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21 February 2006

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 **SOUTH CAMBRIDGESHIRE HALL, CAMBOURNE BUSINESS PARK, CAMBOURNE, CAMBRIDGE CB3 6EA** at South Cambridgeshire Hall on **WEDNESDAY, 1 MARCH 2006** at **10.00 a.m.**

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

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## AGENDA

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

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

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### **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.

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

At a meeting of the Development and Conservation Control Committee held on  
Wednesday, 1 February 2006 at 10.00 a.m.

PRESENT: Councillor Dr JPR Orme – Chairman  
Councillor NIC Wright – Vice-Chairman

Councillors:	Dr DR Bard	JD Batchelor
	RF Bryant	Mrs PS Corney
	Mrs J Dixon	Mrs A Elsby
	R Hall	Mrs SA Hatton
	Mrs JM Healey	Mrs CA Hunt
	SGM Kindersley	RB Martlew
	Mrs JA Muncey	Mrs CAED Murfitt
	CR Nightingale	EJ Pateman
	A Riley	Mrs DP Roberts
	NJ Scarr	Mrs HM Smith
	Mrs DSK Spink MBE	RJ Turner
	JF Williams	Dr JR Williamson
	SS Ziaian-Gillan	

Councillors SJ Agnew and Mrs VM Trueman were in attendance, by invitation.

Apologies for absence were received from Councillors RE Barrett, SM Edwards, JA Quinlan and JH Stewart.

#### 1. **MINUTES OF PREVIOUS MEETINGS**

The Committee authorised the Chairman to sign, as accurate records, the Minutes of the meetings held on 7<sup>th</sup> December 2005 and 4<sup>th</sup> January 2006.

#### 2. **S/2388/05/LB & S/2389/05/F - BABRAHAM**

**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein, Condition 5 of application S/2389/05/F being revised to reflect comments from the Environment Agency about foul water drainage issues.

#### 3. **S/2000/05/F - GREAT SHELFORD**

**APPROVAL**, as amended by drawings numbered CR/03C and CR/04A date stamped 12<sup>th</sup> January 2006, for the reasons set out in the report from the Director of Development Services, subject to the prior completion of a Section 106 Legal Agreement requiring a financial contribution towards the provision of school accommodation necessitated by the development, and to the Conditions referred to in the report.

#### 4. **S/1209/05/F - LITTLE SHELFORD**

**REFUSED**, as amended, for the reason set out in the report from the Director of Development Services, reflecting the Development and Conservation Control Committee resolution on 2<sup>nd</sup> November 2005 (Minute no. 7 refers), and the independent highways advice received thereafter.

5. **S/2394/05/F - GREAT SHELFORD**

**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

6. **S/2295/05/F- THRIFLOW**

**DELEGATED APPROVAL / REFUSAL**, depending on whether or not agreement can be reached, before the eight-week determination date, on the developer contributing financially to the provision of affordable housing off site in accordance with Policy HG/4 of the Local Development Framework Submission Draft. In the event that such agreement could be reached, Approval would be for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein.

7. **S/2278/05/F - HORSEHEATH**

**REFUSED** for the reason set out in the report from the Director of Development Services.

8. **S/2330/05/F - SHUDY CAMPS**

**REFUSED** for the reason set out in the report from the Director of Development Services.

**RESOLVED** to issue an Enforcement Notice to secure the removal of wood products and machinery and the cessation of unauthorised use of the land with a three month compliance period. Authority was also given to commence proceedings in the Magistrates' Court should the owner of the site fail to comply with the Notice and subject to there being no material change in circumstances.

9. **S/2309/05/F - WEST WICKHAM**

**DEFERRED** at the applicant's request

10. **S/2317/05/F - CASTLE CAMPS**

**DEFERRED** to require the applicant to submit drawings of the dwelling as built.

Councillor NJ Scarr declared a personal interest by virtue of once having acted as Parliamentary Election agent for the occupier of Broadways, the property to the south of the site.

11. **S/2358/05/F - BOURN**

**APPROVAL** for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein.

12. **S/2327/05/F- HIGHFIELDS CALDECOTE**

**DELEGATED APPROVAL / REFUSAL**, subject to the satisfactory resolution of land drainage issues. Approval would be for the reasons set out in the report from the Director of Development Services, and subject to the Conditions referred to therein (Condition 10 to emphasise that the acoustic fencing must be in place *prior* to the commencement of construction) and additional Conditions relating to finished floor and ground levels, the limitation in the number of first floor windows, and the first floor bathroom window being obscure glazed and non-opening.

Councillor Mrs DP Roberts declared a personal and prejudicial interest by virtue of her friendship with the applicant, withdrew from the Chamber, took no part in the debate and did not vote.

**13. S/2377/05/F - KINGSTON**

**REFUSED** for the reason set out in the report from the Director of Development Services.

Councillors Mrs DP Roberts and NJ Scarr did not attend the site visit and did not vote. Councillor SS Ziaian-Gillan did not attend the site visit, but considered himself to be sufficiently well-informed about the proposal, and took part in the vote.

**14. S/2322/05/F- COMBERTON**

**REFUSED**, contrary to the recommendation contained in the report from the Director of Development Services, for the reasons set out in paragraph 6 of that report.

Dr H Roscoe, a member of Comberton Parish Council addressed the meeting.

**15. S/2228/05/F - COMBERTON**

**APPROVAL** for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein.

Dr H Roscoe, a member of Comberton Parish Council addressed the meeting.

**16. S/2229/05/F - COMBERTON**

**APPROVAL**, for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein.

Dr H Roscoe, a member of Comberton Parish Council addressed the meeting.

**17. S/2234/05/F - COTTENHAM**

**APPROVAL** for the reasons set out in the report from the Director of Development Services, and subject to the Conditions referred to therein, and an additional Condition requiring the use of timber doors and window frames.

**18. S/2289/05/F- OAKINGTON**

**DELEGATED APPROVAL**, subject to the satisfactory resolution of land drainage issues, in accordance with the officers' amended recommendation. If flood risk and drainage could not be resolved, then the application would be reported back to the Development and Conservation Control Committee.

**19. S/2167/05/F - DUXFORD**

**DELEGATED APPROVAL**, subject to agreement as to landscaping and fence colour, in line with officers' amended recommendation.

**20. S/2168/05/F - DUXFORD**

**DELEGATED APPROVAL**, subject to agreement as to landscaping and fence colour, in

line with officers' amended recommendation.

