with column mounted white down-lighters while care must be taken that planting neither impedes opportunities for natural surveillance nor provides potential hiding places. Planting associated with parking areas should be of low growing thorny species.
26. To reduce opportunities for theft by bogus officials utility metres should be located outside the dwellings and, where possible, in multi occupancy developments should be on the ground floor between access controlled doors so that access can be restricted to the meters.
27. **The comments of the Environmental Health Officer** are awaited

#### **Representations**

28. None received

#### **Planning Comments - key Issues**

29. The principle of residential development on the site has already been established by the granting of the outline permission.

30. The gross density is 73 dwellings to the hectare which accords with the Design Guide which seeks in this area a mid to high density (60-90 d/h) of mixed town houses and flats. The proposed mix is for 1 and 2 bedroom units which is welcomed as the development is intended to produce a higher proportion of smaller dwellings. The Design Code for this plot which accompanies the Design Guide seeks a key building and a height of 3/ 4 storeys. The height is therefore acceptable. With regards to whether or not this is a key building design this is a debatable point bearing in mind the application is the first and in isolation from its neighbours. I agree with the Parish Council it is difficult to judge such small plots without the physical context but the road pattern has been established (planning consent May 2005) and the Design Guide sets the context. The provider of this affordable housing had intended to submit this application together with the adjoining plot A3 (a further 25 dwellings) but separated the applications possibly because the draft proposal for Area A3 includes two storey where the Design Guide seeks three storey, and is therefore more controversial.
31. Nevertheless a single perspective drawing is available to show the proposed context. Clearly if a contemporary design as currently proposed predominates then the application for A1 may not have the distinctiveness sought for a "key building". The idea is to create an identifiable point to assist legibility and character for future occupiers and visitors. The correct attention to detail, which is likely to require changes to the proposed building materials, boundary fences, landscaping and public art should achieve this.
32. Further discussions with the applicant will be necessary to ensure appropriate consideration is given to energy saving methods of construction and appropriate energy/ECO Humos standards are achievable.
33. The car parking proposed is appropriate for small units on this highly accessible site. If the Guided Bus gets the go ahead (expected November) then its accessibility will be further improved. I am seeking further cycle parking in accordance with the standard adopted by the City Council. I am also seeking appropriate measures to encourage biodiversity gain.
34. It is not considered necessary to add balconies on this scheme, as a significant garden space has been provided.

### **Recommendation**

35. Subject to the receipt of an amended plan in response to the comments of the Local Highway Authority revising the detail of the access and visibility splays, **approve** reserved matters (siting and design of building, layout of site and access detail) pursuant to outline permission S/2379/01/O. With the agreement of the applicant detailed landscaping is to be subject to a further condition.

### **Additional conditions**

1. SC5a - Details of materials for external walls and roofs and surface treatment. RC5aii
2. SC51 landscaping RC51.
3. SC52 Implementation of landscaping RC52.
4. SC60 Details of boundary treatment (to include details of all fencing). RC60
5. Surface water drainage details.

6. Bio diversity gain.
7. Public art.
8. Parking and cycle parking.
9. Lighting scheme.

**Reason for Approval**

1. The 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, P5/3 - Density, P5/4 - Meeting locally identified housing needs

**South Cambridgeshire Local Plan 2004:**

HG2 - 900 dwellings Cambridge Northern Fringe West

HG12 - Extensions and Alterations to Dwellings within Frameworks

HG22 - Energy Conservation

CNF1 - CNF West (Arbury Camp)

2. The development is not considered to be sufficiently detrimental to the following material planning considerations which have been raised during the consultation exercise: appearance and relationship to proposed adjoining development; drainage; parking/cycle/service provision; boundary treatment

**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/1651/05/RM

**Contact Officer:** John Pym – Area Planning Officer  
Telephone: (01223) 713166

This page is intentionally left blank

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1544/05/F - Shepreth  
Erection of Industrial Unit (Class B2) Following Demolition of Existing Unit  
for S Hebditch**

**Recommendation: Refusal  
Determination Date: 30<sup>th</sup> September 2005**

**Site and Proposal**

1. The site lies immediately adjacent to the A10 and is accessed from Dunsbridge Turnpike, a no through road. It comprises a dwelling and three buildings used for industrial purposes.
2. A small wooded area lies to the north and the site is screened from the A10 by a line of trees. To the south lies a field and beyond this a residential property known as Dunsbridge Cottage.
3. The full planning application, received 5<sup>th</sup> August 2005, proposes the demolition of an existing single storey building of approximately 40m<sup>2</sup> and replacement with a single storey building of 5.1m in height (approximately 1.5m higher than the existing) and 144m<sup>2</sup> in area (12m x 12m). The application is accompanied by a planning statement (see appendix).
4. The site area is larger than the approved area for industrial use which extends only to the southern elevation of the largest of the buildings. The new area is approximately as large as the existing commercial area of the site. This area is currently being used by the existing firm for commercial purposes. The application for the building is intimately linked to the operation of the site as a whole and it is therefore reasonable to consider the application to be part retrospective in that it includes the change of use of this land from garden to industrial even though the application forms do not indicate a change of use is being applied for.

**Planning History**

5. Full planning permission was granted for the use of the site for industrial purposes in February 1994 (ref. S/1871/93/F). Conditions were imposed restricting the occupation of the dwelling to users of the site, no outside storage of materials, limitation on hours of operation, limitation of the use of individual buildings so that only the larger of the three commercial buildings was to be used for industrial processes with the other two for storage and other safeguarding measures.
6. Full planning permission was refused for the erection of an industrial unit (Class B2) following the demolition of an existing building in October 2004 (ref. S/1657/04/F).

**Planning Policy**

7. Cambridgeshire and Peterborough Structure Plan 2003 Policy P1/2 – Environmental Restrictions on Development states (in part):

“Development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.”

8. Policy P2/6 - of the Structure Plan encourages sensitive small scale employment development in rural areas by inter alia, rural diversification, re-use of existing buildings and re-use of vacant, derelict or under-used land within villages.

9. South Cambridgeshire Local Plan 2004 (Local Plan) Policy EM7 – Expansion of Existing Firms at Villages states:

“Development for the expansion of existing firms within village frameworks or on suitable brownfield sites next to or very close to the village frameworks will be permitted subject to the provisions of Policy EM3 and EM6. A firm or business will be considered as ‘existing’ if a significant element of its operations has been based in the Cambridge Area for a minimum of two years prior to the date of any planning application for development.”

The limited occupation provisions of Policy EM3 do not apply here.

The provisions of Policy EM6 are:

- “(a) There would be no adverse impact on residential amenity, traffic conditions, village character and other environmental factors, and
- (b) The development would contribute to a greater range of local employment opportunities, especially for the semi-skilled and unskilled, or where initial development is dependent on the use of locally-based skills and expertise”.

10. Policy EM10 of the Local Plan 2004 encourages change of use and conversion of rural buildings to employment use in the countryside.

### **Consultations**

11. **Shepreth Parish Council**  
Recommends approval.
12. **Cambridgeshire Fire and Rescue**  
Comments are awaited in relation to any potential need for additional water supplies for fire fighting.
13. **Chief Environmental Health Officer**  
No objections.
14. **Environment Agency**  
No objections subject to conditions.

### **Representations**

15. None received.

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

16. The key issues are the visual impact on the surrounding countryside and the impact of the intensification of the use of this countryside site.

### ***Previous application***

17. This proposal differs from that refused in October 2004 in that the proposed building is approximately 4% smaller and the rooflights have been omitted.
18. **Visual impact**  
It is accepted that the site is well screened from the north and west and that the proposed building although significantly higher than the original structure will not be readily visible from these directions. However the existing building is a small makeshift structure that is not structurally sound (at one place the roof is held up with a tree branch). The proposal will introduce a permanent building of significant size into this countryside location. Views into the site are possible from the entrance and the screening on the southern boundary is not as full as that on the northern and western. The omission of the rooflights and the very modest reduction in size do not, in my opinion, overcome the reasons for refusal of the earlier application.
19. **Neighbour amenity**  
The dwelling on site is connected to the use of the site by condition so that the amenity of the occupiers of the property is only affected by their own activity.
20. A dwelling to the south, Dunsbridge Cottage, lies some 30m away from the site where there is potential for the activity to cause nuisance to the occupiers of this property. However, I note that the Chief Environmental Health Officer has no objections to the proposal.
21. **Intensification**  
PolicyEM7 restricts the expansion of employment sites in the countryside to within villages or on brownfield sites adjacent or close to village frameworks for firms that have been based in the Cambridge Area for a minimum of two years.
22. The largest of the three buildings on site is permitted for B2 use with the other two for storage use only restricted by means of conditions on that permission (ref. S/1871/93/F) in order to limit the intensification of the use of the site. That permission was also on a smaller site which extended only to the southern elevation of the large building.
23. The proposal extends the site to the south making the commercial area approximately twice the size of that permitted. This land is reasonably close to the village framework (approx 85m at its closest point) but it has only previously formed the rear part of the garden to the existing property and not been developed for any commercial activity.
24. The firm on site, Robsport International, has two elements to its commercial activity. It restores classic vehicles (mostly triumph cars) and stores and distributes, mainly through the internet, car parts (mostly for triumphs). There is a small reception area for on site sales but this activity is not a significant part of the business.
25. The Company bought the site in February 2004 relocating the business from Cokenach, approximately 5 miles south of the Cambridgeshire border. It does not therefore strictly qualify as an 'existing firm' under Policy EM7.
26. The restoration works are currently taking place within the large building. Parts are being stored in the other two buildings as well as in a temporary structure that has been erected between the two storage buildings and within two portable buildings that have been erected on the new southern portion of the site. One of these is also used as the office and reception area. This land to the south is also used to park approximately 20 cars. This development does not have the benefit of planning permission. The application does not provide any details in relation to the unauthorised structures but it is understood that if consent were to be granted these would be removed from the site.

27. A separate toilet block and shed have also been erected without permission.

***Need***

28. The applicants have stated that the new building is required because the current facilities do not provide sufficient storage facilities for the car parts side of the business. However, the application seeks the erection of a building for general industrial purposes. Insufficient justification has been given for the building.

***In Conclusion***

29. The proposal represents significant new build in the countryside for a firm that is not 'existing' as defined in the Local Plan. There is a general presumption against development in the countryside and there is insufficient justification to demonstrate that this larger and taller building is essential in this location.
30. This proposal, for a large B2 building to replace a small storage building and to increase the size of the site significantly, represents a further intrusion into the countryside and a significant intensification of the use of the site that was carefully restricted by conditions in order to protect not only the visual quality of the environment but to limit the scale of development so as to ensure the small scale sustainable use of a rural site.

**Recommendation**

29. Refusal for the following reason:
30. The proposed building to be demolished is restricted to storage use. Insufficient justification has been provided to show that the replacement of this building with a larger structure for general industrial (Class B2) use is essential in this rural location. The erection of this larger building will adversely affect the visual quality of the surrounding countryside that should be protected for its own sake and together with the expansion of the site further into the countryside will result in an intensification of the use of the site that will be to the detriment of the surroundings. The new building is required for a firm that has relocated from outside of the Cambridge Area within the last two years. The proposal cannot therefore be considered to be the expansion of an existing firm as detailed in Policy EM7 of the South Cambridgeshire Local Plan 2004. As such the proposal is contrary to Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy EM7 of the South Cambridgeshire Local Plan 2004.

**Background Papers:** the following background papers were used in the preparation of this report: Planning Files reference S/1544/05/F, S/1657/04/F and S/1871/93/F South Cambridgeshire Local Plan 2004.  
County Structure Plan 2003

**Contact Officer:** Nigel Blazeby – Senior Planning Assistant  
Telephone: (01954) 713256



**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1809/05/PNT - Fen Drayton  
15m High Telecommunications Monopole and Associated Development  
Huntingdon Road**

**Recommendation: Approval of Siting and Appearance  
Date for determination: 16<sup>th</sup> November 2005**

**Site and Proposal**

1. The site lies on a mown grass verge at the junction of (old) Huntingdon Road and Middleton Way. The carriageway of the A14 adjoins to the south. The site is in the rural area and within the area of the former Land Settlement Association Estate. The site is in a relatively exposed position, with only a 4m high hedge as a backdrop, although further to the west there is an avenue of tall trees on Huntingdon Road. The area is predominantly in agricultural use, but a pair of dwellings at 50/51 Middleton Way lie some 80m to the north.
2. The prior notification application, received on 21<sup>st</sup> September 2005, proposes the erection of a 15 metre high monopole, coloured light aircraft grey, with 3 vertical antennae and 1 dish attached and an associated equipment cabinet.
3. A Declaration of Conformity with ICNIRP Public Exposure Guidelines accompanies the application.

**Planning History**

4. No relevant planning history on this site.

**Planning Policy****Planning Policy Guidance Note No. 8 - Telecommunications**

5. This guidance note is a material consideration to which significant weight should be attached. Its general policies are set out below:
  1. "The Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. The Government also has responsibility for protecting public health.
  2. The aim of telecommunications policy is to ensure that people have a choice as to who provides their telecommunications service, a wider range of services from which to choose and equitable access to the latest technologies as they become available.
  3. The Government places great emphasis on its well established national policies for the protection of the countryside and urban areas - in particular the National Parks (including the Broads and the New Forest), Areas of

Outstanding Natural Beauty, Sites of Special Scientific Interest, the Green Belts, the Heritage Coast and areas and buildings of architectural or historic importance.

4. Whilst local planning authorities are encouraged to respond positively to telecommunications development proposals, they should take account of the advice on the protection of urban and rural areas in other planning policy guidance notes.
5. Material considerations include the significance of the proposed development as part of a national network. In making an application for planning permission or prior approval, operators may be expected to provide evidence regarding the need for the proposed development.
6. Authorities should not seek to prevent competition between different operators and should not question the need for the telecommunications system which the proposed development is to support”.

With regard to Health Considerations Planning Policy Guidance Note No. 8 states:

- “29. Health considerations and public concern can in principle be material considerations in determining applications for planning permission and prior approval. Whether such matters are material in a particular case is ultimately a matter for the courts. It is for the decision-maker (usually the local planning authority) to determine what weight to attach to such considerations in any particular case.
30. However, it is the Government’s firm view that the planning system is not the place for determining health safeguards. It remains central Government’s responsibility to decide what measures are necessary to protect public health. In the Government’s view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them.
31. The Government’s acceptance of the precautionary approach recommended by the Stewart Group’s report, ‘Mobile Phones and Health’, is limited to the specific recommendations in the Group’s report and the Government’s response to them. The report does not provide any basis for precautionary actions beyond those already proposed. In the Government’s view, local planning authorities should not implement their own precautionary policies e.g. by way of imposing a ban or moratorium on new telecommunications development or insisting on minimum distances between new telecommunications development and existing development”.

### **Cambridgeshire Structure Plan 2003**

6. **Policy P6/5** (Telecommunications) states that growth of new and existing telecommunications systems will be encouraged to ensure people have equitable access to a wide range of services and the latest technologies as they become available, and to reduce the need to travel”.

The supporting text states (in part): “Coverage and capacity of broadband services, cable and mobile phone network infrastructure will be encouraged”. “The LPA’s will

need to take into account environmental and health impacts of telecommunications development when drawing up Local Plans or considering planning applications”.

#### **South Cambridgeshire Local Plan 2004**

7. **Policy CS8** (Telecommunications) states that in determining whether approval of siting and appearance is required, or considering applications for planning permission for telecommunication installations, the District Council will need to be satisfied that:
- (1) The siting and external appearance of apparatus have been designed to minimise the impact of such apparatus on amenity, while respecting operational efficiency;
  - (2) In the case of radio masts, the applicant has shown evidence that it has explored the possibility of erecting antennas on an existing building, mast or other structure;
  - (3) Antenna have, so far as is practicable, been sited so as to minimise their effect on the external appearance of the building on which they are installed;
  - (4) Applicants have considered any need to include additional structural capacity to take account of the growing demands for network development, including that of other operators, to facilitate future mast sharing.

Proposals for the location of telecommunication installations will not be permitted where they have an unacceptable visual impact on the urban or rural landscape, unless the applicant can demonstrate that no alternative more appropriate site is available”.