**21. S/2236/05/F - ICKLETON**

**DELEGATED APPROVAL / REFUSAL.** The application would be approved, for the reasons set out in the report from the Director of Development Services,, as amended by drawing nos. 0511/10 Revision A and 0511/12 Revision A, Employee Travel Distance Information and Flood Risk Assessment date stamped 13<sup>th</sup> January 2006, subject to the Environment Agency raising no objections to the said Flood Risk Assessment, to the receipt of further amended plans addressing the comments of the Local Highway Authority, and to safeguarding Conditions including those referred to in the report. The application would be refused if the Environment Agency did object to the submitted Flood Risk Assessment, and / or if further amended plans required to address the comments of the Local Highway Authority were either unsatisfactory or not received.

The following Members were present in the Chamber when this stage of the meeting was reached, and declared personal and prejudicial interests in relation to one of the applicants, namely Mr RGR Smith: Councillor Mrs SA Hatton by virtue of friendship as a former Member colleague, Councillor Mrs CA Hunt for professional reasons, Councillor CR Nightingale by virtue of friendship and attendance at a party thrown by Mr Smith, and Councillor Mrs DP Roberts, by virtue of friendship as a former Member colleague. Each of these withdrew from the Chamber prior to consideration of the application, did not participate therein, and did not vote.

The following Members were present in the Chamber, and declared personal interests, by virtue of their acquaintance with Mr RGR Smith: Councillors Dr DR Bard, RF Bryant, Mrs P Corney, Mrs J Dixon, Mrs A Elsby, R Hall, Mrs JM Healey, SGM Kindersley, Mrs JA Muncey, Mrs CAED Murfitt, Dr JPR Orme, NJ Scarr, Mrs DSK Spink, R Turner, J Williams, Dr J Williamson and SS Ziaian Gillan.

Councillor NIC Wright was present in the Chamber and declared a personal interest by virtue of his acquaintance with all of the applicants.

Councillors R Martlew, E Pateman and Mrs HM Smith were present in the Chamber but had no declarable interests.

No other Members were present in the Chamber at this stage of the meeting.

**22. S/2263/05/F - FOXTON**

**APPROVAL**, as amended by plans PLO1F, PLO2E, PLO3E and PLO4E date stamped 13<sup>th</sup> January 2006, for the reasons set out in the report from the Director of Development Services, and subject to the Conditions referred to therein, including revisions requiring timber fenestration on the Station Road elevation, a scheme for the relocation of the substation, a scheme for the relocation of the extraction vents before development commences, a method statement for the retention of the Station Road façade and the protection of the wall around the War Memorial.

Councillor Mrs DP Roberts informed the Committee that, while she was not a member of Foxtton Parish Council, she had been present when that Council considered this application. For the sake of clarity, Councillor Mrs Roberts declared that she was considering this item afresh.



**23. S/2297/05/RM - HARDWICK**

**DELEGATED APPROVAL** of Reserved Matters (siting, design, means of access and landscaping) pursuant to outline planning permission dated 14<sup>th</sup> July 2005 (reference S/1204/04/O) for the reasons set out in the report from the Director of Development Services, subject to additional changes necessary to the landscaping scheme, to protection of the existing hedges during construction and there being no new material objections, which have not already been considered or which cannot be resolved by Conditions of the consent, and to the Conditions referred to in the report.

**24. S/2357/05/F - HAUXTON**

**DEFERRED** for a site visit.

**25. S/2385/05/F - HISTON**

**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

**26. S/2298/05/F - LINTON**

**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

**27. S/2335/05/F- LONGSTANTON**

**REFUSED** contrary to the report from the Director of Development Services, on the grounds of the development being inappropriate in a rural setting, detrimental to the appearance of the Village Green and therefore contrary to Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003.

**RESOLVED** to issue an Enforcement Notice to secure the removal of the walls with a one month compliance period.

Councillor A Riley declared a personal interest as Chairman of Longstanton Parish Council,. He was considering this application afresh but, in the interests of clarity, he did not vote

**28. S/2127/05/F - MELBOURN**

**APPROVAL**, as amended by letter dated 9<sup>th</sup> December 2005 and plans 1A, 2B and 3A date stamped 16<sup>th</sup> January 2006, and as further amended by drawing received 27<sup>th</sup> January 2006, for the reason set out in the report from the Director of Development Services and subject to the Conditions referred to therein.

**29. S/2099/05/F-MELBOURN**

**APPROVAL** of an activity deemed appropriate *at this particular* garden centre and site in accordance with Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy SH12 (1) of the South Cambridgeshire Local Plan 2004. Approval was contrary to the recommendation contained in the report from the Director of Development Services.

Councillor Mrs DP Roberts declared a personal interest as a customer of the business.

**30. S/2192/05/F - FEN DRAYTON**

Members were **MINDED TO APPROVE** the application, as amended by plans received on 19<sup>TH</sup> January 2006, for the reasons set out in the report from the Director of Development Services and subject to the Local Highways Authority not raising any new material objections, to comments from the District Council's Trees and Landscape Officer, and to the Conditions referred to in the report, and subject also to it being referred to the Secretary of State as a Departure from the Development Plan and not being called in by him for determination.

**31. S/2265/05/F - KNAPWELL**

**DELEGATED APPROVAL / REFUSAL**, contrary to the recommendation contained in the report from the Director of Development Services, subject to agreement on a revised design of the rear elevation.

**32. S/2130/05/F- SWAVESEY**

**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

**33. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION**

The Committee **NOTED** the following from the report prepared by the Director of Development Services:

- Decisions notified by the Secretary of State

The Deputy Director of Development Services informed the Committee that Decision E495A (J Gordon Clark, Water Lane, Smithy Fen, Cottenham) would be summarised on next month's agenda.

- Appeals received
- Local Inquiry and Informal Hearing dates scheduled before the next meeting on 1<sup>st</sup> March 2006
- Appeals withdrawn or postponed.
- Advance notification of future local Inquiry and Informal Hearing dates (subject to postponement or cancellation)

**34. PERFORMANCE CRITERIA**

Members noted a report on performance criteria.

The Deputy Director of Development Services highlighted the position with regard to major applications. Despite there being a backlog, he was confident that the Council would attain the Government's targets for the purposes of securing Planning Delivery Grant. However, minor applications and responses to casual enquiries were being affected by on-going staff shortages. The Deputy Director of Development Services reaffirmed his commitment to seeking improvements in performance during the coming year. He informed Members that, while the Contact Centre had brought about an improvement in customer service, its effect on professional planning officers may not have been that significant because many requests still needed officer input. The impact would be monitored.