8. **Policy EN1** (Landscape Character Areas) states that relevant parts of the Landscape Character Areas of England are defined on the Proposals Map. In all its planning decisions the District Council will seek to ensure that the local character and distinctiveness of these areas is respected, retained and wherever possible enhanced. While recognising that landscape is a dynamic concept, planning permission will not be granted for development which would have an adverse effect on the character and local distinctiveness of these areas”.
9. **Policy Fen Drayton 1:** Within the area of the former Land Settlement Association Estate, planning permission will not be granted for housing or commercial development unless it is directly related to the effective operation of local agriculture, horticulture, forestry or other uses appropriate to a rural area. The supporting text indicates that the former estate is the subject of a 1937 Planning Agreement which restricts the use of land, buildings and dwellings to those of agriculture and horticulture.

#### **Consultations**

10. **Fen Drayton Parish Council** recommends approval subject to nearby residents in close proximity being in favour.
11. **Chief Environmental Health Officer** comments: “I have considered the implications of the proposals in terms of emission of electromagnetic radiation (EMFs).

Currently clinical and epidemiological studies cannot clarify health effects associated with low level RF exposure. However, it is believed that further studies are required to confirm whether or not the findings are correct.

It is proposed that the minimum standards in the UK should follow the recommendations of ICNIRP. To this end, the applicant should be encouraged to provide monitoring data that proves that installations meet current guidelines at a minimum and should be encouraged to look for sites which, so far as is practically possible, minimise potential exposure of local residents, avoiding proximity to sensitive areas, e.g. residential developments and school grounds. Transmitter antennae should be positioned so that they project their energy beams towards the horizon and not below. The beam of greatest intensity should not fall on any part of the sensitive location (e.g. school grounds or buildings) without agreements from the occupier(s) (e.g. school and parents). The developer should be discouraged from mounting antennae on building walls where rooms immediately behind such walls will be regularly occupied by people.

From a public health protection standpoint, the above approach is justifiably precautionary. The measures outlined will ensure that any potential health risks are minimised, whilst allowing flexibility to raise thresholds if scientific data permits.”

12. **Highways Agency** - The comments of the HA are awaited and will be reported verbally at the meeting, if received.

#### **Representations**

13. **Occupiers, 50 Middleton Way**

- a) Proximity to dwelling house: Health concerns that there may be biological effects occurring below guidelines and gaps in knowledge, and that the standards of the ICNIRP guidelines are not a statutory requirement.
- b) Proximity to A14: possibility of a vehicle leaving the A14 and crashing into the mast. The mast will distract drivers and cause them to slow down.
- c) Site access: Huntingdon Road and Middleton Way are already in use for large delivery vehicles to existing businesses, and by cyclists, walkers and school children. Lorries park overnight in the vicinity. Emergency access could be impeded.
- d) The facility will be vulnerable as this area is subject to vandalism, fly tipping and youths racing their cars.

14. **Occupiers, 51 Middleton Way**

The writers indicate that they live within 60/70 metres of the proposed development and work within the glasshouses adjacent to it. They object because:

- a) The mast will be visible from their lounge window which will be unacceptable.
- b) Long term health issues. In this position they will be exposed to maximum Power Flux Density both in the house and in the nursery, as will their staff.
- c) The mast will encroach on their land.
- d) Mast shadow will affect crop growth.
- e) Any damage to the boundary hedge would affect the security of the nursery.
- f) If the mast was damaged in a high wind this could affect the adjoining glasshouses.
- g) Distraction to drivers on the adjoining A14.

15. **Occupiers, Thimbleset Nurseries, 2 Mill Road**

These residents are concerned about the long term health effects to residents and nursery staff, and because the mast will be an eyesore from their property.

**Planning Comments - Key Issues**

16. The key issues in relation to this application are:

***Health Implications***

17. Although this site is in a rural location, the proposed mast is located approximately 70/80m from the nearest dwelling. However, the application is accompanied by a Declaration of Conformity with ICNIRP Public Exposure Guidelines. For this reason I do not consider that there are reasonable grounds to object to the application on the grounds of possible harm to public health. Approval of this mast would be consistent with the precautionary approach advocated in PPG8 and by the Council's Chief Environmental Health Officer. While PPG8 acknowledges that perceived fears are a material consideration, the Government's firm view is that the planning system is not the place for determining health safeguards.

***Visual Impact***

18. The mast will be plainly visible from the A14, at its closest approach. The mast is slender in appearance and will not appear to be unduly obtrusive from this vantage point, in my opinion. In the context of trees of a similar height on this part of Huntingdon Road, albeit not adjacent, I do not consider that the mast will be unduly incongruous when viewed from the north and west. The application conforms with policy EN1.

***Alternative masts, buildings, other structures and sites***

19. Aside from the application site, the operator has considered six alternative locations and none were considered to be satisfactory. These are set out in **Appendix 1**.

20. The provisions of policy CS8 of the Local Plan state that the District Council will need to be satisfied that in the case of radio masts, the applicant has shown evidence that it has explored the possibility of erecting antennas on an existing building, mast or other structure. In the information supporting the application the operator has illustrated a lack of coverage in the area from surrounding sites. The proposed mast is intended to address a lack of coverage on the A14 in this vicinity and in the village of Fen Drayton.

21. There are three main issues in relation to the consideration of alternative sites. These are:

1. ***Availability***

The site has to be available, as stated in policy CS8. This requires that the landowner is willing to enter into an agreement with the telecommunications operator.

2. ***Suitability***

The site has to be suitable to the operator - there are limited options due in part to range and topography but also many other technical restraints.

3. **Preference**

If an alternative site will meet the operator's technical requirements and is available a refusal of an application can only be justified where there is unacceptable visual impact and not because it would be preferable.

22. In accordance with the sequential approach of policy CS8, Members should first consider if this mast has an unacceptable visual impact. If the mast is not considered to have an unacceptable visual impact there is no requirement for the operator to demonstrate that no alternative site is available. Even if a preferable site were to be available, this would not be a reasonable ground to refuse the current proposal.
23. If Members are of the opinion that the site would have an unacceptable visual impact they should still consider granting consent in line with the above policy. A refusal would be justifiable only if Members considered that the applicant had failed to demonstrate that a no more appropriate alternative site was available.
24. The applicant has considered alternative sites but in my opinion the proposed mast does not have an unacceptable visual impact and I do not believe a refusal could be justified on the ground that there is or may be a less intrusive alternative.

**Highway Safety**

25. The facility is close to the eastbound carriageway of the A14. Such structures are not uncommon adjacent to trunk roads, and in this case the mast and cabinet are modest in bulk and will be screened from distant views by existing tree and hedgerow belts on Huntingdon Road. I will advise Members at the meeting of the views of the Highways Agency regarding the safety implications for drivers on the A14, if received.
26. I note the concerns of nearby residents. I do not consider that any amounts to a strong ground for refusal. I have brought the claim of land ownership to the applicant's attention, but this is not a material consideration in the application.

**Recommendation**

27. That prior approval for the siting and appearance of the proposed development be granted.

**Informatives**

The provisions of the Telecommunications Code indicate that the operator is not entitled to keep apparatus on the site if it is no longer required for telecommunication purposes.

**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/1809/05/PNT

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

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1713/05/O - Teversham**  
**Erection of a House at Land Adjacent to 52 Fulbourn Road for Mr P Harding**

**Recommendation: Refusal**  
**Date for determination - 2<sup>nd</sup> November 2005**

**Departure Application****Site and Proposal**

1. The application relates to an area of land measuring approximately 0.0215ha in area, currently in use as garden land for no. 52 Fulbourn Road. The site is situated some 370m outside the Teversham village framework and within the Cambridge Green Belt. The land currently hosts a garage to the rear and a double bay garage set adjacent to the existing dwelling. The rear boundary is an open mesh fence allowing views to the agricultural land beyond. The northern boundary of the site is a 1.5m high hedge, with more mature planting beyond
2. The outline application, registered on the 7<sup>th</sup> September 2005, proposes a new dwelling to be sited on land to the north of no. 52 Fulbourn Road. The siting and means of access form part of the outline application, with design and landscaping matters reserved. The proposal seeks to use the existing access, which has a wide dropped kerb and therefore the capacity to serve two dwellings. The dwelling would be positioned along the same building line as nos. 52 and 54 Fulbourn Road.

**Planning History**

3. Planning permission was refused and dismissed at appeal for two houses and garages on land between nos. 46 and 52 Fulbourn Road to the north of the appeal site (**S/1764/89/O**).
4. Planning permission was refused for two semi-detached properties on the same land as above (**S/2809/88/O**).
5. Planning permission was refused for residential development on this same land (**S/0524/81/O**).

**Planning Policy**

6. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 states new development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.
7. **Policy P9/2a** of the Structure Plan seeks new development in the Green Belt to be restricted to that required for agriculture and forestry, outdoor sport, cemeteries, or other uses appropriate to a rural area.

8. **Policy GB2** of the South Cambridgeshire Local Plan 2004 states planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated. Such a dwelling as proposed is defined as inappropriate development.
9. **Policy SE4** of the Local Plan classifies Teversham as a Group Village where residential development up to a maximum scheme size of 8 dwellings will be permitted within village frameworks, providing it meets certain development criteria.
10. **Policy SE8** of the Local Plan states there will be a general presumption in favour of residential development within village frameworks. Residential development outside these frameworks will not be permitted.
11. **Planning Policy Guidance 2** (PPG 2 - Green Belts) states the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open as the most important attribute of Green Belts is their openness. It defines such development as proposed as inappropriate and states inappropriate development is, by definition, harmful to the Green Belt. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

### **Consultations**

12. **Teversham Parish Council** recommends approval and states “the Parish Council understands that this site is within the Green Belt but can still not object to the construction of a house on the site. The site is enclosed and part of the garden of no. 52. A new house would not overlook neighbours and would improve the appearance of this area which currently contains an old garage.”
13. The **Chief Environmental Health Officer** confirmed there were no objections regarding noise and environmental pollution.

### **Representations**

14. No further representations have been received.

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

15. The plot is situated along Fulbourn Road and within a small cluster of dwellings in this rural community. The land to the north contains planting, whereas the land to the west is in agricultural use, and the site is viewed in relation to this use due to the present open rear boundary of the existing dwelling.
16. The main issue regarding this application is whether the erection of a dwelling in this location is inappropriate development within a Green Belt, and if so, whether very special circumstances occur to support such development.
17. The proposal is defined as inappropriate development within the Green Belt as defined within PPG2 and policy GB2 of the Local Plan. Such development is by definition harmful to the Green Belt in that it does not meet the criteria set out in these policies. The applicant has demonstrated no very special circumstances to overcome this.
18. The village framework does not stretch around the houses in this local area. It is important in planning terms to limit the amount of new development that can take



place in such rural areas. There is a presumption that new dwellings will be situated within village frameworks unless special circumstances, such as affordable units, dictate otherwise.

### **Recommendation**

1. Refusal

1. The application site is situated within the Cambridge Green Belt. Such development is by definition harmful to the Green Belt, and no very special circumstances are given by the applicant that would justify a departure from this policy. The development also creates a loss of openness to this area due to the expansion of built development into the Green Belt. The development is therefore contrary to Policy GB2 of the South Cambridgeshire Local Plan 2004, which states planning permission will not be granted for inappropriate development within the Green Belt, Policy P9/2a of the Cambridgeshire and Peterborough Structure Plan 2003, which restricts development in the Green Belt to that appropriate in a rural area, and Planning Policy Guidance 2 (Green Belts) which describes such inappropriate development as harmful to the Green Belt.
2. The development is situated 370m outside the Teversham village framework in the countryside. The proposal to erect a dwelling in this location is therefore contrary to Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003, which states new development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location, and Policy SE8 of the South Cambridgeshire Local Plan 2004, which states that residential development outside village frameworks will not be permitted.

**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 Files Ref S/1713/05/O, S/1764/89/O, S/2809/88/O and S/0524/81/O
- Planning Policy Guidance 2 (Green Belts)

**Contact Officer:** Paul Derry - Appeals Assistant  
Telephone: (01954) 713171

This page is intentionally left blank

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1669/05/F - Teversham**  
**Erection of Eighteen Flats Following Demolition of Two Houses Including Part Conversion**  
**and Extension at 750-754 Newmarket Road**  
**for A & H Reed**

**Recommendation: Delegated Approval**  
**Date for Determination: 30<sup>th</sup> November 2005 (Major Application)**

**Site and Proposal**

1. The site has an area of 0.195 hectares and is located on the south side of Newmarket Road, which is A-classified. The site is adjoined on two sides by Marshall airport to the east and to the south and residential properties to the west. It comprises of three semi-detached dwellings and their associated garden areas. These date from the post-war period and are part of a run of identical houses fronting Newmarket Road. Planning permission has recently been granted for redevelopment of the adjacent Marshall land, including demolition of no.756 and the training centre to allow the erection of a new office building (ref: S/1896/2003/F).
2. This full planning application, received on the 31<sup>st</sup> August 2005 proposes the demolition of nos. 752 and 754, which are a pair of semi-detached houses. No. 750 will be retained and converted into a pair of flats. The split will be vertical to ensure that living accommodation is not adjacent to neighbouring bedrooms. A small single storey rear extension is required to facilitate this. The site will then be re-developed to provide two blocks of flats. The first will be to the frontage with four 1-bedroom units, while the second is set back towards the rear of the site, forming an I-shape building containing a further 12 units with 2 bedrooms. The total number of units provided will be 18 dwellings. The net increase following demolition will be fifteen dwellings. The site will be developed at a density of 92 dwellings per hectare (dph). The applicant has agreed to fifty percent of these dwellings being secured for affordable housing. The site will be accessed at a single point off Newmarket Road, leading to car parks and turning area. A landscaped amenity area is proposed between the flats and boundary with no. 748, including semi-mature tree planting to screen the development from houses beyond and to prevent overlooking of rear gardens.

**Planning History**

3. Planning application ref. **S/0281/04/F** for erection of eleven flats following demolition of two houses was refused on the basis that the block of flats would result in overlooking, loss of privacy, and would be overbearing and dominating in the outlook from the rear of no. 750; however, the principle of re-development was not objected to.
4. Members agreed to delegate the decision of approval for a planning application seeking the erection of eleven flats following demolition of two houses and conversion of the remaining house into two maisonette flats (ref. **S/1419/04/F**) at its meeting on 3<sup>rd</sup> November 2004 (item 14), following an inspection of the site, in order for a section 106 to be secured. If issues relating to affordable housing were not secured by 3<sup>rd</sup> December 2004 the

application was to be refused. Officers were satisfied at that time that affordable housing could be achieved and a Section 106 has subsequently been drafted, however the final wording is to be agreed and a decision to issue the approval is pending. An update on this application will be reported verbally to Members at Committee.

5. A planning application (ref. **S/0722/05/F**) for a similar scheme to that now being considered was withdrawn. This was also for 18 flats and included the conversion of the remaining house into two maisonette flats.

### **Planning Policy**

6. **Policy SE4 'Group and Infill Villages'** of the South Cambridgeshire Local Plan 2004 ("Local Plan") defines Teversham as a Group Village in which residential redevelopment of up to eight dwellings will be permitted within the framework providing the development meets with the criteria of this and other policies included within the Local Plan. Development of up to fifteen dwellings may exceptionally be permitted where best use of a brownfield site is possible. A mix of dwelling sizes, type and affordability should be provided.
7. **Policy HG7** of the Local Plan sets out the Council's approach to securing affordable housing provision within new developments. Teversham has a population of less than 3000 and therefore up to a fifty percent provision is required if there is a known housing need.
8. **Policy HG10** of the Local Plan requires developments to include a mix of housing types and sizes, with the design and layout being informed by the wider area.
9. **Policy HG12** of the Local Plan identifies requirements for extensions to houses, such as not harming the amenities of neighbours. Other policies of the Local Plan that are of relevance to this application include:
  - TP1** 'Planning More Sustainable Travel'
  - CS3** 'Foul And Surface Water Drainage'
  - CS4** 'Ground Water Protection'
  - CS10** 'Education'
  - CS13** 'Community Safety'
  - EN5** 'The Landscaping Of New Development'
10. **Policy P1/1 'Approach to Development'** of the Cambridgeshire and Peterborough Structure Plan 2003 ("Structure Plan") affords high priority to developments involving the use of previously developed land, within existing settlements where travel distances by car can be minimised.
11. **Policy P1/3 'Sustainable Design in Built Development'** of the Structure Plan states that a high standard of design and sustainability should be adopted for all new forms of development.
12. **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.
13. **Policy P5/4 'Meeting Locally Identified Housing Needs'** sets out the requirement for Local Authorities to make provision to meet locally assessed housing need.