Nevertheless, Councillor SGM Kindersley, Leader of the Council, paid tribute to those officers involved in maintaining such a high level of performance in the light of staffing difficulties.

**35. APPEAL STATISTICS AND GRAPHICAL DATA**

The Committee noted a report on Appeal Statistics covering the period from 1<sup>st</sup> October 2005 to 31<sup>st</sup> December 2005, together with a variety of graphical representations of statistics for the year and three-month period ended 30<sup>th</sup> September 2005.

**36. UNDETERMINED APPLICATIONS OVER 13 WEEKS**

The Committee noted details of applications awaiting decisions for more than 13 weeks.

The Deputy Director of Development Services stated that the next such report, due at the meeting on 10<sup>th</sup> May 2006, would include details relating to Cambourne and Northstowe. In the meantime, alternative arrangements would be made for making the missing information available for relevant Members.

**37. TPO NOS. 11/05/SC IN ELSWORTH AND 16/05/SC IN CALDECOTE**

The Committee considered a report reviewing Tree Preservation Order nos.11/05/SC, made under delegated powers at Ashwell House, Fardells Lane, Elsworth, and 16/05/SC, made under delegated powers at 72 Highfields, Caldecote.

As a result of objections raised in connection with the Orders, site visits had taken place on 13<sup>th</sup> January 2006 consisting of the Chairman and Vice-Chairman of the Development and Conservation Control Committee (the latter also a local Member for Elsworth).

It was **RESOLVED**

that Tree Preservation Orders 11/05/SC in Elsworth and 16/05/SC in Caldecote be confirmed, without modification.

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**The Meeting ended at 4.30 p.m.**

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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 1<sup>st</sup> March 2006  
**AUTHOR/S:** Director of Development Services

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**S/0062/06/F - Shepreth**  
**Extension to Existing Dwelling and Erection of New Dwelling, 7 Barrons Green for R Parry**

**Recommendation: Approval**  
**Date for Determination: 13<sup>th</sup> March 2006**

**Site and Proposal**

1. Barrons Close is a small cul-de-sac of similar dwellings north east of Fowlmere Road within the village framework and outside the Conservation Area. The proposal site is located on a corner plot in the garden area of an existing semi-detached brick built property.
2. The full application received on the 16<sup>th</sup> January 2006 proposes the erection of an additional detached dwelling adjacent to the southeast elevation of No. 7 taking up side garden place and the existing off road parking area. The proposed dwelling is a 3-bedroom property; a repetition of No. 7 Barrons Green and parking for No. 7 and the proposed dwelling would be located to the front of each dwelling.
3. The application also includes a single storey kitchen extension to the rear of No. 7 Barrons Green. The density (existing and proposed house) equates to 54 dwellings per hectare.

**Planning History**

4. This application is similar to one that was refused by Members at the Committee meeting of the 12<sup>th</sup> May 2004 (**S/0581/04/F**). The previous application proposed a similar dwelling to that of this most recent application apart from the fact that it was attached to No.7. Although refused by the LPA an appeal was allowed on the 13<sup>th</sup> January 2005.

**Planning Policy**

5. **Policy SE5 of the South Cambridgeshire Local Plan 2004 'Infill Villages'** allows for infilling within Shepreth provided the site in its present form does not form an essential part of the village character, and development is sympathetic to the historic interests, character and amenities of the locality.
6. **Policy HG10 'Housing Mix'** states that the design of housing schemes should be informed by the wider character and context of the local townscape and landscape; and schemes should achieve high quality and distinctiveness.
7. **Policy HG12 'Extensions and Alterations to Dwellings with Frameworks'** sets out requirements for extension of dwellings within frameworks having regard to impact upon neighbour amenity and the street scene.

8. **Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 'Sustainable Design in the Built Environment'** states that a high standard of design and sustainability should be adopted for all new forms of development.

#### **Consultation**

9. **Shepreth Parish Council** recommends that the application be refused as it considers it to be overdevelopment.
10. **Chief Environmental Health Officer** has no objection to the application, but has requested that any consent granted be conditional in order to limit problems that might arise from noise during the period of construction.

#### **Representations**

11. At the time of writing this report no representations had been received. The Statutory Consultation period expires on 16<sup>th</sup> February 2006.

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

12. I recommended the refusal of the previous application due to the impact of such a dwelling on the street scene and the character of Barrons Green. The previous application was also the subject of a petition from residents against the proposal due to loss of amenity/privacy, parking problems, overcrowding/overdevelopment etc. Although the application was refused due to the adverse impact upon the character of the area, the inspector allowed an appeal when he disagreed with the Council's view regarding the openness of Barrons Green. He considered that the proposed development would not harm the character or appearance of the area.
13. The height and fenestration of this latest proposal are the same as that of the previous application, and issues of neighbour amenity, parking etc. were considered as part of that application that went before Members on the 12<sup>th</sup> May 2004. Therefore when determining this latest application for a detached dwelling it is important to consider whether the development will have a materially different impact upon the character of the area, and whether that impact would be sufficiently adverse to justify the refusal of the application.
14. The plans submitted do not show the parking arrangement in sufficient detail though it is clear that the accesses and parking areas will be different to those of the previous application. From the plans it is evident that the parking for No. 7 will result in the loss of part of the hedge along its frontage. If approved a condition will be used to require the submission and approval of parking for two vehicles for each property.
15. The dwelling will be detached from No. 7 and will come 1.5m nearer to the highway than the approved terraced dwelling. To the rear of the new property the single storey element and that of the existing dwelling will change due to there no longer being a party wall. Neither of these changes are considered to have a sufficiently adverse impact upon the character of Barrons Green or neighbour amenity to recommend that the application be refused, especially in light of the inspector's view about the 'urban quality' of Barrons Green.

#### **Recommendation**

16. Approve – Subject to the following conditions

1. Standard Condition A – Time limited permission (Reason A);
2. Sc5a – Details of materials for external walls and roofs (Rc5aii);
3. Restriction of hours of use of power operated machinery during the period of construction.
4. No development shall commence until a plan showing the provision of two parking spaces for the existing dwelling (7 Barrons Green) and the new dwelling, hereby approved; shall have been submitted to and approved in writing by the Local Planning Authority; these parking spaces shall be provided before the dwelling, hereby approved is occupied and shall thereafter be retained.  
(Reason – To ensure that there is adequate provision of off street parking for both dwellings.)

### **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: **SE5 (Development in Infill Settlements) HG10 (Housing Mix and Design) and HG12 (Extensions and Alterations to Dwellings Within Frameworks)**.