## Consultations

14. **Teversham Parish Council** – Approves, commenting:
  - a) There should be a 50% provision for social housing.
  - b) A larger amenity area shall be provided.
  - c) A play area should be provided or the Developer should be asked to contribute towards provision of play areas elsewhere in the Parish.
  
15. **Environment Agency** – The site is less than 1 hectare and falls within zone 1 (outside a flood zone) of the flood risk matrix. There are no other Agency related issues. Informatives are suggested.
  
16. **Local Highways Authority** – The layout must be amended to provide:
  - a) A minimum of 6.0 metres to the rear of parking spaces to enable vehicle to enter and exit the space.
  - b) Pedestrian visibility should be provided each side of the access.
  - c) The access should be a simple crossing of the footway. Tactile paving, if that is what the boxes on the plan denote, are therefore not necessary.

An ECATP (Eastern Corridor Area Transport Plan) contribution of £2,083.00 is required in respect of this development.
  
17. **MOD Safeguarding – Cambridge Airport** – no safeguarding objections to this proposal, provided that the overall height of the proposed development including superstructures (i.e. chimneys, TV aerials, etc.) is no higher than 40 metres above Ordnance Datum.
  
18. **County Archaeology** – The site lies in an area of some archaeological potential, it is possible significant deposits remain on site. A programme of investigation is recommended in order to confirm the presence or absence, date, character and significance of any deposits through a negative condition.
  
19. **Cambridgeshire Fire and Rescue** – additional water supplies for fire fighting are not required. Access and facilities should be provided in accordance with the Building Regulations Approved Document B5, Section 17.
  
20. **Cambridgeshire Constabulary** – comments on the proposals cover:
  - a) Lack of natural surveillance of car parking spaces.
  - b) Dwelling frontages should be open and avoid recesses in excess of 600mm so that the frontages are open to view.
  - c) Access control is recommended in order to facilitate meter readings outside of dwellings.
  - d) The exposed side elevation to no. 750 would benefit from an area of clearly identifiable defensible space to guard against the danger/damage of graffiti and potential future dispute arising over the use of the space immediately adjacent to the dwellings.
  - e) Clear symbolic and physical barriers are required to denote those areas of garden to the rear and side of the flats that are private.
  - f) Parking, access and footpaths leading to block B should be provided with column mounted white down lighting to BS 5489: 1996 Code of Practice for Outdoor Lighting.
  
21. **Landscape Design Officer** – landscaping proposals are acceptable assuming the layout remains unchanged.

22. **Housing Development Manager** – had no comments to make from an affordable housing perspective. The affordable housing will be operated by Guinness Trust, as with the smaller scheme, and the units are suitable for shared-ownership use.
23. **Chief Environmental Health Officer** – comments awaited and will be reported verbally to Committee.
24. **Building Inspector** – The distance from a fire service vehicle to each flat entrance should not exceed 45m. The layout does not indicate a turning head for a service vehicle, therefore the 45m is measured from a point 20m into the site from Newmarket Road. Space requirements for communal bin storage should be determined in consultation with the waste collection authority.
25. **General Works Manager** – makes the following comments:
  - a) Block A - There does not seem to be a refuse store for this block. If a store is provided it should be sized to take 1 x 1100 litre bin plus 3 x 240 litre bins. If not each flat will have their own black 240-litre bin and share 4 x 240 litre bins for green waste and recycling. These will have to be stored in the open space to the rear of the block of flats.
  - b) Blocks B and C - The refuse store shown should be sized to accommodate 5 x 1100 litre bins for recycling and refuse (for these 12 flats). If all 16 flats are to share the store it should be sized to take a minimum of 7 x 1100 litre bins. The refuse store is too far from Newmarket Road for collections to take place from the road, therefore, the RCV will have to reverse into the parking area in order to make collections from the store. Consequently the access to the parking area from Newmarket Road should have 6 metre radii on both sides. If the positions of the trees on the verge is accurate they may need to be kept trimmed to be clear of the turn into the parking area. The width of the access (shown at 5 metres) is adequate. The parking area should be constructed to take 26 tonne vehicles.
  - c) Maisonettes - Each maisonette shall have their own wheeled bins to be kept in the garden to the rear or at the front.

### **Representations**

26. Three letters of objection have been received from Bidwells (on behalf of Marshall), and occupiers of nos. 738 and 746 Newmarket Road. The concerns raised include:
  - a) The proximity to the boundary of the flats is aggravated by some of the units having living rooms and bedrooms very close to it. The distance between the flats and the common boundary of Marshall's is 5 metres. Within the Marshall site there is a three-storey office building, which comes within three metres of the common boundary.
  - b) Whilst Marshall endeavour to limit noise and disturbance, there may be occasions when some disturbance is inevitable. The proximity is bound to aggravate that possibility.
  - c) Given the nature of the applicant's ownership in this vicinity it ought to be possible to layout the site in a way which achieves greater separation to achieve the order of twelve metres distance from the common boundary.
  - d) High volumes of traffic on Newmarket Road will make access from the site difficult. It dangerous for cars to exit on to the road as the speed limit of 40 miles per hour is regularly exceeded.
  - e) Flats built opposite do not have access onto Newmarket Road due to the issue of traffic.
  - f) The development will result in more cars parking on the verge, which restricts visibility for cars exiting properties on Newmarket Road.

g) Overlooking of rear gardens and subsequent loss of privacy.

**Planning Comments – Key Issues**

27. The key planning issues are affordable housing contribution, size of amenity area, highways, archaeology, crime prevention, proximity to Marshall's, public art contribution, and overlooking of neighbouring residential properties.

***Affordable housing***

28. A contribution of fifty percent of the net increase in dwellings for affordable occupation is to be secured through a section 106. A housing association is on board.

***Amenity Area***

29. The area for amenity space has been reduced, however the provision is reasonable bearing in mind the units are all one and two bedrooms. The number of units proposed does not reach the policy threshold (21 dwellings or more - Policy RTI of the Local Plan) at which a contribution would be sought.

***Highways***

30. Subject to amendments addressing concerns raised by the Local Highways Authority access and car parking arrangements are acceptable.
31. A contribution towards the ECATP was not sought in respect of application reference S/1419/04/F (see Para 4 above) as the request came after the decision to determine the application. This application will increase the traffic levels from the site due to the additional number of dwellings and therefore it is reasonable to now seek a contribution.

***Archaeology***

32. A condition is recommended to ensure investigation of the site is carried out.

***Crime prevention***

33. Amendments to the layout and elevations are required to address issues raised by the Architectural Liaison Officer.

***Proximity to Marshall's***

34. There will be a distance of between 20 and 22 metres between the flats and office building at Marshall's. It is proposed to have landscaping to the boundary on both sides. These proposals are very similar in their relationship to that which was previously accepted under application S/1419/04/F.

***Overlooking***

35. The front to back distance is 22 metres at the closest point, however this is at an angle so any views will be acute. The majority of flats will have approximately 30 metres separation. In addition, significant semi-mature landscaping is proposed to the boundary with adjoining residential properties to reduce the perceived threat of overlooking.

***Public Art Contribution***

36. The Conservation Manager has confirmed that any decision notice approving the application should include a condition to provide a Public Art contribution in accordance with the Council's recently agreed policy and that this should also be referred to as one of the heads of terms in a section 106 legal agreement. The actual amount will be a sum negotiated by the Arts Officer appropriate to the delivery of an artwork on an agreed site. The key is to ensure that the developer first appoints an artist to develop an idea.

**Recommendation**

37. Delegated powers are sought to approve the application subject to:
- a) No objections being received from the Chief Environmental Health Officer.
  - b) Appropriate amendments to address issues raised during consultations relating to highways, crime prevention, access for fire vehicles, and refuse collections.
  - c) Securing a section 106 legal agreement including contributions towards affordable housing, the Eastern Corridor Area Transport Plan, and public art. This can be required by condition.
  - d) The following conditions:
    1. Standard Condition A – Time limited permission (Reason A) - 3 years
    2. This permission does not include the details of materials listed on the approved drawing 04:947/22B. (Reason: Insufficient information has been provided for the Local Planning Authority to properly assess the impact of the finished appearance of the development.
    3. Sc5:
      - a – Details of materials for external walls and roofs (Rc5aii)
      - b – Surface water drainage (Rc5b)
      - c – Foul water drainage (RC5c)
      - d – Refuse bin storage (Rc5d)
      - f – Materials for hardsurfaced areas (Rc5f)
      - h – Underground works for the provision of infrastructure (RC To safeguard trees on the site.)
      - i – Cycle parking facilities (Reason: To encourage travel by methods other than by car, as required by policy TP1 of the South Cambridgeshire Local Plan, 2004).
    4. Sc12 – Height limit, worded 'No part of Block A shall exceed 8 metres above existing ground level and no part of Block B shall exceed 10 metres above existing ground level' (Rc12b).
    5. Sc51 – Landscaping (Rc51).
    6. Sc52 – Implementation of landscaping (Rc52).
    7. Sc57 – Landscaping (protection of existing trees) (Rc57).
    8. Sc60 – Details of boundary treatment, worded 'all site boundaries' (Rc60).
    9. A landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape and amenity areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwellings on the site. The landscape management plan shall be carried out as approved. (RC - To secure the long term management and maintenance of landscaped areas.)
    10. 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);
    11. B9 – Access road, worded '5.0 metres for a distance of 10.0 metres'.
    12. B10 – Access road
    13. C3 – Parking, turning, loading and unloading
    14. D5a– Visibility, worded '2.0 metres x 2.0 metres'



15. A common turning area shall be provided within the site to enable vehicles to enter and leave the site in forward gear. Such area shall be provided prior to the occupation of any of the flats and thereafter shall be maintained. (RC 11-15 - RC10 Safety)
16. Sc66 – Archaeology worded ‘application site’ (Rc66).
17. Prior to development commencing on site a scheme of column mounted white down lighting (to BS 5489: 1996 Code of Practice for Outdoor Lighting) to all areas of parking, access and footpaths leading to block B shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the agreed scheme prior to the occupation of any dwellings on site. (Reason: In the interests of crime prevention and safety).
18. No development of the site shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the local planning authority. The scheme shall include full details of specific measures to be provided in order to enhance the site’s biodiversity, and those features to be retained and managed both in the course of development and in the future. The approved scheme shall be fully implemented before any of the dwellings are occupied (Reason: To protect and enhance biodiversity (supported by South Cambridgeshire Local Plan, 2004 policy EN12).
19. The block of flats, hereby permitted, shall not be occupied until the remaining house at no. 750 has been converted into two flats and the amenity land has been laid out in accordance with the approved details. (Reason: To ensure that the house does not continue to be occupied as a single dwelling, as it would suffer a loss of residential amenity through overlooking and loss of privacy of private garden area).
20. Condition requiring completion of S106 Agreement before any development commences.

#### **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.
4. Environment Agency informatives, as set out in its letter of 5<sup>th</sup> October 2005.

#### **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:**  
P1/1 ‘Approach to Development’, P1/3 ‘Sustainable Design in Built Development’, P5/3 – Density and P5/4 ‘Meeting Locally Identified Housing Needs’.

**South Cambridgeshire Local Plan 2004:**

SE4 'Group and Infill Villages', HG7 'Affordable Housing on Sites Within Village Frameworks', HG10 'Housing Mix and Design', HG12 'Extensions and Alterations to Dwellings Within Frameworks', TP1 'Planning More Sustainable Travel', TP7 'Cambridge Airport Public Safety Zone', CS3 'Foul And Surface Water Drainage', CS4 'Ground Water Protection', CS10 'Education', CS13 'Community Safety', and EN5 'The Landscaping Of New Development'.

2. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
- Residential Amenities
  - Affordable Housing
  - Landscaping
  - Highways
  - Drainage
  - Flood risk
  - Bin Storage
  - Materials
  - Archaeology
  - Public Art

**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 files Ref. S/1669/04/F, S/0281/04/F, S/1419/04/F and S/0722/05/F

**Contact Officer:** Melissa Reynolds – Senior Planning Assistant  
Telephone: (01954) 713237

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1839/05/F – Great Abington**  
**Bungalow on land adjacent to 5 Pampisford Road for Estate of Mr K W Way**

**Recommendation: Approval**  
**Date for Determination: 22<sup>nd</sup> November 2005**

**Site and Proposal**

1. The site, which measures approximately 0.03 hectares/0.08 acres, is on the corner of High Street and Pampisford Road and forms part of the side garden of 5 Pampisford Road, a detached red brick and concrete tile bungalow. The site rises to the north and is bounded by No. 5 Pampisford Road to the east, Pampisford Road to the south, High Street to the west and 165 High Street, a detached bungalow set-down below the level of the application site and with a secondary living room window in its side elevation facing the site, to the north. There is a boarded fence over a dwarf wall (total height of 1.5-1.6 metres) along the site's road frontages. There is an existing access onto High Street as well as one onto Pampisford Road from the site. There is a willow and maple tree on the north and southwest boundaries respectively.
2. This full application, registered on the 27<sup>th</sup> September 2005, proposes the erection of a 4.2 metre high two-bedroom brick and tile detached bungalow. Two parking spaces and on-site turning is shown on the plans accessed from the existing access on to High Street. The existing access and garage to the side/east of No.5 would continue to serve No.5. The existing patio doors in the west elevation of No.5 would be blocked up. The density equates to 33 dwellings to the hectare.

**Planning History**

3. Planning permission was granted for extensions, extension, a boundary fence and a porch at 5 Pampisford Road under references **SC/0662/69/D**, **SC/0534/72/F**, **S/0795/78/F** and **S/1383/84/F** respectively.
4. Planning permission for a bungalow as now proposed, albeit with only one parking space shown and no on-site turning, was refused in August of this year under reference **S/1324/05/F** for the following reason:

“The application fails to demonstrate that adequate provision for the parking of two cars and turning can be provided within the site. Unless on-site parking for two cars and turning can be provided, the manoeuvring of vehicles likely to be generated by the proposed development would have an adverse effect on the safety and free flow of traffic on the adjoining public highway.”

### Planning Policy

5. The site is within the Great Abington village framework within which Local Plan 2004 **Policy SE4** states that residential development up to a maximum scheme size of 8 dwellings (and, exceptionally, up to 15 dwellings if this would make the best use of a brownfield site) will be permitted provided that (a) the retention of the site in its present form is not essential to the character of the village; (b) the development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours; (c) the village has the necessary infrastructure capacity; and (d) residential development would not conflict with another policy of the Plan, particularly policy EM8 which relates to the loss of employment sites. It also states that all developments should provide an appropriate mix of dwelling size, type and affordability.
6. Local Plan 2004 **Policy HG10** states that residential developments will be required to make the best use of the site and promote a sense of community which reflects local needs. It also states that the design and layout of schemes should be informed by the wider character and context of the local townscape and landscape. Schemes should also achieve high quality design and distinctiveness, avoiding inflexible standards and promoting energy efficiency.

### Consultations

7. **Great Abington Parish Council** recommends refusal stating “Refuse subject to further investigation by the Highways Department. The Parish Council is concerned that having the access onto the High Street, so close to the junction, is very dangerous. The Parish Council strongly suggest that double yellow lines should be placed from the corner of the Pampisford Road to 165 High Street (vehicle entrance). The Parish Council is not happy to recommend approval until it is convinced that the danger is minimised.”
8. At the time of application S/1324/05/F, the **Trees and Landscape Officer** stated that the willow tree will be compromised by the access but the tree is under stress owing to infection with Anthracnose and is dying in the crown. He therefore had no objection to the loss of this tree.
9. **Chief Environmental Health Officer** recommends that conditions relating to the times when power operated machinery shall not be operated during the construction period except in accordance with agreed noise restrictions and driven pile foundations are attached to any approval. He also recommends that an informative is attached to any approval stating that there shall be no bonfires or burning of waste on site during construction except with his Department’s prior permission.
10. Whilst this is not a type of application on which the **Local Highway Authority** would normally comment, at the time of application S/1324/05/F, it indicated that on-site parking and turning for two vehicles is required but did not raise any objections to the proposal in terms of the width of High Street or the proximity of the access to the High Street/Pampisford Road junction.