**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/0062/06/F and S/0581/04/F

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

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee1<sup>st</sup> March 2006**AUTHOR/S:** Director of Development Services

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**S/2365/05/F - Meldreth****24 Affordable Dwellings, Land Off Whaddon Road (Adj West Way), For Flagship Housing Group****Recommendation: Delegated Approval****Date for Determination: 15th May 2006 (Major Application)****Site and Proposal**

1. This full application, as amended by drawings received 13<sup>th</sup> February 2006, proposes the erection of 24 affordable dwellings on a 0.74ha area of vacant land to the southwest of Whaddon Road, Meldreth to the northwest of the main village. The application site is part of a larger area of paddock land to the northwest and southwest.
2. The frontage to Whaddon Road is formed by a mature hedgerow and ditch. To the southeast the site abuts the rear of West Way, a development of 28 dwellings accessed from Kneesworth Road, and agricultural land. A right of way to the rear of an existing dwelling in West Way exists in the southeast corner of the site.
3. The northwest and southwest boundaries of the application site are currently undefined although there is a hedgerow along the boundaries of the larger field of which this site is a part.
4. The development comprises 10 x 3 bedroom houses, 6 x 2 bedroom houses and 8 x 2 bedroom flats. 45 car parking spaces are provided. These are provided on plot for the 3 bedroom houses and block paved parking bays for the remainder of the units.
5. A 210m<sup>2</sup> area of unequipped play space is provided within the site.
6. A single point of vehicular access to the site is proposed from Whaddon Road at a central point on the site frontage.
7. The application proposes the erection of a 1.8m high close-boarded fence along the boundaries of the site with landscaping shown inside the fence.

**Planning History**

8. In August 2004 Members considered an outline application for the erection of 24 affordable dwellings on this site (**Ref: S/1118/04/O**). Following a visit to the site Members were minded to approve the application, subject to it being advertised as a departure from the Development Plan, referred to GO-East, and not being called in for determination. Prior to such advertisement and referral the applicants would be required to undertake that they would enter into a Section 106 Legal Agreement requiring that the affordable housing be for rental only, that the status would continue in perpetuity, and that public open space and a children's play area would be

provided. In addition matters of visibility, health and safety and flood risk should be resolved prior to referral to GO-East.

9. The application was referred to GO-East who resolved that the Local Planning Authority could determine the application. However at the time of writing this report the Section 106 Agreement is awaiting final completion and outline consent has not been issued.

### **Planning Policy**

10. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 (“The County Structure Plan”) restricts development in the countryside unless it can be demonstrated to be essential in a particular location.
11. **Policy P5/5** of the Structure Plan states that small-scale housing developments will be permitted in villages only where appropriate and having regard to the need for affordable rural housing.
12. **Policy SE8** of the South Cambridgeshire Local Plan 2004 (“The Local Plan”) states that residential development outside village frameworks will not normally be permitted.
13. **Policy HG8** of the Local Plan states that as an exception to the normal operation of the policies of the Plan, planning permission may be granted for schemes of 100% affordable housing designed to meet identified local housing needs on sites within or adjoining villages. The Policy sets out a range of criteria that need to be met including a requirement that the site is well related to the built-up area of the settlement and the scale of the scheme is appropriate to the size and character of the village and; the development does not damage the character of the village or the rural landscape.
14. The Local Development Framework Submission Draft 2006 **Policy HG/5** rehearses the criteria of Policy HG8 but adds that a site should be well related to facilities and services within the village.

### **Consultation**

15. **Meldreth Parish Council** recommends approval. It states “Meldreth Parish Council supports this application, considering there to be no harm to the community. However, the Council would like South Cambridgeshire District Council to take note of the following points:
  - a) Given that a 60 mph speed restriction is in place along the roadway adjacent to the site, developers to provide a 1.8m wide footway (as set out in the planning report of a previous application by the Director of Development Services Ref. S/1118/04/O dated 4<sup>th</sup> August 2004).
  - b) Adequate street lighting to be provided in accordance with Cambridgeshire County Council specifications along the 1.8m wide footway and within the development.”
16. The **Local Highway Authority** comments in respect of the initial drawings that the site is outside the built up framework of the village alongside a road subject only to the national speed restriction of 60mph where vehicle speed is high. It is questioned whether this is really a reasonable sustainable location for new dwellings. If approval is to be granted various detailed amendments are required to the layout.

17. The provision of the footpath link to West Way as an alternative to providing a footway adjacent to the carriageway of Whaddon Road is accepted. However, it is essential that the physical link be made to West Way rather than just to the site boundary and as a result the red edged site area needs to be extended. The footpath link would be considered for ultimate adoption.
18. Comments on the amended drawings will be reported verbally.
19. The **Development Officer** supports the scheme and the number of affordable units. The units have been revised due to transferred funding by the Housing Corporation so that 13 of the units are to be for rent and 11 for shared ownership. Flagship Housing is one of the preferred partners and this size of scheme supports the local needs survey. The Public Open Space is to be incorporated into the Section 106 and retained by Flagship.
20. The **Chief Environmental Health Officer** requests that conditions be attached to any consent restricting the hours of operation of power driven machinery during the period of construction, and requiring an investigation of the site to establish the nature and extent of any contamination together with any remedial works. An infomative should be attached to any consent in respect of the use of driven pile foundations.
21. The **Environment Agency** points out that a Flood Risk Assessment is required.
22. The **Council's Drainage Manager** requests a Flood Risk Assessment with an indication of the impact of the development on the award drain at the front of the site and should also indicate the method of disposal of surface water drainage. Under the Council's Land Drainage by-laws, no obstructions will be allowed within 5-metres of the award drain.
23. The **Cambridgeshire Archaeology** requests a condition requiring that the site be the subject to a programme of archaeological investigation prior to any consent.
24. **Cambridgeshire Fire and Rescue** requests that adequate provision be made for fire hydrants within the scheme by way of a planning condition.
25. The comments of the **Cultural Services Manager** will be reported at the meeting.

### **Representations**

26. None received

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

27. The key issues to be considered with this application are whether the site complies with the criteria set out in Policy HG8 of the Local Plan in respect of the need for affordable housing, the suitability of the location of the site (including highway and drainage issues), the scale of development proposed and its impact on the rural landscape, the layout of the site, and any impact on the amenity of the occupiers of adjacent dwellings.
28. In reporting the outline application to Members in August 2004 I expressed my concern that the location of the site did not comply with the criteria set out in Policy HG8 of the Local Plan 2004. Having visited the site prior to the meeting and taken into account all material considerations Members resolved to support the use of this

site for affordable housing. The application was advertised as a departure from the Development Plan and referred to GO-East, who having considered the matter was content for this Authority to take the decision.