### Representations

11. None received at time this report was compiled. The time for neighbour comments expires one week after the time this report was compiled. Any comments received will be reported verbally.

### Planning Comments – Key Issues

12. The main issues in relation to this application are: the affect of the development on the character of the area; the amenity of neighbours; highway safety; and the impact on the willow tree.
13. Application S/1324/05/F was only refused on the grounds that it failed to demonstrate that adequate provision for the parking of two cars and turning could be provided within the site. As was the case at the time of application S/1324/05/F, it is considered that the proposed development would not seriously detract from the character of the area and/or the amenity of neighbours. By providing two parking spaces and on-site turning, this application has satisfactorily addressed the reason that the previous application (S/1324/05/F) was refused without causing undue harm through noise and disturbance to the amenity of the occupiers of No.165 High Street.
14. The plans suggest that the willow tree close to the northern boundary would be retained. I have some doubt as to whether this is practical but, in any case, due to its condition, the Trees & Landscape Officer raises no objections to the loss of this tree.
15. No.5 and the proposed dwelling would have small but adequate private amenity spaces.

### Recommendation

16. Approval
  1. Standard Condition A (3 years) – Time limited permission (Reason A);
  2. SC5a – Details of materials for external walls and roofs (RC5a);
  3. SC51 – Landscaping (RC51);
  4. SC52 – Implementation of landscaping (RC52);
  5. SC60 (all) – Details of boundary treatment (RC60);
  6. SC5f – Details of materials to be used for hard surfaced areas within the site (RC To minimise disturbance to occupiers of 165 High Street);
  7. Highway condition C3 – Provision and maintenance of turning and parking spaces (RC In the interests of highway safety);
  8. During the construction period, ...SC26 (0800, 0800, 1800, 1300) – Restriction of hours of use of power operated machinery (RC26).

### Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003:** None
  - **South Cambridgeshire Local Plan 2004:** SE4 (Development in Group Villages) and HG10 (Housing Design)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: highway safety

**Informatives**

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

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

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

South Cambridgeshire Local Plan 2004

Cambridgeshire and Peterborough Structure Plan 2003

Planning file Refs: SC/0662/69/D, SC/0534/72/F, S/0795/78/F, S/1383/84/F, S/1324/05/F and S/1839/05/F

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

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

**S/1499/05/F – Great Abington  
 Agricultural Dwelling at Meadowbrook Farm, Cambridge Road for C M Baker**

**Recommendation: Approval  
 Date for determination: 27<sup>th</sup> September 2005**

**Update**

1. In response to the Environment Agency's latest comments, Members resolved to defer consideration of this application at the 5<sup>th</sup> October meeting of this Committee.
2. The Environment Agency's latest comments, which were reported verbally, were in response to the Parish Council's 30<sup>th</sup> August comments on the application. In its comments, the Environment Agency stated that:
  - a. More information of flood risk would be required from the Parish Council, including any photographic evidence, before it could comment further;
  - b. The Flood Risk Assessment, and its reply, was based upon the best available information; and
  - c. If the Parish Council believes that it has better information which it can verify, the application should be deferred until such time as our respective authorities, and the applicant (and his consultant) have had the opportunity to assess and if necessary reappraise the issue of flood risk at the site.
3. The Parish Council has been given the opportunity, by letter dated 5<sup>th</sup> October, to provide any evidence it can in support of its comments. None had been received at the time this report was compiled but any information received will be forwarded to the Environment Agency and its response sought prior to the 2<sup>nd</sup> November meeting.
4. Councillor Orme has visited the site with three members of the Parish Council. He says: "Nothing I saw on site causes me to change my view that there is a satisfactory margin between the Environment Agency's Flood Event Water level at 30.85 AoD and the finished floor level of 31.15m AoD".

**Recommendation**

5. Subject to the Environment Agency continuing to raise no objections to the application, approval subject to the conditions and reasons set out in the report to the 5<sup>th</sup> October meeting.

**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 Policy Statement 7 'Sustainable Development in Rural Areas' 2004

Planning file Refs: S/1499/05/F, S/2029/04/F, S/2103/03/F, S/0040/02/F, S/1527/01/F and S/1760/97/F.

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



**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee      5<sup>th</sup> October 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1499/05/F - Great Abington**  
**Agricultural Dwelling at Meadowbrook Farm, Cambridge Road for C M Baker**

**Recommendation: Approval**  
**Date for determination: 27<sup>th</sup> September 2005**

**Site and Proposal**

1. The site, which extends to 0.2 hectare/0.5 acres, and its immediate surrounds is occupied by three mobile homes (one used as a farm shop, one lived in by the applicant and the third currently vacant), a blockwork and corrugated sheeting store and adjacent roofless barn, a corrugated sheeting vehicle store, timber, scrap vehicles, machinery and timber clad storage buildings. It is well-screened from the A1307 to the west by a belt of predominantly pine trees (10-15m high). There is a group of deciduous trees to the south. Undulating countryside, including the agricultural unit, extends to the north.
2. This full application, received on the 2<sup>nd</sup> August 2005 and accompanied by a Flood Risk Assessment and Agricultural Appraisal, proposes the erection of a 15m x 7m x 6.6m high 'A-frame' two-bedroom agricultural dwelling with accommodation on two floors. The dwelling would be raised up on posts by 0.4m so that the ridge would be 7m above ground level. A 3.5m diameter wind turbine, mounted on a 30m high pole supported by 4 guy wires, to provide power for the dwelling is also proposed. The dwelling and turbine would be accessed from the existing access and drive from the A1307. The proposed finished floor level of the dwelling of 31.15m AOD is approximately 800mm above the existing ground level of the part of the site on which the dwelling is proposed, albeit the site rises to the southwest to a height of 31.15m AOD.

**Planning History**

3. A planning application for an agricultural dwelling and wind turbine was refused in November 2004 under reference **S/2029/04/F** for the following reason:

*"South Cambridgeshire Local Plan 2004 Policy CS5 states that planning permission will not be granted for development where the site is liable to flooding, or where development is likely to: (1) increase the risk of flooding elsewhere by materially impeding the flow or storage of flood water; (2) increase flood risk in areas downstream due to additional surface water runoff; or (3) increase the number of people or properties at risk unless it is demonstrated that these effects can be overcome by appropriate alleviation and mitigation measures. Cambridgeshire & Peterborough Structure Plan 2003 Policy P6/3 states that, if development is permitted in areas where flood protection is required, flood defence measures and design features must give sufficient protection to ensure that an unacceptable risk is not incurred, both locally and elsewhere.*

*The site is identified within the Environment Agency's Flood Zone Maps to be at risk of flooding from the adjacent River Granta. In the absence of a Flood Risk Assessment that demonstrates that the proposed development is outside the 1 in 100 year flood plain or that any development which results in the loss of flood plain has a proposed scheme of compensatory works which prevent any loss of the 1 in 100 year flood plain due to the development, the Local Planning Authority is not satisfied that the development would not be at risk of flooding and/or would not exacerbate flooding to existing property. The proposal is therefore contrary to South Cambridgeshire Local Plan 2004 Policy CS5 and Cambridgeshire & Peterborough Structure Plan 2003 Policy P6/3."*

4. An earlier application for an agricultural dwelling and wind turbine was withdrawn (**S/2103/03/F**).
5. Planning permission was granted for a replacement agricultural mobile home for a temporary period, expiring at the end of December 2004, in March 2002 (**S/0040/02/F**).
6. Permission for an agricultural dwelling was refused in October 2001 (**S/1527/01/F**) for the following reasons:
  1. *"The submitted supporting agricultural information indicates that the farming enterprise at Meadowbrook Farm is not sufficiently well established to either fully support a full time worker nor finance the construction of a new dwelling. As such it neither satisfies the requirements of annex 1 of Planning Policy Guidance Note 7 nor of Policy HG24 of the Deposit Draft Local Plan 1999.*
  2. *With the lack of satisfactory agricultural justification the proposed new dwelling in the countryside would be contrary to Policy SP12/1 of the Cambridgeshire Structure Plan which restricts development in the countryside to that which is essential to the effective operation of local agricultural, horticultural and other acknowledge countryside pursuits."*
7. Permission for a mobile home for a temporary period, expiring at the end of June 2001, was granted in April 1998 (**S/1760/97/F**).

### **Planning Policy**

8. The site is within the countryside as defined in the Adopted Local Plan 2004.

### **Countryside policies**

9. Structure Plan 2003 **Policy P1/2** states that development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.
10. Local Plan 2004 **Policy HG16** states that, in the countryside, new dwellings 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. It also states that, where a new dwelling is permitted, this will be subject to a condition ensuring that 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 dependants.

11. **Planning Policy Statement 7 (PPS7)** 'Sustainable Development in Rural Areas' (2004) states (at paragraph 3 of Annex A) that new permanent dwellings should only be allowed to support existing agricultural activities on well-established agricultural units, providing:
- (a) there is a clearly established existing functional need;
  - (b) the need relates to a full-time worker, or one who is primarily employed in agriculture;
  - (c) the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;
  - (d) the functional need could not be fulfilled by another dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation; and
  - (e) other normal planning requirements are satisfied.

At paragraph 9 of Annex A, it states that agricultural dwellings should be of a size commensurate with the established functional requirement.

12. Local Plan 2004 **Policy EN3** requires that, where development is permitted in the countryside, the scale, design and layout of the scheme, the materials within it, and the landscaping works are all appropriate to the particular 'Landscape Character Area' (the East Anglia Chalk Area in this instance), and reinforce local distinctiveness wherever possible. Structure Plan 2003 **Policy P1/3** requires a high standard of design and sustainability for all new development.

#### **Flood Risk**

13. Local Plan 2004 **Policy CS5** states that planning permission will not be granted for development where the site is liable to flooding, or where development is likely to: (1) increase the risk of flooding elsewhere by materially impeding the flow or storage of flood water; (2) increase flood risk in areas downstream due to additional surface water runoff; or (3) increase the number of people or properties at risk unless it is demonstrated that these effects can be overcome by appropriate alleviation and mitigation measures and secured by planning conditions or planning obligation providing the necessary improvements which would not damage interests of nature conservation.
14. Structure Plan 2003 **Policy P6/3** states that, if development is permitted in areas where flood protection is required, flood defence measures and design features must give sufficient protection to ensure that an unacceptable risk is not incurred, both locally and elsewhere.

#### **Renewable energy**

15. Local Plan 2004 **Policy EN60** states that the District Council will support and encourage proposals for the use of renewable energy resources subject to other policies in the plan.
16. Structure Plan 2003 **Policy P7/7** states that proposals for generating energy from renewable energy sources such as wind will be favourably considered.

It also states that Local Planning Authorities will consider areas of search for generating energy from wind in locations that: attain adequate wind speeds; do not cause unacceptable impact on residential amenity or to the local environment; and can be efficiently connected to new or existing energy demands.

### Consultations

17. **Great Abington Parish Council** recommends refusal stating “Original Application (2003) stated that 40 free range breeding sows (=approx 650 piglets per year) and acknowledged that the land was liable to flood. 2004 Application (refused by SDCDC) due to flood risk. Planning Committee should see letters from Dr Arno and Dr Michison (adjoining downstream landowners) re S/2029/04/F Application. There is no mention of pigs in the current Application so NO need for onsite accommodation in the Parish Councils view. Doesn’t meet the requirement for an Agricultural Workers dwelling. REFUSE on grounds of flooding (Flood Risk Assessment does NOT tally with actual flood incidents reported by neighbours and known to the Parish Council and villagers. No longer a husbandry need for a dwelling. It is noted in the Hannah-Reed report of the possibility of further dwelling in the future. This would be absurd given the known flood risk. A property in an area of known flooding should be REFUSED. Need for a wind turbine is not proven.”
18. At the time of application S/2103/03/F, the **Ecology Officer** stated that he supports organic production, in principle, as it integrates a range of wildlife within the crop.
19. The **Chief Environmental Health Officer** raises no objections.
20. At the time of application S/2103/03/F, the **Local Highway Authority** stated that, given its previous comments on S/1527/01/F, it would be difficult to sustain an objection to the proposal on highway grounds. It did however state that the access crossing of the highway verge must be to its specification and the existing access road should be suitably surfaced to prevent mud and debris being carried onto the A1307.
21. At the time of application S/2029/04/F, the **County Council’s Senior Farms Officer** stated that, in his opinion, there is a functional need for a dwelling and, albeit only just, the proposal meets the necessary financial tests. In relation to this application, the Council’s Agricultural Consultants (Acorus) concludes that the business satisfies the key tests of PPS7 Annex A both in terms of functional requirement and financial viability. Its full comments are reproduced as an Appendix. In coming to its view, the Consultants were asked to take account of the Parish Council’s comments.
22. The **Environment Agency** has considered the submitted Flood Risk Assessment and raises no objections to the proposal subject to the imposition of conditions relating to the finished floor level of the dwelling, requiring the undercroft to be open, the removal of the mobile homes, the provision of a high level path, no ground raising and foul water drainage. A copy of the Parish Council’s comments and the letters it refers to has been forwarded to the Environment Agency. Any further comments received will be reported verbally at the meeting.
23. In relation to the wind turbine, at the time of application S/2103/03/F, the **Ministry of Defence, NATS (Navigation, Spectrum & Surveillance), Cambridge City Airport** and the **CAA’s Directorate of Airspace Policy** all raised no objections.

### **Representations**

24. At the time of application S/2029/04/F, the Occupiers of Abington Lodge (the letters referred to by the Parish Council in its comments) objected on the following grounds: flood risk; the turbine would be an eyesore; and precedent for further turbines.

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

25. The main issues in relation to this application are flood risk and whether there is a demonstrable need for an agricultural dwelling on the site. The previous application for a dwelling of the same size and design as now proposed and the wind turbine was refused on the grounds of flood risk only. The design of the dwelling is slightly unusual but is considered to be acceptable and would not seriously detract from the visual amenities of the countryside. Development Plan policies support renewable energy initiatives in principle and, given the slim line nature of the pole and guys, the limited size of the blades and the existing landscaping, I consider that the turbine would also not seriously detract from the visual amenities of the countryside. The proposal is also considered to be acceptable in terms of highway matters subject to a condition requiring the surfacing of the access crossing of the highway verge in order to prevent mud and debris being carried onto the A1307.
26. Application S/2029/04/F was refused on the recommendation of the Environment Agency on the basis that, in the absence of a Flood Risk Assessment that demonstrates that the proposed development is outside the 1 in 100 year flood plain or that any development which results in the loss of flood plain has a proposed scheme of compensatory works which prevent any loss of the 1 in 100 year flood plain due to the development, the Local Planning Authority was not satisfied that the development would not be at risk of flooding and/or would not exacerbate flooding to existing property. A Flood Risk Assessment has been submitted as part of this application and, having carefully considered it, the Environment Agency has withdrawn its objection to the proposal subject to the imposition of safeguarding conditions. The Flood Risk Assessment and survey information demonstrates that whilst the site is located within the Environment Agency's indicative low to medium risk flood zone, the majority of the site is above the Environment Agency's interpolated design flood event water level of 30.85m AOD which places the site within the low flood risk band.
27. The Council's Agricultural Consultants have also considered the functional and financial justification for the dwelling afresh and have reiterated the view expressed by the County Council's Senior Farms Officer at the time of application S/2029/04/F, namely that there is sufficient functional justification for the dwelling and the proposal meets the necessary financial tests.

### **Recommendation**

28. Approval
1. Standard Condition A – Time limited permission (Reason A.)
  2. SC5a – Details of materials for external walls and roofs (RC To ensure the satisfactory appearance of the development.)
  3. SC51 – Landscaping (RC51.)
  4. SC52 – Implementation of landscaping (RC52.)

5. The finished floor level of the dwelling hereby permitted shall be 31.15m AOD unless otherwise agreed in writing by the Local Planning Authority (RC To provide a reasonable freeboard against flooding.)
6. The dwelling shall have an undercroft which shall be open at all times in line with the flood risk assessment (RC To ensure free flow of water during times of flood.)
7. The two existing mobile home on the site shall be removed from the floodplain before the occupation of the new dwelling in line with the flood risk assessment (RC To ensure that flood storage is maintained.)
8. Before commencement of the development, a high level path, details of which (to include route and levels) shall previously have been submitted to and approved in writing by the Local Planning Authority, shall be constructed from the farmstead to the A1307 in line with the flood risk assessment (RC To ensure dry pedestrian access and egress during times of flood.)
9. No ground raising shall take place within the floodplain, including spoil heaps, construction of walls, fences and/or roadways (RC To prevent loss of flood storage and flood flow across the floodplain.)
10. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and agreed in writing with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme (RC To prevent the increased risk of pollution to the water environment.)
11. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants (RC The dwelling would not have been permitted unless an essential need for an agricultural worker to be resident on the site had been demonstrated.)
12. Before development commences, details of a scheme for the surfacing of the existing access crossing of the highway verge shall be submitted to and approved in writing by the Local Planning Authority; the approved scheme shall be carried out before the dwelling hereby permitted is first occupied (RC To prevent mud and debris being carried onto the A1307 in the interests of highway safety.)

### Reasons for Approval

1. The 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), P6/3 (Flood Defence) and P7/7 (Renewable Energy Generation)
  - **South Cambridgeshire Local Plan 2004:** HG16 (Agricultural Dwellings), CS5 (Flood Protection) and EN3 (Design Standards for New Development in the Countryside)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: need for the dwelling and turbine; flood risk; visual impact of turbine; precedent for further turbines; and highway safety.

**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 Policy Statement 7 'Sustainable Development in Rural Areas' 2004
- Planning file Refs: S/1499/05/F, S/2029/04/F, S/2103/03/F, S/0040/02/F, S/1527/01/F and S/1760/97/F.

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

This page is intentionally left blank



**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/0733/05/F - Croydon**  
**Erection of Two Houses and Garages Following Demolition of Existing House**  
**for Beaugrove Ltd**

**Recommendation: Delegated Approval**  
**Determination Date: 8<sup>th</sup> June 2005**

Members will visit the site on Monday 31<sup>st</sup> October 2005.

**Site and Proposal**

1. The 0.38 hectare site is occupied by a single storey, flat roof, dwelling accessed from the High Street. A separate garage/workshop building associated with it lies to the rear accessed from a grass track that runs immediately to the front of the neighbouring property Bedlam Cottages to the east. A public footpath runs along this track and extends beyond to the rear of the site.
2. Within the site the ground level varies considerably, sloping up from the road, so that the existing dwelling is well above road level, and then back down towards the rear with a west to east fall of approximately 7.5m. Beyond the site to the north the land rises steeply.
3. Bedlam Cottages has main windows at both ground and first floor levels facing the track.
4. Pantiles is a period dwelling that sits right on the road frontage, immediately to the west of Crail, at a similar low level to Bedlam Cottages. It has a small secluded courtyard garden at this level to the east side and a larger garden to the rear at a significantly higher level so that the ground level here is more akin to the height of the roof of the dwelling.
5. There are mature trees that screen the site from the west and partially screen from the north. The eastern boundary is adjacent to the footpath that runs along the length of the garden to Bedlam Cottages and beyond. It has some hedge and tree planting but views into the site are possible along the footpath and from the garden to Bedlam Cottages.
6. The full planning application, received 13th April 2005, proposes the demolition of the existing flat roof dwelling and the erection of 2 two storey dwellings that would be dug into the site, one approximately in the position of the existing which would have a monopitch roof and be approximately 1m higher, at its highest point than the existing and the other, again with a monopitch roof, to the rear of this and approximately 0.7m lower than the first. The density is 5.2 dwellings per hectare.
7. The design approach is to erect two distinctive and modern properties set within a tree screen using modern materials.
8. The scheme has been amended following negotiations with officers and the neighbours at Bedlam Cottages.

9. The access is to be widened from single width to 4.5m, utilising its existing point of access from the High Street but then bending away from Bedlam Cottages to serve both properties within the site.
10. A new garage, to serve the northern dwelling, will replace the existing garage/workshop building and will be accessed from the west, away from the track that is currently used to access it so that vehicles will not pass immediately in front of Bedlam Cottages. A condition restricting openings in the east side of this garage would deter use of the existing access and limit the disturbance to the occupiers of Bedlam Cottages.
11. The existing track and footpath will be unaltered.

### **Planning History**

12. Full planning permission (ref. S/2173/01/F) was granted in January 2002 (expiring January 2007) for a first floor to be added to the flat roof bungalow. This would increase the height of the bungalow by approximately 4m at its highest point to approximately 6.8m above ground level.
13. In July 2004 planning permission was refused (ref. S/1109/04/F) for two dwellings that were to be side by side and no higher than the approved extension due to the impact on neighbour amenity, impact on the countryside and loss of trees. (This scheme was not submitted by the current architects). An appeal Hearing was heard on 11<sup>th</sup> October 2005 and the decision is awaited.

### **Planning Policy**

14. South Cambridgeshire Local Plan 2004 (Local Plan) Policy SE5 – List of Infill Villages identifies Croydon as an Infill Village and states (in part):
  1. “Residential developments within the village frameworks of these villages will be restricted to not more than two dwellings comprising;
  2. The redevelopment or sub-division of an existing residential curtilage;
  3. Provided the site in its present form does not form an essential part of village character, and development is sympathetic to the historic interests, character, and amenities of the locality”.
15. **Local Plan Policy HG10 – Housing Mix and Design states:**

“Residential developments will be required to contain a mix of units providing accommodation in a range of types, sizes (including 1 and 2 bedroom dwellings) and affordability, making the best use of the site and promoting a sense of community which reflects local needs.

The design and layout of schemes should be informed by the wider character and context of the local townscape and landscape. Schemes should also achieve high quality design and distinctiveness, avoiding inflexible standards and promoting energy efficiency. The District Council will support the preparation of Village Design Statements to secure these aims”.

16. **Local Plan Policy SE9 – Village Edges**

“Development on the edges of villages should be sympathetically designed and landscaped to minimise the impact of development on the countryside”.

## Consultation

### 17. Croydon Parish Council

Recommends refusal.

“Croydon is a linear village – the proposal to place one house behind the other on the site constitutes backfill. There is no other site in the village with dwellings positioned in this way. The design of the properties and the use of unusual materials is totally out of keeping with other properties in the village.

Parking is insufficient for the projected number of cars for each property. Cars will have to park on the road.

The proposal was rejected unanimously”.

### 18. Trees and Landscape Officer

“The location of the 'north house' is acceptable in the context of BS5837, as is the garage on the site frontage. Appropriate foundation construction will be a necessary consideration for both structures. The driveway must be routed on the line of the existing and if resurfaced, in accordance with 'no-dig' APN1. Existing drive levels should not be changed”.

### 19. Chief Environmental Health Officer

No objections subject to conditions and informatives to control noise and disturbance during demolition and construction.

## Representations

### 20. *In respect of the scheme as originally submitted.*

Three letters of objection were received from the occupiers of Pantiles, Bedlam Cottages and Hill Cottage, High Street, Croydon

#### **Pantiles**

21. Generally better scheme than originally submitted [ref. S/1109/04/F]
22. 'Balcony' to master bedroom of the south house should be a security rail and not a balcony.
23. Boundary between properties should be more substantial to protect privacy.
24. The kitchen and lounge, potentially the noisiest rooms, from both proposed houses will project sound towards the eastern boundary, further exacerbated by the elevation of the site.
25. Architectural style and materials out of keeping with neighbouring properties.
26. Back filling one property behind another could set a precedent for loss of the rural aspect.
27. Preferred choice would be the south house alone.

#### **Bedlam Cottages**

28. Objections to loss of amenity and character of the area subsequently revised following submission of amended scheme

#### **Hill Cottage**

29. “In many ways far preferable to the original application” [ref. S/1109/04/F]

30. Contrary to Policy HG11 and especially with regard to (3) and (4) of that policy and paragraph 4.29.
31. Six or more vehicles will be using this unsatisfactory access which will have an adverse effect on highway safety.
32. Out of keeping with the linear character of Croydon – no other examples of one house behind another in the High Street and would set a precedent.
33. Design rather urban and out of keeping with the rural nature of Croydon.
34. Concern about retaining the green lane to the side of Crail.
35. Site only really suitable for a single dwelling.
36. **During the course of negotiations**  
Concerns expressed by the occupiers of Bedlam Cottages during the course of negotiations with regard to amenity and particularly in relation to the impact of the intensification of the use of the existing access to the side of Bedlam Cottages to serve the dwellings.
37. **In respect of the scheme as amended.**  
One letter has been received from the occupiers of Bedlam Cottages: "...these significantly altered proposals do satisfactorily address the serious reservations we had about previous proposals .... In particular we are pleased to note the re-positioning of the South House to more overlay the current position of Crail; the re-positioning away from our property of the driveway to the North House; the changes made to reduce the bulk of the North House both from the Bedlam perspective and also as viewed from the public footpaths; and finally the agreed additional screening that would benefit both Bedlam, footpath users and our neighbours in Pantiles."
38. Care should be taken over the additional planting proposed for the east boundary so as not to block light.
39. "We are greatly relieved that as compared with previous proposals the adverse impact on us, our neighbours and the village in general has been very significantly reduced to the point now where we would favourably endorse these proposals".
40. **Further representations of the applicant**  
Attached as appendix 1 is a copy of the applicant's planning statement submitted in support of the revised proposal.  
  
Following the submission of this statement the applicant has stated:  
  
41. "The proposed access driveway to up to the south house follows the line and levels of the existing drive. As noted within item 6.1 of our planning statement dated 20/09/05, the work associated with the resurfacing of the proposed access driveway would be undertaken in consultation with the tree officer and a detailed method statement produced. Beaugrove have also reiterated their commitment to protect the existing trees.

The radii of the proposed access driveway adjacent to No 32 High Street follows the line of the existing drive, the driveway has been widened at the intersection with High Street as previously requested by yourselves, however we agree with your comment regarding the edges running perpendicular and our client would accept the final arrangement being subject to a condition on the planning consent should this be granted".

**Planning Comments – Key Issues**

43. The key issues are the visual impact on the surrounding countryside, street scene and the character of the village, the impact on the amenities of occupiers of neighbouring properties and the impact on highway safety.
44. Material to the determination of this proposal is the extant planning permission for the addition of a first floor to the existing flat roof dwelling.
45. ***Impact on countryside and character of village.***  
The site is peculiar in Cambridgeshire due to its significant changes in levels. It is my view that the applicants have carefully considered the design of this proposal to take account of the peculiarities of this site and to limit the visual impact to such a degree that I consider it to be an interesting scheme that will have *less* impact on the surrounding countryside than would the approved extension to the existing dwelling.
46. Although the site is within the village framework, the scheme does represent backland development and I note that the Parish Council is particularly concerned that it will appear out of character with the rest of the village and set a precedent for future development.
47. The scheme, as amended, will sit very low within the site. The south house (nearest to the road) would sit in a similar position to the existing dwelling with its highest point approximately level with the height of Bedlam Cottages, to the east, approximately 1m higher than the existing flat roofed dwelling and approximately 3m lower than the approved extension (at its highest point). It will have almost no more impact on the surrounding countryside than the existing dwelling and considerably less than the existing dwelling if it were to be extended as approved.
48. The northern house would be set behind but approximately 0.7m lower than the southern house and dug in within the site so that it will effectively appear single storey above existing ground levels. The tree screen is very effective and with additional planting I consider that this dwelling, together with the southern dwelling, would not be readily visible from the footpaths that run to the rear of the site and from the surrounding countryside generally. Glimpses may be possible, especially in the winter months, but due to this limited visual impact the dwellings will not readily give the appearance of a backland development and hence will not *appear* out of character with the linear character of the village.
49. For the same reasons given above I do not agree with the Parish Council's concern that this proposal will create a precedent. The site and the proposal are unique - no other development or site could be directly compared. I am confident that this scheme will not be readily visible as a backland development and could not therefore be used to justify another proposal.
50. There is one other example of a dwelling set back from frontage development – No. 23 High Street sits behind Nos. 21 and 22.
51. Members will see on the site visit a number of markers indicating the height of the northern dwelling at various points above ground level.

**Trees**

52. It is my opinion that it is the presence of the existing trees and planting that make this proposal acceptable. It is therefore essential they can be retained. Not all are of sufficient quality to justify a Tree Preservation Order but those that are will be protected in this way in due course. I therefore suggest that the applicants be required to enter into a Section 106 agreement to provide a landscape scheme, indicating which trees are to be retained together with new planting and that the screen should be protected in perpetuity.
53. Whilst existing planting already screens the site very well, however, new planting would be required on the northern boundary, the eastern boundary alongside the footpath and on the western boundary to Pantiles together with the reinforcing of existing areas to the front of the site and within it.
54. The developer has confirmed that the existing drive levels will not be changed.
55. **Impact on street scene**  
There is a good tree screen to the front of the site, most of which is protected by Tree Preservation Orders. The existing dwelling is not readily visible and the proposed dwelling, being only 1m higher, will not be either. The approved extensions would make the existing dwelling visible in the street scene.
56. **Amenities of occupiers of Bedlam Cottages**  
The proposed dwellings are sufficiently far from the boundary with Bedlam Cottages so as not to have any significant impact on the living conditions of the occupiers of this property. Much has been negotiated with the developers, with input from the occupiers of Bedlam Cottages, to ensure that issues such as overbearing impact, noise and disturbance and loss of privacy have all been addressed. To this end, the original access, which did utilise the existing shared access, has been relocated away from its position running in front of Bedlam Cottages to within the site on the far side of an existing bank; windows facing the boundary of Bedlam Cottages have been repositioned; the southern house has been moved away from the boundary with this property; the point of pedestrian access to the south dwelling and the path leading up to it have been repositioned; the scale of the northern dwelling has been reduced; and it has been agreed that there is sufficient scope for planting to be required by condition to help soften the impact of the new garage to the northern dwelling and the dwellings in general.
57. I note that the occupiers of Bedlam Cottages have stated that the present scheme has addressed the concerns expressed in their earlier representations.
58. **Amenities of occupiers of Pantiles**  
The south house will not be any closer to the boundary with Pantiles than the existing dwelling and the two storey element is in a wing set approximately 9m away from the boundary. Due to the change in levels, windows in this two storey element are at single storey height above the height of the boundary and, at this distance, will not result in any loss of privacy. New boundary planting would be required as part of a landscape scheme.
59. In terms of bulk, this proposal will have significantly less impact on the enjoyment of the garden to Pantiles than will the approved scheme for a first floor above the existing dwelling.
60. There is no balcony that would cause any overlooking problems in the amended scheme.

61. **Highway safety**

The existing shared access currently serves the existing property and allows access to the rear of Bedlam Cottages. Whilst visibility is not ideal at the point of access for the intensification of its use, particularly to the west, I consider that the road is not well trafficked and vehicle speed is low. In addition the access has been widened as part of the proposal from single width to approximately 4.5m. This will help to alleviate potential conflicts between vehicles exiting and entering at the same time. The radii shown on plan CFL 200 rev. 01 are not necessary and I recommend a condition requiring a revised layout plan omitting these which would be visually unfortunate in the street scene.

62. Parking is provided for two cars for each property within the garages. A condition requiring the garages not to be used for any purpose other than the parking of vehicles and to ensure that the turning areas are maintained will ensure that the site has adequate off street parking provision and the vehicles will not be reversing onto the High Street.

63. **Design and Materials**

The design is modern and it is proposed to use modern materials that do not match those of surrounding properties. However, I do not consider that these dwellings should necessarily mirror those in the vicinity, which are of varying styles in any case. The important point is the quality of the design and how this works on this particular site. I consider that the modern approach, kept very low, set amongst trees will result in a very satisfactory solution to the development of this problematic site and I am confident that the dwellings will be constructed using high quality materials and will achieve high quality design and distinctiveness as required by Policy HG10 of the Local Plan.

64. **Density**

The proposal represents a density well below the development plan requirement, however, the character of this part of the village and the limitations of the infill policy is small villages such as Croydon, would not favour a more intensive development.

65. **Affordable housing**

The proposal represents a net gain of one dwelling. There is therefore no requirement for affordable housing in this instance.