29. Although the outline consent has yet to be issued the Section 106 Agreement is nearing completion, which would allow that application to be approved. The current application cannot therefore be considered as a submission of reserved matters at this stage but I am content that Members have accepted the principle of development of the site and that unless there has been any material change in circumstances since August 2004 that support should be carried through to this submission.
30. In resolving to grant outline consent Members specified that all 24 affordable dwellings should be for rent. Since that time there have been discussions about the mix of tenure and 13 of the dwellings are now proposed for rent and 11 for shared ownership. The proposed change of tenure has been agreed with the Development Officer and Local Member. Members acceptance of this change is sought through the full application.
31. At the time of the outline application the Local Highway Authority sought the provision of a footpath link from the proposed entrance to the site on Whaddon Road to run southeast to link up to the existing footpath network at the junction of Whaddon Road and Kneesworth Road. That requirement would have been a condition of the outline consent had it been issued. Rather than providing a link as described the current application proposes a footpath link through the site into West Way and onto the existing footpath along the Kneesworth Road. To achieve that, the application site has been amended to include land between the current boundary of the site and the highway in West Way. The additional land is not within the ownership of the applicant but belongs to this Council and revised ownership certificates have been served.
32. Meldreth Parish Council has commented that it would wish to see the provision of the footway along the Whaddon Road, as originally requested, given that the site is located within the 60mph speed restriction. Whilst the Local Highway Authority has not objected to the proposed link to West Way I understand that its preferred option remains the footway along Whaddon Road. West Way itself does not have a dedicated footpath. I have asked the applicant to submit additional information setting out why a footway along the Whaddon Road is not included as part of the scheme.
33. The drawings have been amended to incorporate other comments made by the Local Highway Authority. Its comments on the amended drawings will be reported at the meeting.
34. The site is located away from the main village of Meldreth and it is important to ensure that the boundaries of the site are adequately landscaped to minimise the visual impact of the development. The submitted drawing shows a buffer zone of planting of between 4m and 6m wide on the north west and south west boundaries. The other boundaries would be planted with a mixed native hedge.
35. The application proposes an area of open space, which was suggested at the outline stage and is provided for within the draft Section 106 Agreement. I was disappointed at the initial layout of buildings around the area open space, in particular Plots 5-7 which presented an end gable to that area. At that time the open space was partly surrounded by a 1.8m high brick wall which was not appropriate. The amended drawings attempt to address this issue by rearranging units within the site so that a

block of four plats is now facing the open space. The views of the Cultural Service Manager on this proposed layout will be reported at the meeting.

36. A Flood Risk Assessment is currently being carried out and I have suggested that the applicant contacts the Councils' Drainage Manager to ensure that the impact of the development on the award drains is properly assessed.
37. In my view that proposed layout of the site, as amended, does not have an adverse impact on the amenity of occupiers of adjacent dwellings in West Way.
38. The Chief Environmental Health Officer has requested a condition be attached to any consent requiring an investigation of the site to look at the possibility of contamination. I understand that the applicant has already commissioned a study which will be submitted for consideration shortly.
39. The affordable housing can be secured by progressing the Section 106 Agreement that is currently being drafted. The agreement can be required by condition of any consent.
40. I will report any comments received in respect of the amended drawings at the meeting but provided that all outstanding matters can be satisfactorily resolved I will recommend that consent be granted

## **Recommendation**

41. Subject to the receipt of consultations in respect of the amended plans and the resolution of all outstanding matters referred to under Planning Comments above, that consent is granted subject to safeguarding conditions.

## **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)
  - South Cambridgeshire Local Plan 2004: **HG8** (Exceptions Policy for Affordable Housing)
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

**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/2365/05/F & S/1118/04/O

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee 1<sup>st</sup> March 2006  
**AUTHOR/S:** Director of Development Services

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**S/0087/06/F – Papworth Everard  
Generator and Switch Room at Papworth Hospital for Papworth Hospital NHS Trust**

**Recommendation: Approval  
Date for Determination: 16<sup>th</sup> March 2006**

**Site and Proposal**

1. The site, located immediately adjacent to the northern boundary of the hospital site, consists of an area of gravel and hardstanding which serves as an informal parking area within the hospital estate. Within the hospital compound and located immediately adjacent to the site is a series of connected portable buildings which serve as a temporary pharmacy block. To the north of the application site, along the hospital boundary are a number of semi-mature trees and a 1.8m high chain link fence. Beyond the hospital site boundary is located an area of land currently the subject of an outline consent for residential development.
2. This full application, registered on 19<sup>th</sup> January 2006, seeks permission to erect two steel container units to house a generator and switch room to provide additional power and emergency back-up power to the growing hospital site.

**Planning History**

3. Outline planning permission was granted on the land immediately north of the application site under reference number **S/0203/04/O** for a scheme of residential development. The current application site adjoins the southern boundary of the residential site.
4. Refusal of full planning permission for 58 dwellings on the outline site was issued in September 2005 (S/1220/05/F). The layout showed a parking court adjacent to the current application site.

**Planning Policy**

5. The units are proposed to be located within the established confines of the hospital compound. The site is within the village framework.
6. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 states that development will be restricted where there is an unacceptable risk to the quality of underlying ground or surface water.
7. **Policy CS4** of the South Cambridgeshire Local Plan 2004 states that development will not be permitted which poses an unacceptable risk to the quality of the underlying groundwater.
8. **Policy ES6** of the South Cambridgeshire Local Plan 2004 states that the District Council will seek, by means of appropriate planning conditions, to minimise the

impact of noise and pollution on noise-sensitive development arising from new industrial, commercial or recreational activities.

9. Draft Local Development Framework 2006 **Policy DP/3** states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on residential amenity; from undue environmental disturbance such as noise, in accordance with Policies **NE/16** and on quality of ground or surface water in accordance with policy **NE/8**.
10. Draft Local Development Framework 2006 **Policy NE/8** reiterates the advice contained within policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and policy CS4 of the South Cambridgeshire Local Plan 2004 which seek to protect the quality of ground and surface water.
11. Draft Local Development Framework 2006 **Policy NE/16** states that planning permission will not be granted for development which has an unacceptable adverse impact on the indoor and outdoor acoustic environment of existing or planned development; and that conditions may be attached to any planning permissions to ensure adequate attenuation of noise emissions or to control the noise at source.