**Recommendation**

Subject to the prior signing of a Section 106 agreement to ensure the submission and implementation of a landscape and boundary treatment scheme, which shall include the protection of trees during demolition and construction and the retention of trees and hedgerows identified within the scheme in perpetuity, delegated approval subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development which would not have been acted upon.)

2. No development shall commence until details of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.  
(Reason - To ensure that visually the development accords with neighbouring buildings and is not incongruous in accordance with the requirements of Policies SE5, SE9 or HG10 of the South Cambridgeshire Local Plan 2004).
3. No openings of any kind shall be inserted in the east elevation of the garage building, shown serving the northernmost dwelling on plan ref. CFL 200 Rev. 01, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.  
(Reason - To protect the amenities of occupiers of the adjoining property known as Bedlam Cottages from noise and disturbance through vehicular use of the access serving the rear of the garage in accordance with the requirements of Policies SE5, SE9 or HG10 of the South Cambridgeshire Local Plan 2004.)
4. The development shall not be occupied until space has been laid out within the site (in accordance with plan no. CFL 200 Rev 01 attached hereto) for 2 cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear, and that area shall not thereafter be used for any purpose other than parking and turning of vehicles.  
(Reason - To ensure adequate space is provided and thereafter maintained on site for the parking and turning of vehicles.)
5. During the period of demolition and 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.  
(Reason - To protect the occupiers of adjacent properties from an unacceptable level of noise disturbance during the period of demolition and construction.)
6. No development shall commence until details of the foundations for the dwellings and garages have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.  
(Reason - To minimise the threat to trees by reason of root damage caused by underground excavation in accordance with the requirements of Policies SE5, SE9 and HG10 of the South Cambridgeshire Local Plan 2004.)
7. Notwithstanding the approved plans, no development shall commence until a plan showing the detail at the point of access with High Street has been submitted to and approved in writing by the Local Planning Authority; the access edges shall run perpendicular to the High Street and the development shall be carried out in accordance with the approved details.  
(Reason – To ensure that the development respects the visual quality of the street scene in accordance with the requirements of Policies SE5, SE9 and HG10 of the South Cambridgeshire Local Plan 2004.)
8. Notwithstanding the provisions of Regulations 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited in respect of the property and each unit thereon unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:-



- i) PART 1, (Development within the curtilage of a dwellinghouse, classes A, B, C, D, E and F).
- ii) PART 2, (Minor operations), Classes A (erection of gates, walls or fences) and B (construction of access to a highway).

(Reason - To safeguard the character of the area and to ensure that additions or extensions which would not otherwise require planning permission do not overdevelop the site with consequent harm to the visual quality of the surroundings, and the amenity of occupiers of neighbouring properties in accordance with the requirements of Policies SE5, SE9 and HG10 of the South Cambridgeshire Local Plan 2004.)

9. No development shall commence until a method statement has been submitted to and approved in writing by the Local Planning Authority for the removal of the material forming the existing access and detailing the construction of the new access and turning areas shown on plan ref. CFL 200 Rev 01, hereby approved.  
(Reason – To minimise the threat to trees by reason of root damage caused by the excavation of existing material and the construction of new access and turning areas.)

### **Informatives**

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.

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

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.

### **Reasons for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:  
South Cambridgeshire Local Plan 2004: SE5, SE9 and HG10
2. The proposal is not considered to be significantly detrimental to the following material considerations, which have been raised during the consultation exercise:
  - Amenity of neighbours
  - Character of the village
  - Highway safety
  - Impact on countryside

**Background Papers:** the following background papers were used in the preparation of this report: Planning Files reference S/0733/05/F and S/2173/01/F, South Cambridgeshire Local Plan 2004, Cambridgeshire and Peterborough Structure Plan 2003.

**Contact Officer:** Nigel Blazeby – Senior Planning Assistant  
Telephone: (01954) 713256

This page is intentionally left blank

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee      2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1273/05/F - Gamlingay  
Erection of Dwelling to Replace Existing Living Accommodation  
4 & 5 Little Heath for Mr and Mrs P Halpin**

**Recommendation: Refusal  
Date for Determination: 23<sup>rd</sup> August 2005**

**Departure Application****Site and Proposal**

1. Members will recall this application being withdrawn from last months agenda (Item 29) in order to allow further discussions to be held with the applicant. Members are requested to refer to last months agenda for a description of the site, planning history, policies, consultations and representations.
2. Following a meeting amended drawings have been formally submitted. The proposed dwelling remains a 4-bedroom property with a two-storey central section with a vaulted roof rising to a height of 6.9m. The width of this section has been reduced from 13m to 10m. Attached to either end of the central section, at an angle, are two pitched roof wings, both with a ridge height of 5.9m. The north wing, which contains a double garage with ensuite bedroom above, has a frontage width of 5.2m. The south wing, which contains a family and utility room at ground floor, with dressing area and ensuite to bedroom 1, has a frontage width of 4.5m. Previously the south wing was single storey. The total gross internal floor area of the dwelling is 290m<sup>2</sup>. The walls are to be clad in timber or rendered and the vaulted roof will have a standing seam cladding, clad either in copper with pantiles for the pitched roofs or, in zinc coated aluminium and slates.
3. The dwelling is set back from and angled to the road to avoid the mature Oak Tree at the front of the site.

**Consultation**

4. The comments of **Gamlingay Parish Council** in respect of the revised plans will be reported verbally. It previously recommended approval.

**Representations**

5. Any representations received in respect of the revised plans will be reported verbally. None was received to the original scheme.

**Planning Comments - Key Issues**

6. The principle of the erection of a dwelling on this site to replace the two existing living units has been accepted with the granting of outline consent. However, this application has to be treated as a departure from the development plan (Policy HG15 of the Local Plan in respect of scale of replacement dwellings) as it is a full application rather than one seeking approval of reserved matters under the outline consent. Such a submission

is not possible, as the current application does not comply with the condition attached to the outline consent restricting any dwelling to single storey only. The key issue that needs to be considered with this application is whether the proposed dwelling is in character with the area and acceptable in terms of its visual impact in the countryside.

7. The outline consent is restricted to a single storey dwelling to ensure that the height of any new building respects the height of the existing accommodation on the site in order to minimise its visual impact in the countryside. Given the nature of the existing accommodation on the site, two mobile homes and associated outbuildings, it is inevitable that any new dwelling will be larger in scale. In this case evidence from an illustrative layout plan submitted by the applicants at the outline stage suggest a footprint of existing mobile units and buildings of 137sq.m, all being single storey. This compares with a proposed footprint of 192sq.m. and gross internal floorspace of 290sq.m.
8. There is a chalet bungalow to the north of the site that has a ridge height of 7.1m (this height has been checked on site and adjusted slightly since last months report) and other properties in the area are a mixture of single and two-storey. I am therefore of the view that despite the condition attached to the outline consent it may be possible to design a dwelling with an element of first floor accommodation that would not be out of character nor have an adverse visual impact on the surrounding countryside. I am however of the view that the proposal should be judged against the criteria set out in Policy HG15 of the Local Plan.
9. I am pleased that the central barrel roof section of the dwelling has been reduced in width from 13m to 10m. This compares to the 14m width of the two-storey section of the adjacent chalet bungalow. I am however concerned that, when combined with the two wings either side of the central section of the proposed dwelling, which are 5.9m high, the proposed dwelling does not achieve the above objectives. In discussions with officers prior to submission of the revised drawings a view was expressed that the form of the original scheme with a single storey wing on one side and two storey wing on the other resulted in an unbalanced appearance and that a preferable approach would be for the wings to be of equal height. These design objectives must however be considered alongside the issue of the resulting mass of the building.
10. Whilst the design approach adopted by the applicant does not necessarily reflect the style of properties in the locality I am of the view that such an approach may be acceptable on this site but remain concerned that the overall size and scale of the building is still out of character with the dwelling it is intended to replace and would materially change the impact of the site in the countryside. In coming to this view I have recognised the point raised by the applicant that the bulk of the proposed building appears greater on the elevation drawing than it will on the site due to the two wings being set at an angle to the central section. If the height of the two attached wings can be lowered it may be possible that the overall bulk of the dwelling can be reduced to an extent that would allow me to reach a different conclusion on the proposal. The applicant has previously advised that this is not feasible without compromising the accommodation at first floor, however I have asked that this be looked at again
11. I note the applicants' comments in respect of the sustainable elements of the scheme, which are to be encouraged. However, these considerations do not outweigh the above concerns and in its current form I have to recommend refusal of the application as amended.
12. Notwithstanding the recommendation, if Committee is minded to approve the application, I do not consider that it would be necessary to refer the application to the Secretary of State. Having regard to its scale, nature, location and absence of local objections, it is

not considered that it would significantly prejudice the implementation of Development Plan Policies to warrant referral.

**Recommendation**

13. That the application be refused as amended by drawings dated 12<sup>th</sup> August 2005 for the following reason:
  1. The proposed dwelling in terms of its size and scale is out of character with the dwelling it is intended to replace and will materially increase the impact of the site on the surrounding countryside. The proposal is therefore unacceptable as it is contrary to the aims of Policy HG15 of the South Cambridgeshire Local Plan 2004.

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Refs: S/1273/05/F and S/2461/04/O

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

This page is intentionally left blank

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee      5<sup>th</sup> October 2005  
**AUTHOR/S:** Director of Development Services

---

**S/1273/05/F - Gamlingay**  
**Erection of Dwelling to Replace Existing Living Accommodation, 4 and 5 Little Heath, Gamlingay for Mr and Mrs R Halpin**

**Recommendation: Refusal**  
**Date for Determination: 23<sup>rd</sup> August 2005**

**Site and Proposal**

1. This full application, registered on 28<sup>th</sup> June 2005, proposes the replacement of two existing mobile homes in Little Heath with a single dwelling and garage. Outline consent was granted in February of this year.
2. The mobile homes are located on the east side of Little Heath and are immediately to the north of a third unit which is covered by the same planning consent (see History below) but does not form part of this application. There is a large Oak tree towards the front of the site.
3. To the north of the site is a chalet bungalow, beyond which are two single storey dwellings. Directly opposite the site and to the rear is agricultural land.
4. The proposed dwelling is a 4-bedroom property with a two-storey central section with a vaulted barrel roof rising to a height of 6.9m. The width of this section is 13m. Attached to the northern end, at an angle to the central section, is pitched roof double garage, with bedroom above. This element has a ridge height of 5.9m. Attached to the southern end, again at an angle to the central section is a pitched roof single storey wing containing a kitchen. This element has a ridge height of 4.4m. The total floor area of the dwelling is approximately 340m<sup>2</sup>. The walls are to be clad in timber or rendered and the vaulted roof will have a standing seam cladding, clad either in copper with pantiles for the pitched roofs or, in zinc coated aluminium and slates.
5. The dwelling is set back from and angled to the road to avoid the mature Oak Tree at the front of the site.

**Planning History**

6. In February 2005 outline consent was granted for the replacement of the existing temporary accommodation by a dwelling, following a site visit by Members prior to the February Meeting (Item 31) (**Ref: S/2461/04/O**). A condition attached to the consent restricted the dwelling to single storey only, to ensure that its height respected that of the mobile homes and buildings it was to replace in order to minimise its visual impact in the countryside. Members were advised at the February meeting that the imposition of such a condition would not preclude the submission of a full application that attempted to demonstrate that an element of first floor accommodation could be provided without prejudicing the aforementioned objectives and that such an application would be judged on its merits.

### **Planning Policy**

7. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 (“The County Structure Plan”) restricts development in the countryside to that which is essential in a particular rural location.
8. **Policy HG15** of the South Cambridgeshire Local Plan 2004 (“The Local Plan”) states that replacement dwellings in the countryside should be in scale and character with the dwelling it is intended to replace and should not materially increase the impact of the site on the surrounding countryside.

### **Consultation**

9. **Gamlingay Parish Council** recommends approval although comments that “some Councillors expressed the view that the proposed property was not in keeping with the surroundings.”
10. The **Trees and Landscapes Officer** has no objection but requests a condition requiring protective fencing for the Oak tree during the period of construction.
11. The **Chief Environmental Health Officer** requests a condition restricting the hours of operation of power driven machinery during the construction period. Informatives should be attached to any consent regarding the use of driven pile foundations and the burning of waste or bonfires on the site during the construction period.

### **Representations**

12. None received.

### **Applicant’s Representations**

13. In a letter accompanying the application the applicant points out that the site area has been kept the same as the outline consent and that the dwelling is a significant distance from the mature Oak tree to ensure its protection. The plans demonstrate that whilst the dwelling has been located to increase passive solar gain it is still sympathetic to the existing properties and building line. Through careful design it has been possible to minimise the impact of the dwelling by utilising an attractive vaulted barrel roof with additional pitched roofs either side.
14. Taking into account the current status of the land with the existing living units the proposed dwelling has been designed to be sympathetic to its surroundings. With reference to policies on sustainable development the “whole life” energy consequences have been considered and it is intended that the structure will be timber framed, the vaulted barrel roof material is to be recyclable and a system of rainwater harvesting may be implemented to reduce the burden on water supplies.
15. Reference is made to a recently erected house in Potton Road, The Heath, which replaced a mobile home. The dwelling proposed with this application is felt to be a much more attractive proposition.

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

16. The principle of the erection of a dwelling on this site to replace the two existing living units has been accepted with the granting of outline consent.



The key issue that needs to be considered with this application is whether the proposed dwelling is in character with the area and acceptable in terms of its visual impact in the countryside.

17. The outline consent is restricted to a single storey dwelling to ensure that the height of any new building respects the height of the existing accommodation on the site in order to minimise its visual impact in the countryside. Given the nature of the existing accommodation on the site, two mobile homes and associated outbuildings, it is inevitable that any new dwelling will be larger in scale. There is a chalet bungalow to the north of the site that has a ridge height of 7m and other properties in the area are a mixture of single and two-storey. I am therefore of the view that despite the condition attached to the outline consent it may be possible to design a dwelling with an element of first floor accommodation that would not be out of character nor have an adverse visual impact on the surrounding countryside. I am however of the view that the proposal should be judged against the criteria set out in Policy HG15 of the Local Plan.
18. I am concerned that the proposed dwelling, with four bedrooms at first floor, does not achieve the above objectives and will appear out of scale and character with the area. Whilst the height of the central section does not exceed that of the adjacent chalet bungalow, when taken with the height of the attached wings, the overall mass of the dwelling will in my view be out of character with the area and materially change the impact of the site in the countryside.
19. Whilst the design approach adopted by the applicant does not necessarily reflect the style of properties in the locality I am of the view that such an approach may be acceptable on this site if the mass and scale of the building were to be significantly reduced. These views have been passed onto the applicant.
20. I note the applicant's comments in respect of the sustainable elements of the scheme, which are to be encouraged. However, these considerations do not outweigh the above concerns and in its current form I have to recommend refusal of the application.

### **Recommendation**

21. Refuse for the following reason:

The proposed dwelling in terms of its mass and scale is out of character with the area and will materially increase the impact of the site on the surrounding countryside. The proposal is therefore unacceptable as it is contrary to the aims of Policy HG15 of the South Cambridgeshire Local Plan 2004.