### **Consultation**

12. **Papworth Everard Parish Council** recommends that the application is refused and comments "Papworth Everard Parish Council is not opposed to the principle of providing this generator and switch room, but is recommending refusal of this application as submitted due to the absence of any information about: the hours of operation of the generator, or hours of testing if it is only to be used in an emergency; the noise and pollution levels emanating from the installation and the measures being planned to minimise them; the additional storage that would be required for fuel for the generator. We are aware of an impending application for about 45 dwellings from David Wilson Homes for the adjacent site to the south of North Lodge Drive. Their preliminary plan indicates a dwelling within a few metres of the intervening hospital boundary fence at this point. Assurance is required that Hospital residents and the likely future residents of the adjacent land will be protected from the possibility of excessive noise and pollution."
13. **SCDC Chief Environmental Health Officer** comments "I have concerns about the potential for the generator to cause noise and disturbance for occupiers of existing and proposed residential properties. This department has received complaints of noise in respect of the recent building work and extraction equipment operating at unsociable hours close to residential properties. I understand the proposed generator will be used in a stand by capacity and would be run for a limited test time initially but that it could be used more intensively if required. In the absence of supplementary information such as the location of similar units to that which is proposed by this application as well as proposed hours of use, it is not possible to comment further. If the application were successful, I would recommend that the following conditions be attached to any consent granted: Sc28 – Before the use, hereby permitted, commences, the building shall be acoustically insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority; Sc26 – No power-operated machinery shall be operated on the premises before 08.00 hours or after 18.00 hours on weekdays (nor at any time on Saturdays, Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions."



14. **Environment Agency** comments that “the application, as submitted, does not consider sufficiently pollution control. We recommend that the following condition is appended to any approval given: Prior to the commencement of any development, a scheme for the provision and implementation of Pollution Control shall be submitted to and approved in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans. Reason – to ensure a satisfactory method of pollution control.” The Environment Agency also recommended a number of informatives to be attached to the decision should the application be approved.

### **Representations**

15. The **agent** for the scheme has submitted further representations, dated 13<sup>th</sup> February 2006, in an attempt to address the concerns of the Parish Council regarding hours of operation, noise emissions and the location of fuel storage. Parish Council comments regarding these points are awaited at the time of preparing this report.

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

16. The key issues to consider in the determination of this application relate to:
- a) The visual impact of the development
  - b) The impact of the development upon the amenity of nearby dwellings
  - c) The impact of the development on the environment

#### ***The visual impact of the development***

17. The proposed generator and switch room are proposed to be contained within two steel container units which have a temporary appearance, unsuitable for permanent location on the site. The units will be largely screened from public view but are only justified so long as the hospital remains on site and requires the power for back-up to the vital services that the hospital provides. I am of the view that the proposed structures are not of a high standard of design that would contribute to a positive sense of place and would therefore normally be considered contrary to Policy P1/3 of the Structure Plan. However, given their temporary nature, the indirect social, health and community benefits by sustaining the use of the hospital and the longer term likelihood that the hospital will relocate I am of the view that the units do not pose a significant undue harm such as to warrant a refusal. A condition is recommended to ensure that these structures are removed as soon as they are no longer required so that this area of the site can be brought into future beneficial use.
18. Further to the above, the applicant’s have indicated that the orientation of the units cannot be decided until the configuration of buried services within the site are located. In order to ensure that the subsequent development does not significantly differ from the format indicated in the application conditions are recommended below to ensure that the precise orientation is agreed and that some level of external screening is installed to minimise the impact of the site on the immediate surrounding area as much as possible.

#### ***The impact of the development upon the amenity of nearby dwellings***

19. At the present time there are no dwellings in the nearby vicinity that would be affected by the proposal. However, as mentioned by the Parish Council, the site lies immediately adjacent to a site with outline consent for a residential development

(S/0203/04/O). As such it is important to ensure that the development will not pose a disturbance to the amenities of any future residents. The applicant's have provided some information regarding the likely use and noise emanating from the site. However the information provided does not go far enough to ensure that no disturbance will arise as precise details of the level of usage cannot be predetermined as the intention is for the units to act as an emergency backup for the hospital site in general. It is the opinion of the Chief Environmental Health Officer that a suitable scheme of noise attenuation is essential in order to protect the amenities of neighbouring dwellings. As such a condition ensuring that such a scheme is submitted to and approved in writing by the Authority prior to any works commencing on site is recommended to ensure that no disturbance arises from the development.

***The impact of the development on the environment***

20. As stated by the Environment Agency, the application does not currently sufficiently consider the potential for the development to result in a risk of pollution to the environment. Although the development in itself does not pose a direct threat to the environment, and the applicants have stated that the fuel storage tank will be double skinned for additional security against leaking, given that the proposed generator requires diesel to operate, and includes a fuel store for additional storage there is the potential for fuel to escape into the environment unless suitably contained. I am satisfied that it is possible for the applicant's to undertake a suitable scheme of pollution control to ensure that there is no potential for pollution to the environment and as such have included the Environment Agency's condition in the recommendation below.

**Recommendation**

21. Approval with conditions

*Recommended conditions:*

1. SCA (3 Years) – RCA.
2. No development shall commence until details of the precise siting and orientation of the generator and switch room 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. (RC5 aii).
3. SC60 (RC60).
4. SC28 (RC28).
5. No power-operated machinery shall be operated on the premises before 08.00 hours or after 18.00 hours on weekdays (nor at any time on Saturdays, Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions. (RC26).
6. The generator and switch room, hereby permitted, shall remain on site as long as their use is required by the hospital. Shall the need for the units cease or the hospital relocate the units shall be removed from the site and the land restored to its former condition within three months of the use ceasing or at the time of the hospital relocating, whichever is the sooner. (RC – Approval of the proposal on a permanent basis would be contrary to the proper planning of the area and the land should be reinstated to facilitate future beneficial use).