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Refs: S/1273/05/F and S/2461/04/O

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

This page is intentionally left blank

**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 and Date</b>
S/0343/05/PNT	Hutchison 3G Uk Ltd London Road/Church Street <b>Stapleford</b> 12 metre high telecommunications monopole and associated development (Delegated Refusal)	Dismissed 28/09/2005
S/0166/05/F	Huchison 3G Uk Ltd North East Farm, Cambridge Road <b>Eltisley</b> 20M Telecommunications tower and associated development (Officer Recommendation to Approve)	Allowed 28/09/2005
S/0266/04/RM	Potton Developments Ltd West Road <b>Gamlingay</b> Erection of 4 houses each with annexe (Officer Recommendation to Approve)	Dismissed 29/09/2005
S/0518/05/O	T G Ravenscroft R/o Cranmore, Royston Road <b>Litlington</b> Bungalow & garage (Delegated Refusal)	Dismissed 06/10/2005
S/2154/04/PNT	Orange Personal Communications Rampton Road <b>Longstanton</b> 5 metre high slimline telecommunications monopole and associated development (Delegated Refusal)	Allowed 06/10/2005
S/1579/04/F	Orange PCS Ltd Land Northwest of Whitehouse Lane, off Huntingdon Road <b>Girton</b> 5m high telecommunications mast to replace existing mast and associated development. (Delegated Refusal)	Allowed 07/10/2005

S/1692/04/F	Mr R Dias 44 Station Road <b>Histon</b> Use of premises for hot food takeaway between 11am & 2.30pm (Delegated Refusal)	Allowed 10/10/2005
S/2240/04/O	Mr G Jennings Harlton Road <b>Haslingfield</b> Agricultural Bungalow (Delegated Refusal)	Dismissed 10/10/2005
S/1698/04/F	T M S Management Ltd Ashwell & Morden Station Yard <b>Steeple Morden</b> Erection of 37 dwellings to include 21 live/work units (Officer Recommendation to Refuse)	Dismissed 10/10/2005
S/2279/04/F	K J Holdings Ltd 3 Thornton Way <b>Girton</b> Extension and conversion into bed-sit accommodation (7 units). (Delegated Refusal)	Dismissed 10/10/2005
S/0138/05/F	Graftonbury Properties Ltd Wimbish Manor Estate, Fowlmere Road <b>Shepreth</b> Conversion of redundant garage/store into dwelling (Delegated Refusal)	Dismissed 10/10/2005

## 2. Summaries of recent decisions of interest

**Orange PCS Ltd – 25m high telecommunications mast to replace existing development - Land at NIAB, Huntingdon Road, Girton – Appeal allowed**

**Orange PCS Ltd – 15m high slimline telecommunications monopole and associated development – Land at Rampton Road, Longstanton – Appeal Allowed**

**Hutchinson 3G UK Ltd – 20m high lattice telecommunications tower and associated development – Land at North East Farm, Eltisley – Appeal allowed**

**Hutchinson 3G UK Ltd – 12m high telecommunications monopole and associated development – Land at London Road/Church Street, Stapleford – Appeal dismissed**

1. These four appeals were all determined by the same inspector under the written representations procedure. The Committee refused the proposal at Eltisley; the other three proposals were refused under delegated powers.

2. The site at Girton lies within the Green Belt. The main issues were compliance with Green Belt policy, the impact on the character and appearance of the area and whether there were any very special circumstances that justify setting aside any presumption against the development. The issue in the other appeals was the impact on the character and appearance of the area.
3. At Girton, the inspector found that the addition of some 2.4 metres to the height of the existing mast and the additional dish and antennae would result in some loss of openness to the Green Belt. However, given the nature of the existing mast, he found the loss of openness would be minimal. It would in fact, be difficult to imagine a scheme that would have a smaller volume of extra construction than this scheme. The additional cabins would only be seen from the footpath that runs past the site and their wider impact would also be limited. Having looked at the site from a nearby garden over 100 metres away and from the adjoining playing fields, he did not consider the slightly increased prominence of the structure to be harmful. It was accepted by both parties there was a need to provide additional network coverage in the area and the inspector was satisfied that no less intrusive sites were available. The proposal would also allow mast sharing in accordance with government advice.
4. The site at Longstanton is a highway verge alongside Rampton Road within an avenue of deciduous trees. The inspector found the monopole would not appear intrusive, even in winter. He accepted that the site was the best available within the appellants' search area. The Council had not been able to put forward other alternative sites. The site lies within the proposed new settlement of Northstowe and within an area that has been identified as an area of open space. As a more suitable site might come forward in time, it was prudent in the circumstances to grant a temporary (five years) consent.
5. The site at Eltisley is also within a deciduous tree belt. Although the top of the mast and antennae would stand clear of the trees, the inspector concluded it would still be reasonably well screened from three sides. While it would be more conspicuous from the north, the nearest dwellings were over 1 km away. Overall, he considered the mast would not be particularly prominent in the countryside. As with the Longstanton appeal, the appellant demonstrated that no other alternative sites were available in the search area and Council had been unable to suggest any other suitable specific alternative sites.
8. All three appeals were allowed subject to agreement with the local planning authority on the colour of the equipment.
9. At Stapleford, the site is located on public land at a key focal point opposite the post office. The inspector found the equipment would appear as unsightly, incongruous features in the landscape, particularly when entering the village from the south. They would add to unsightly street clutter in an important part of the village and would spoil the outlook from both residential and commercial properties near by. No landscaping or screening could disguise the impact of the proposal. As with the other appeals, the Council argued that other sites may be available, but had not specifically suggested where these should be. In this case, however, the inspector found it "... very difficult to believe that some other site suitable for a streetworks installation such as this could not be found in a less prominent position..."
10. In deciding the appeals, resident's fears about the effect on health were discounted. In each case, the appellants had confirmed the proposed installations meet the relevant (ICNIRP) guidelines for public exposure.

*Comment: In allowing the three appeals and not the fourth, the inspector has distinguished between the type of installation required. In the first three, he was satisfied that in spite of their generally open location, away from buildings, better alternative sites would be hard to find. The Council was also hampered in each case, for being unable to suggest specific alternatives. This is a matter that needs to be fully considered when other applications are deemed harmful. The site in Stapleford is entirely different however, as in this case, the inspector accepted the Council's position that there is likely to be a more suitable location for a "streetworks" installation.*

**Mr R Dias – Sale of hot food for takeaway from the premises – 44 Station Road, Histon – Appeal allowed. Application for costs by the appellant dismissed.**

1. The application was to allow the use of the premises as a hot food takeaway service between the hours of 11 a.m. and 2.30 p.m. Permission was refused because of the effect on neighbour's living conditions through noise and disturbance. The appeal was considered by way of a hearing. Cllr Batchelor, ex-Councillor Nicholas and Inspector Paul Ormerod from Histon Police Station supported the appellant. Cllr Mason and Histon Parish Council opposed the application.
2. The inspector was made aware of the complex history of the site. This includes an appeal for lunchtime and evening takeaway use that was dismissed in January 2002 and a temporary (one year) planning permission for lunchtime use that expired at the end of February 2004. As part of his lawful hot food delivery service, the appellant stated that he delivers food, perhaps 10 times a day and mostly in the evenings, to customers' vehicles in neighbouring streets. The inspector found he had no reason to doubt that this activity has been carried on throughout the past 12 years.
3. The inspector had particular regard to the previous appeal and accepted the general impacts that takeaways can cause. He also noted the "particular vulnerability of the houses opposite the site". However, he concluded that it was clear the previous inspector was mainly concerned with the effects of noise and disturbance during the evenings. In this respect the current proposal solely for lunchtime use differed from the appeal scheme.
4. Complaints from local residents about anti-social behaviour were found to have occurred during the evenings. A resident who had complained to the Council's enforcement officer had since said there were now no further problems. Inspector Ormerod advised the only complaints the Police had on record were from incidents in the early hours and indeed it was the appellant who had first alerted the Police about one particular disturbance. In short, there was no evidence to suggest that the one-year trial period had led to any complaints. The Council responded by arguing this had not been a realistic trial as the appellant had acknowledged that the level of trade had been low. There was clearly the potential for significantly greater lunchtime trade at this location.
5. The inspector accepted that the nature of the enterprise could change. Indeed, in addition the appellant's business ("Romano's"), the head chef was also operating "The Flying Tandoori" from the site. He reasoned, however, that it was necessary to take account of what had actually happened during the one-year period. There was no compelling indication that a lunchtime takeaway would generate customers in large numbers, even if it were more widely advertised. He did not think the premises would generate the same level of passing trade that would be associated with a similar business in a suburban location or on a major traffic route. The size of the premises limited the potential for the site to develop into a fast food outlet and there were other facilities nearby also offering food at lunchtimes. He was not persuaded that car parking or the slamming of doors, radios etc would be intrusive against the general background activity on Station Road.
6. The Parish Council and some local residents were also concerned about highway safety and the free flow of traffic. Nether the local highway authority nor the previous appeal inspector found any such harm. In the absence of any expert evidence to the contrary, and based on his own observations, the inspector considered that concerns regarding the free flow of traffic or parking difficulties were insufficient to justify rejecting the proposal.
7. Planning permission was therefore allowed subject to confirmation that the takeaway use shall only operate between the hours of 11 a.m. and 2.30 p.m.

8. In his application for costs against the Council, the appellant argued there had been no disturbances attributable to lunchtime trade. The Council had never challenged his long-established practice of selling hot food. Furthermore, the Council had failed to consult the highway authority, which has no objections. Council officers had been unwilling to speak to him, though subsequently an enforcement officer visited him. Several thousands of pounds had been spent obtained legal advice on whether the Council had acted unreasonably or not.
9. The Council replied that it did not rely on highway grounds for refusal. There had therefore been no need to consult the highway authority. Relationships with the appellant had broken down and there was a standing instruction that only the legal officer speaks to the appellant. The reasons for refusing the application were complete and precise, the alleged harm called for a subjective judgement and the Council was duty bound to rely on the previous appeal decision. The appellant had not convinced the Council that his previous temporary permission had been fully utilised and the scale of any future use could not be controlled. The appellant could have asked for a further temporary consent but had chosen not to. There was no evidence that the appellant had paid lawyers for advice and the Council had not been given any opportunity to respond to any such advise.
10. The inspector agreed there had been no need to consult the highway authority. Even if the Council had been prepared to discuss the proposal, the hearing would still have been necessary. While the appeal was allowed, the inspector accepted that the potential for noise and disturbance, the vulnerability of neighbouring properties and possible intensification of use were all matters of judgement which the Council had to take into account. It was not unreasonable for the Council to have taken a different view. No award of costs was justified.

*Comment: The appellant has finally secured a permanent consent after several applications. Following the grant of a temporary permission, the lack of any substantive complaints during that time meant that the inspector felt that he was justified in approving the application.*

### 3. Appeals received

Ref. No.	Details	Date
S/1143/05/F	Mr & Mrs Wood R/o 13 High Street <b>Great Eversden</b> Conversion of barn to dwelling and erection of garage (Delegated Refusal)	21/09/2005
S/0140/05/F	D Kennedy & K Meaby The Bungalow, Cambridge Road <b>Girton</b> Extension (Delegated Refusal)	22/09/2005
S/1663/04/F	Cambridge Wind Farm Ltd Land South West of Huntingdon Road (A14) <b>Boxworth</b> Wind farm comprising 16 wind turbines, anemometry mast, substation and associated infrastructure (Officer Recommendation to Refuse)	30/09/2005

S/0984/05/F	Intermax Ltd 5 Meeting Lane <b>Melbourn</b> Extension to dwelling and erection of garage and store/studio (Delegated Refusal)	07/10/2005
S/1515/05/O	Warmwell Homes Ltd 14 Green End <b>Comberton</b> 2 dwellings and garages following demolition of existing dwelling (Delegated Refusal)	07/10/2005

#### 4. Local Inquiry and Informal Hearing dates scheduled before the next meeting on 7<sup>th</sup> December 2005

Ref. No.	Details	Date/Time/Venue
S/0592/04/F & S/2062/04/F	R W S Arnold Bennell Farm, West Street (Comberton) <b>Toft</b> Erection of B1 offices (Hearing)	09/11/2005 Monkfield room 10.00am
E502	Mr M Walker 2 Denny End Road <b>Waterbeach</b> Construction of a garage without planning permission (Hearing)	22/11/2005 Swansley room 10.00am

#### 5. Appeals withdrawn or postponed

Ref. No.	Details	Reason and Date
S/1470/04/F	Mr W Willett Adj Appletree Close, Histon Road <b>Cottenham</b> Use of land as extension to mobile home park (no increase in numbers) incorporating landscape belt (Hearing)	Hearing postponed by appellant

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

Ref. No.	Details	Date
S/1909/04/O	Mr & Mrs Cole 66 Cambridge Road <b>Great Shelford</b> 3 houses and garages (Hearing)	10/01/2006 Confirmed



S/2533/04/O	Mr & Mrs Cole 66 Cambridge Road <b>Great Shelford</b> 2 houses and garages (Hearing)	10/01/2006 Confirmed
S/0917/05/O	Mr & Mrs G Cole 66 Cambridge Road <b>Great Shelford</b> 4 dwellings following demolition of existing dwelling (Hearing)	10/01/2006 Confirmed
S/2505/04/F	Mr and Mrs A Brown Schole Road <b>Willingham</b> Siting of 2 gypsy caravans, utility block and mobile medical Unit for disabled person (Local Inquiry)	07/02/2006 Confirmed
S/6258/04/RM	MCA Developments Land South of Great Cambourne <b>Cambourne</b> Alterations in land form (dispersion of soil from building works.) (Local Inquiry)	09/05/2006 Confirmed

This page is intentionally left blank

<b>SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL PLANNING APPEAL STATISTICS</b>
---

<b>FROM 1<sup>ST</sup> JULY TO 30<sup>TH</sup> SEPTEMBER 2005</b>
---

<b>Total Number of Appeals Received</b>	<b>27</b>
---	-----------

Appeals Against Planning Decisions and Non-Determination	Written Representations	10
	Informal Hearings	10
	Local Inquiries	2
Appeals Against Enforcement Notices	Written Representations	4
	Informal Hearings	1
	Local Inquiries	-

<b>Total Number of Decisions Received</b>	<b>25</b>
---	-----------

Appeals Against Planning Decisions and Non-Determination	Written Representations	16
	Informal Hearings	-
	Local Inquiries	1
Appeals Against Enforcement Notices	Written Representations	4
	Informal Hearings	1
	Local Inquiries	3

<b>Number and % of Decisions Received Dismissed</b>	<b>16</b>	<b>64%</b>
---	-----------	------------

Appeals Against Planning Decisions and Non-Determination	Written Representations	10	63%
	Informal Hearings	-	-
	Local Inquiries	0	0%
Appeals Against Enforcement Notices	Written Representations	3	75%
	Informal Hearings	0	0%
	Local Inquiries	3	100%

<b>Number and % of Decisions Received Allowed</b>	<b>9</b>	<b>36%</b>
---	----------	------------

Appeals Against Planning Decisions and Non-Determination	Written Representations	6	37%
	Informal Hearings	-	-
	Local Inquiries	1	100%
Appeals Against Enforcement Notices	Written Representations	1	25%
	Informal Hearings	1	100%
	Local Inquiries	0	0%

<b>Total Number of Appeals Withdrawn</b>	<b>0</b>
--	----------

This page is intentionally left blank

## PERFORMANCE CRITERIA

### Quarterly Statistics

In the second quarter of 2005, the number of applications received by South Cambridgeshire increased by 3.5% over the corresponding period in 2004. In England there was a 8% decrease.

The percentage of all decisions taken within the eight week period in the District was 76% compared with 81% in England. The equivalent figure for householder development was 87% compared with the national figure of 89%.

The percentage of decisions delegated to officers in this quarter was 90%. On average authorities in England delegated 89% of decisions to officers. The Government has set a target of 90%.

The new Government targets are included in the Statistical Release. On the "excluding major and minor applications" where the Government target is 80% in eight weeks, the Council achieved 83% whilst on the "minor" category where we are urged to decide 65% in eight weeks the Council achieved 68%. The more difficult target is the Government's 60% in thirteen weeks for major applications ie things like the Wellcome Trust or the Northern Fringe! Here the Council achieved 48%. Council's figures for the third quarter of 2005 are 64% (major), 66% (minor) and 86% (other), all achieving Government's targets.

The graphs, which accompany this report, illustrate the picture in Cambridgeshire for each of these development types during the year ending 30<sup>th</sup> June 2005 and the quarter April to June 2005.

### Major Applications

On 5<sup>th</sup> November 2004 the Government issued its proposed planning best value performance standards for 2005/06. South Cambridgeshire was one of 77 authorities specified as expected to determine 57% of major applications within thirteen weeks in 2005/06. The authorities were identified on the basis of their performance in the year ending June 2004 falling below 40%. The Authority was not named in the "minor" or "other" categories.

In the year ending June 2004, South Cambridgeshire determined 32% of major applications within 13 weeks. This increased to 39% in the year ending March 2005. Since the beginning of 2005/06 56% have been determined in less than 13 weeks.

This improvement has been achieved by continual and careful monitoring of progress of each application, greater priority being afforded to them and use of conditions, if necessary, to ensure that Section 106 obligations are secured before any development commences.