**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
- Draft Local Development Framework 2006
- Planning file Refs: S/0087/06/F, S/0203/04/O

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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 1<sup>st</sup> March 2006  
**AUTHOR/S:** Director of Development Services

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**S/2205/05/O - Swavesey**  
**Proposed Erection of Five Dwellings as Amended by Plan Received 13<sup>th</sup> February 2006**  
**at 20 Middlewatch for C Lamb and V Lamb**

**Recommendation: Refusal**  
**Date for Determination: 6<sup>th</sup> March 2006**

**Site and Proposal**

1. This outline application, received on 17<sup>th</sup> November 2005 as amended by plan received 13<sup>th</sup> February 2006, proposes the erection of five dwellings at 20 Middlewatch, which is currently occupied by Swavesey Garage.
2. Middlewatch is the main road through the village, the site is located between the High Street to the north, and Boxworth End to the south. The site lies within the settlement boundary of Swavesey, with no site specific designations.
3. The site which has an area of 0.16ha, currently has a flat roof building of white painted brick, adjacent to a further white painted building used as an office. In addition, to the rear of the site is a large workshop and shed, and display of cars for sale. These buildings would be removed to allow for the development.
4. The proposal represents a density of 31 dwellings per hectare.

**Planning History**

5. **S/1905/86/O** - Erection of five houses, approved at Planning Committee on 3<sup>rd</sup> December 1986.
6. **S/1951/90/O** - Erection of five houses, withdrawn on 16<sup>th</sup> April 1990.
7. **S/1353/98/O** - Erection of five houses, approved under officer delegated powers on 30<sup>th</sup> November 1998.

**Planning Policy**

*Cambridgeshire and Peterborough Structure Plan 2003:*

8. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 states that no new development will be permitted that is likely to adversely affect areas where adequate flood protection cannot be given, and/or there is a significant risk of increasing flooding elsewhere.
9. **Policy P1/3** of the Structure Plan explains that a high standard of new design and sustainability for all new development will be required which creates a compact form of development through the promotion of higher densities, and that provides a sense of place which responds well to the local character of the built environment.

10. **Policy P6/3** of the Structure Plan notes 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.

*South Cambridgeshire Local Plan 2004:*

11. **Policy SE2** of the South Cambridgeshire Local Plan states that Swavesey is a Rural Growth Settlement, and as such residential development and redevelopment will be permitted on unallocated land within the village framework, provided that the retention of the site in its present form is not essential to the character of the village; the development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours, and the village has the necessary infrastructure. Development should provide an appropriate mix of dwellings in terms of size, type and affordability and should achieve a minimum density of 30 dph unless there are strong design grounds for not doing so.
12. **Policy SE8** of the Local Plan explains that there will be a general presumption in favour of residential development within the village framework. Residential development outside these frameworks will not be permitted.
13. **Policy HG7** of the Local Plan states that the Council will negotiate with applicants to secure the provision of accommodation to meet some of the continuing need for affordable housing in the District. In settlements with a population of less than 3000, affordable housing should represent up to 50% of the total number of dwellings for which planning permission may be given.
14. **Policy HG10** of the Local Plan explains that residential developments will be required to contain a mix of units providing accommodation in a range of types and 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.
15. **Policy EM8** of the Local Plan notes that the conversion, change of use or redevelopment of existing employment sites to non-employment uses within village frameworks will be resisted unless the existing use is generating environmental problems such as noise, pollution or unacceptable levels of traffic or where it is demonstrated that the site is inappropriate for any employment use to continue having regard to market demand.
16. **Policy EN5** of the Local Plan states that the Council will require trees, hedges and woodland and other natural features to be retained wherever possible in proposals for new development. Landscaping schemes will be required to accompany applications for development where it is appropriate to the character of the development, its landscape setting and biodiversity of the locality.
17. **Policy EN12** of the Local Plan explains that the Council will, wherever possible, retain features and habitat types of nature conservation value where these occur on sites not specifically identified in the plan.
18. **Policy EN13** of the Local Plan notes that the Council will not grant planning permission for development which could adversely affect, either directly or indirectly, the habitats of animal and plant species which are protected by law unless the need for the development clearly outweighs the importance of conserving the habitat.

19. **Policy CS5** of the Local Plan states that planning permission will not be granted for development where the site is liable to flooding, or where development is likely to increase the risk of flooding elsewhere by materially impeding the flow or storage of flood water; increase flood risk in areas downstream due to additional surface water run off, or increase the number of people or properties at risk.

*South Cambridgeshire Local Development Framework Submission Documents 2006:*

20. **Policy ST/2** of the Core Strategy Submission Draft Document states that between 1999 and 2016 at least 37% of new dwellings will either be located on previously developed land or utilise existing buildings.
21. **Policy ST/6** designates Swavesey as a Group Village. Residential development and redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages.
22. **Policy DP/1** of the Development Control Policies Submission Draft Document explains that development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development, as appropriate to its scale, location and form. Development should make efficient use of land by giving priority to the use of brownfield sites and achieve adaptable, compact forms of development.
23. **Policy DP/2** states that all new development must be of high quality design and, as appropriate to the scale and nature of the development, should be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in the surrounding area. Development should provide higher residential densities, and a mix of smaller homes, without compromising a high standard of design. Proposals should include high quality landscaping compatible with the scale and character of the development and its surroundings. In addition, planning applications should be accompanied by both a Design and Landscape Statement, compatible with the scale and complexity of the proposal, together with an Access Statement.
24. **Policy DP/3** explains that development proposals must provide housing, appropriate access from the highway network, car parking, cycle parking, play space, screened storage for refuse, a layout and design that minimises crime, and financial contributions towards the provision of infrastructure, services and facilities. Planning permission will not be granted where the proposed development would have an unacceptable adverse impact on residential amenity, from potential traffic generated, on ecological wildlife or archaeological interests, and on flooding or flood risk.
25. **Policy DP/7** notes that development and redevelopment of unallocated sites within development frameworks will be permitted provided that retention of the site in its present form does not form an essential part of the local character; development would be sensitive to the character of the location and amenities of neighbours; there is the necessary infrastructure capacity to support the development; and development would not result in the loss of local employment.
26. **Policy HG/1** states that residential developments will make best use of the site by achieving average net densities of at least 30 dwellings per hectare unless there are exceptional local circumstances that require a different treatment.
27. **Policy HG/2** notes that residential developments will contain a mix of units providing accommodation in a range of types, sizes and affordability, to meet local needs.
28. **Policy HG/3** explains that proposals for housing developments will only be permitted if they provide an agreed mix of affordable housing types, including for Key Workers,

to meet local needs. The amount of affordable housing sought will be approximately 50% of the dwellings for which planning permission may be given on all sites of two or more dwellings.