There remains an outstanding backlog of some 28 undetermined major applications. Although some will be withdrawn, the majority will be determined albeit outside the 13 week period. So although every effort is being made to determine new major applications within 13 weeks, the overall percentage will continue to be depressed until this backlog has been substantially reduced.

### Retrospective Applications

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

Thus in the second quarter of 2005, the number of retrospective applications submitted was 21. This represented 3% of all applications submitted during that quarter. Of the 18 retrospective applications which have been determined, (2 are still in progress and one is a county matter) 78% have been approved and 17% refused (one application was withdrawn). During the quarter 82% of all applications were approved.

### Enforcement Statistics (Quarter ending June 2005).

Statistics for the previous quarter are in brackets.

Enforcement Notices	8	(3)
Stop Notices	2	(1)
Planning Contravention Notices	5	(8)
Breach of Condition Notices	0	(0)
Amenity Notices	0	(0)
Number of Complaints	104	(102)
Prosecutions	0	(1)
Injunctions	0	(0)

### Trees and Landscaping Statistics (Quarter ending June 2005)

Statistics for the previous quarter are in brackets.

#### ***Applications for work on Statutorily Protected Trees***

(Tree Preservation Orders and Conservation Areas)

Number of applications – Received	136	(112)
-----------------------------------	-----	-------

#### ***Landscaping***

Number of landscaping conditions received from DC	87	(76)
Number of weekly actions	730	(519)
Number of schemes submitted	169	(131)
Number of schemes finalised and approved	35	(32)
Number of landscaping conditions currently active (excluding Cambourne work)	947	(918)
Number of breach of condition notices requested	11	(1)

### ***Local Government (Access to Information) Act 1986***

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

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

e) Any other publication, document or report referred to in the report.

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

Mr J Belcham	(01954) 713252
Mr A Moffat	(01954) 713169
Mr R McMurray	(01954) 713259
Mr D Rush	(01954) 713153
Mr P Sexton	(01954) 713255
Mr B Morgan	(01954) 713395

D B Hussell  
Development Services Director

This page is intentionally left blank



**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee      2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**Delegated Powers: Major Developments Team****Recommendation: Approval****Date for Determination: N/A****Purpose of the Report**

1. To extend the powers of determination of planning applications to newer posts in the Major Development team.

**Background**

2. At present, the Committee has delegated powers to the certain officers to determine certain applications. The Director, Deputy Director and Development Control Quality Manager have the power to determine applications for planning permission, listed building consent, advertisement consent and prior notifications, among other matters, subject to certain limits. These officers, along with the head of Legal Services, also have certain enforcement powers, and the Conservation manager has certain powers associated with listed buildings and conservation areas. There are lesser powers delegated to Area Planning Officers and the New Village / Special Projects Officer. The relevant powers are summarised in the attached **APPENDICES** which themselves form part of the Development Control Procedures Manual.
3. Since the various extents of delegated powers were agreed, most recently in 1999, additional posts have been created in the Major Developments Team. The team now comprises the Major Developments Manager, with responsibilities similar to the Development Control Quality Manager, three principle officers, responsible for Cambourne, Northstowe and the City Edges, and two senior planners.

**Considerations**

4. In the interests of equity and, in particular, efficiency, it would be appropriate to extend delegated powers. It is recommended that the Major Developments Manager be delegated with the same powers as the Development Control Quality Manager, and for the Northstowe and City Edge principle officers to have the same delegated powers as the Area Planning Officers and the New Village / Special Projects Officer (i.e. the Cambourne principle officer). This will have the direct effect of spreading the load of determining applications for Major developments throughout the district between these officers, therefore being a time and efficiency benefit and ensuring that work can be covered more widely when officers are on leave, etc.

**Recommendation**

5. That delegated powers for the Major Development Manager akin to those of the Development Control Quality Manager, and for the Northstowe and City Edge principle officers akin to those of the Area Planning Officers and the Cambourne principle officer be **APPROVED**.

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

- Development Control Procedure Manual

**Contact Officer:** Kate Wood – New Village / Special Projects Officer (Cambourne)  
Telephone: (01954) 713264

*Appendices attached*



**Appendix 33A Delegation - PD.pdf**



**Appendix 33B Delegation - APO.pdf**

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

2 November 2005

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

**Proposed registration of Public Right of Way – Arbury Camp**

**Recommendation: to respond to consultation**

**Purpose**

1. To consider a proposal by Cambridgeshire County Council to register a public right of way in Arbury Camp (Parish of Impington).

**Effect on Corporate Objectives**

2.	Quality, Accessible Services	n/a
	Village Life	Public rights of way contribute to the quality of village life
	Sustainability	Public rights of way provide a facility for pedestrians.
	Partnership	n/a

**Background**

3. Now that development work is about to begin at Arbury Camp, Cambridgeshire County Council intends formalising the status of the green lane running along the eastern boundary of the site. By registering it as a public right of way, it will be possible to protect it by law for public enjoyment over its entire length. The proposal is marked on the plan attached as **Appendix 1**.
4. The proposed route forms the southern section of the Roman Road, which continues over the former railway line (future Guided Busway) as Impington / Milton Byway Open to All Traffic (B.O.A.T.) no. 3. The County Council's initial view is that the proposal should also be registered as a B.O.A.T, but officers there have yet to conclude their research into the historic records. It is envisaged that the County Council's Director of Highways and Access will consider authorising the making of an Order in January 2006 with a view to publishing it two months later.
5. Relevant **Cambridgeshire and Peterborough Structure Plan 2003** policies are:
  - **Policy P4/2** – Informal recreation in the countryside
  - **Policy P8/8** – Encouraging walking and cycling
  - **Policy P8/9** – Provision of Public Rights of Way

**Financial Implications**

6. There are no financial implications for this Council.

**Legal Implications**

7. This is a highways matter and, therefore, the statutory responsibility of Cambridgeshire County Council as Local Highways Authority. South Cambridgeshire District Council is a statutory consultee.

**Staffing Implications**

8. There are no staffing implications.

**Risk Management Implications**

9. There are no risk management implications for this Council.

**Consultations**

10. The local Members (Councillors JP Chatfield, MJ Mason and Mrs JA Muncey) have been consulted, as have the Area Planning Officer, Senior Planning Policy Officer (Transport) and Conservation Manager. Councillor Mason has indicated that he intends to attend the meeting to record a number of reservations he has about the proposal. These include its relationship to the Guided Busway, the absence of any apparent facility for those using the proposed right of way safely to cross over the Guideway, its proposed status as a B.O.A.T. and implications for landscaping and for Cambridge City Council.
11. The Principal Planning Officer (Development Services) has no objections to the proposal.
12. Comments received after dispatch of the agenda will be reported verbally at the meeting.

**Recommendation**

13. It is **recommended** that Members assist officers in responding to Cambridgeshire County Council on the proposal to register a public right of way in Arbury Camp in the Parish of Impington..

**Background Papers:** the following background papers were used in the preparation of this report: Letter from Cambridgeshire County Council, dated 27<sup>th</sup> September 2005

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

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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

2 November 2005

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

**Tree Preservation Order – Longstanton**

**Recommendation: To confirm subject to modification**

**Purpose**

1. To review Tree Preservation Order no.08/05/SC, made under delegated powers at Thatchers Wood, Longstanton.

**Effect on Corporate Objectives**

2. Quality, Accessible Services	Not applicable
Village Life	The presence and protection of the natural environment enhances the quality of village life.
Sustainability	The presence and protection of trees helps to control pollution levels, and therefore contributes to the Council's commitment to the climate change agenda. Trees provide an important micro habitat for both flora and fauna.
Partnership	Not applicable

**Background**

3. Section 198 of the Town and Country Planning Act 1990 enables local planning authorities, where it is expedient in the interests of amenity, to make provision for the preservation of trees or woodlands in their areas, to make Tree Preservation Orders with respect to such trees, groups of trees or woodland, as may be specified in the Order.
4. Any such Order may prohibit the unauthorised cutting down, topping, lopping, uprooting, wilful damage, or wilful obstruction of trees and may require replanting of any part of woodland area filled in the course of permitted forestry operations.
5. Once made, Tree Preservation Orders remain in force for a provisional period of six months, but can be confirmed at any time.

**Considerations**

6. Tree Preservation Order 08/05/SC was made on 1<sup>st</sup> July 2005.

7. The Council made the Order because the trees provide a buffer to Pole Barn Farm, while contributing visually to the local environment. A Plan and Schedule of trees are attached to this report.
8. The statutory period for the registering of objections to the Order ended on 31<sup>st</sup> August 2005. The three letters of objection are attached to this report.. A site visit took place on 12<sup>th</sup> October 2005, at which the local Member, Councillor Alex Riley, and Vice Chairman of the Development and Conservation Control Committee, Councillor NIC Wright, agreed that the Tree Preservation Order should be confirmed, but with modifications.

### **Options**

9. Under the legislation, the Council can confirm a Tree Preservation Order, confirm it subject to modification, or decide not to confirm it.

### **Financial Implications**

10. There are no financial implications.

### **Legal Implications**

11. Representations, in respect of an Order, must be made to the local planning authority, no later than the date specified in the Notice accompanying the Order. Before confirming the Order, the Authority must first consider any objection or representation. The Authority may confirm the Order with or without modification.
12. The validity of an Order may not be questioned, except by way of an application to the High Court.
13. Contravention of a Tree Preservation Order is an offence, under Section 210 of the Act, and it is an offence of absolute liability. On summary conviction, a person guilty of this offence shall be liable to a fine not exceeding £20,000, or on conviction of indictment, to a fine.

### **Staffing Implications**

14. There are no staffing implications.

### **Risk Management Implications**

15. Tree Preservation Orders are the principal means of protecting trees that are valued locally and might be lost as a result of future development. In making an Order, the main risk is one of administration in that any objections to it, which are not withdrawn, trigger a site visit, the consideration of amendment, and additional staff time. A further risk is that, where there is a suspicion that the proper legal process has not been followed, the Authority could be judicially reviewed.
16. The risk from not making a Tree Preservation Order in a particular case is that the tree, group, area or woodland could be damaged to the detriment of the local environment.

### **Consultations**

17. The local Member, Councillor Alex Riley, endorses the report.



**Conclusion**

18. TPO number 08/05/SC remains provisionally in force until 31<sup>st</sup> December 2005. By confirming it now, the Council will ensure that the Tree Preservation Order remains in force beyond that date.

**Recommendations**

19. It is recommended that Tree Preservation Order 08/05/SC in Longstanton be confirmed, subject to the deletion of all reference to those trees numbered . T4,T5 and T6 in the First Schedule of the Order (each in poor condition) and T21 (removed prior to service of the Order).

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

- Tree Preservation Order no. 08/05/SC In Longstanton and the relevant file maintained by the Trees and Landscape Section
- Letters dated 21<sup>st</sup> August 2005 from Mr C Hicks, 27<sup>th</sup> August 2005 from Mr and Mrs Woollard and 27<sup>th</sup> August 2005 from Mr and Mrs Chalklin

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

This page is intentionally left blank

**First Schedule  
08/05/SC**

<b>N° on Map</b>	<b>Description</b>	<b>Situation</b>
<b>Individual Trees</b> (Circled in black on the map)		
T1	Silver Birch	In rear garden on North Eastern Boundary of N° 29 Thatchers Wood, Longstanton.
T2	Norway Maple – Crimson King	In rear garden on North Eastern Boundary of N° 29 Thatchers Wood, Longstanton
T3	Ash	In rear garden on North Eastern Boundary of N° 30 Thatchers Wood, Longstanton
T4	Ash	In rear garden on North Eastern Boundary of N° 30 Thatchers Wood, Longstanton
T5	Ash	In rear garden on North Eastern Boundary of No30 Thatchers Wood, Longstanton
T6	Ash	In rear garden on North Eastern Boundary of N°30 Thatchers Wood, Longstanton
T7	Lime	In rear garden on North Eastern Boundary of N° 6 Thatchers Wood, Longstanton.
T8	Ash	In rear garden on North

		Eastern Boundary of N <sup>o</sup> 6 Thatchers Wood, Longstanton.
T9	Ash	In rear garden on North Eastern Boundary of N <sup>o</sup> 6 Thatchers Wood, Longstanton.
T10	Ash	In rear garden on North Eastern Boundary of N <sup>o</sup> 6 Thatchers Wood, Longstanton
T11	Horse Chestnut	In rear garden on North Eastern Boundary of N <sup>o</sup> 5 Thatchers Wood, Longstanton
T12	Ash	In rear garden on North Eastern Boundary of N <sup>o</sup> 5 Thatchers Wood, Longstanton
T13	Silver Birch	In rear garden on North Eastern Boundary of N <sup>o</sup> 4 Thatchers Wood, Longstanton
T14	Horse Chestnut	In rear garden on North Eastern Boundary of N <sup>o</sup> 3 Thatchers Wood, Longstanton
T15	Thorn	In rear garden on North Eastern Boundary of N <sup>o</sup> 3 Thatchers Wood, Longstanton
T16	Silver Birch	On the North Eastern side Boundary of N <sup>o</sup> 1 Thatchers Wood, Longstanton.
T17	Silver Birch	On the North Eastern side Boundary of N <sup>o</sup> 1 Thatchers Wood, Longstanton
T18	Field Maple	On the North Eastern

		side Boundary of N <sup>o</sup> 1 Thatchers Wood, Longstanton
T19	Horse Chestnut	On the North Eastern side Boundary of N <sup>o</sup> 1 Thatchers Wood, Longstanton
T20	Norway Maple – Crimson King	On the North Eastern side Boundary of N <sup>o</sup> 1 Thatchers Wood, Longstanton
T21	Walnut	South Eastern Boundary of Pole Barn Farm, Longstanton, adjacent to N <sup>o</sup> 1 Thatchers Wood.
T22	Walnut	South Eastern Boundary of Pole Barn Farm, Longstanton, adjacent to N <sup>o</sup> 1 Thatchers Wood.
T23	Ash	Front Boundary of Pole Barn Farm adjacent to Woodside.

**Areas of Trees**

(Within a dotted black line on the map)

**NONE**

**Groups of Trees**

(Within a broken black line on the map)

**NONE**

**Woodland**

(Within a solid black line on the map)

**NONE**

This page is intentionally left blank

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee      2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

---

**Cambourne Section 106 Agreement:  
Trailer Compound Provision**

**Recommendation: To be reported verbally  
Date for Determination: N/A**

**Purpose**

1. Members will recall lifting the “embargo” on issuing planning permissions for market housing at Cambourne at the March meeting and continuing this approach at the May and August meetings, in order for the developers’ consortium to progress the legal matters associated with the provision of the trailer park. This report updates Members on progress with the trailer park, as requested.

**Background**

2. Several community facilities had not been provided by the 1000 occupations trigger point, as required by the Cambourne S106 agreement. Progress has since been made on most of the facilities, to the point where most are now in use and ready to be formally handed over to the Parish Council. Only the trailer park had failed to commence on site or to be at a stage where it was likely to commence, and Members had used the “embargo” to push the developers towards resolving this matter, but had lifted it in March to assist the developers in finalising their legal processes, on the strict understanding that officers should report progress every 3 months.
3. At the August meeting Members considered a letter received from the developers’ Project Director, indicating that all works relating to the trailer park should be completed “within the next couple of months”, and that the delay (associated with the legal agreement) was not all on the part of the developers.

**Updated position**

4. By now, it would be expected that there would be some significant movement towards the completion of the project, bearing in mind the Project directors’ assurance of a two month completion of the project. However, it appears that very little has changed on site. In terms of the required Supplemental Legal Agreement to bring the site under the umbrella of the main Cambourne Legal Agreement (with the intention that the Agreement will be completed on the same day as the completion of the purchase of the site) no progress appears to have been made regarding th9s either. A verbal update will be given at the meeting.

**Financial Implications**

4. None.

**Legal Implications**

5. Completion of supplemental S106 Agreement required.

**Staffing Implications**

6. Officers will continue to monitor the provision of this and other community facilities.

**Sustainability Implications**

7. Provision of these facilities is important for community sustainability.

8. **Recommendation**

To be reported verbally depending upon progress.

**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.

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

**Contact Officer:** Kate Wood – New Village / Special Projects Officer (Cambourne)  
Telephone: (01954) 713264