29. **Policy ET/7** states that the conversion, change of use or redevelopment of existing employment uses to non-employment uses within village frameworks should be resisted unless one of the following is met:
1. It is demonstrated that the site is inappropriate for any employment use to continue having regard to market demand. Applications will need to be accompanied by documentary evidence that the site is not suitable or capable of being made suitable for continued employment use. Evidence would be required that the property has been adequately marketed for a period of not less than 12 months on terms that reflect the lawful use and condition of the premises
  2. The overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises
  3. The existing use of generating environmental problems such as noise, pollution, or unacceptable levels of traffic
30. **Policy NE/6** explains that new development should aim to maintain and enhance, restore or add to biodiversity. Opportunities should be taken to achieve positive gain through the form and design of development. The District Council will refuse development that would have an adverse significant impact on the population or conservation status of protected species unless the impact can be adequately mitigated or compensated for by measures secured by planning conditions or obligations. Applicants will be expected to provide an adequate level of survey information to establish the extent of the potential impact together with possible alternatives to the development, mitigation schemes and/or compensation measures. Development proposals will be expected to include measures that maintain and enhance important features whilst incorporating them within any development of the site.
31. **Policy NE/11** notes that planning permission will not be granted where the site is liable to flooding or where development is likely to increase the risk of flooding elsewhere by impeding the flow or storage of flood water; increase flood risk in other areas due to additional water run off; increase the number of people or properties at risk; have a detrimental effect on flood defences or inhibit flood control and maintenance work, unless it is demonstrated that these effects can be overcome by appropriate alleviation and mitigation measures secured by planning conditions or legal agreements.

### Consultations

32. **Swavesey Parish Council** - recommend approval of the proposals.
33. **Environment Agency** - objects to the proposed development as the site falls within an area of low flood risk in the Environment Agency's Flood Zone Matrix but is adjacent to floodzone 3 (high risk). No flood risk assessment has been submitted with the application. The Agency objects to the application on the grounds that the proposed development would be at risk of flooding and would increase the risk of flooding to existing property.
34. **Ecology Officer** - There is a large pond within 20 metres of the site. Great Crested Newts are recorded from some of the ponds in Swavesey. He considers that this



pond maybe in use by newts for terrestrial shelter (PPS9 would expect this to be investigated before determining the application). In addition, there appears to be a culvert beneath the site. PPS9 expects the restoration of landscape features, thus the Local Planning Authority should be looking to open up the culvert rather than allowing further development upon it. He objects to the proposal on grounds of Local Plan policies EN5, EN12 and EN13. In addition, there is an objection to the proposed layout of the site on grounds of the impact of the watercourse running through the site. He would like to see the existing culvert opened up, so that the restored drain could then form a boundary and contribute to the site's overall biodiversity value (PPS9 seeks the restoration of landscape features for biodiversity gain and it should apply here).

35. **County Highways** - Vehicle to vehicle splays of 2.4m x 90.0m would normally be required to serve development of this nature. It is evident from the submitted survey that such splay can be achieved to the south but it is not possible to achieve such splay to the north. It is the officer's view that the vehicular traffic to be generated by residential use is unlikely to be greater than that which could be expected to be generated by the garage use. Consequently, for the modest development proposed, the officer is prepared to accept the reduced available splay to the north.
36. **Middle Level Commissioners** - The site is within the catchment area of the Swavesey I.D.B with surface water drainage in the area to the Board's system, via surface water sewers and private open watercourse. It is a requirement, in accordance with PPG25, that the applicant provides a Flood Risk Assessment for this development, and as one was not submitted, the Board opposes the application.
37. **Drainage Manager** - Objects to the application due to the location of the proposed properties shown within the Council's 5-metre land drainage by-law maintenance strip. Additionally, in order for any application to proceed, it will be necessary for the applicant to satisfy the Council's requirements on the disposal of surface water drainage.
38. **Environmental Health** - Concerned that problems could arise from noise, and suggest that conditions are attached to any consent in order to minimise the effects of the development to nearby residents or occupiers.
39. **Cambridgeshire Fire and Rescue** - The Fire Authority are of the opinion that additional water supplies for fire fighting are not required.
40. **Chief Financial Planning Officer** - The County Council is concerned that adequate secondary school capacity is not available in the area to meet the additional demand created by the development. He seeks a contribution to enable an additional school place to be provided in the sum of £10,000.

### **Representations**

41. None received.

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

#### ***Amenity of neighbours***

42. It is considered that the amenities of adjoining residents will be improved if the existing garage use is relocated and replaced with housing. However, since the last approval for residential use on the site (1998), there has been a change in material

circumstances with the adoption of the South Cambridgeshire Local Plan, and its requirement under Policy EM8.

43. This policy states that the change of use of employment sites will be resisted unless the existing use is generating environmental problems such as noise, pollution or unacceptable levels of traffic, or where it is demonstrated that the site is inappropriate for any employment use to continue having regard to market demand. No justification was submitted with the current application regarding the redevelopment of the Swavesey Garage site, which is therefore contrary to Local Plan policy.

***Flooding and drainage issues***

44. The application site lies within Cell F10 of the Environment Agency's Flood Zone Matrix, which requires a flood risk assessment to be completed. No assessment was submitted with the application, thus the application cannot be determined due to lack of sufficient information.
45. In addition, the proposed siting of the dwellings are within the Council's 5-metre land drainage by-law maintenance strip. Thus in order for the application to be determined, information needs to be submitted by the applicant to satisfy requirements concerning the disposal of surface water drainage.

***Ecological issues***

46. The application site lies within 20 metres of a large pond. On the grounds that this pond may be used as shelter by Great Crested Newts it is requested that a survey be completed to establish whether these protected amphibians are present at this location.
47. In addition, there are concerns over development on the site as there is a culvert located beneath it. The ecology officer would wish to see the existing culvert opened up, so that the restored drain could then form a boundary and contribute to the site's overall biodiversity value.

***Design and layout***

48. There have been concerns raised by the ecology officer in terms of the design and layout of the proposal, given the watercourse running through the site. The officer would wish to see the existing culvert opened up, so that the restored drain could then form a boundary and contribute to the site's overall biodiversity value.
49. In terms of the number of dwellings proposed on the site, there are no objections raised on planning grounds, as five dwellings are an appropriate density for this location (31 dwellings per hectare).
50. In relation to the layout of the proposals, as this application is in outline form, the design and layout of the scheme would need to be agreed at a later stage if approval were granted.

***Affordable housing***

51. The current application makes no reference to the requirement under Policy HG7 for affordable housing provision. This policy states that in settlements with a population of 3000 or fewer affordable housing is sought to represent up to 50% of the total number of new dwellings, dependant upon clearly identified local need.

52. No affordable housing contribution has been mentioned by the applicant, nor discussed with officers. The application needs to take the requirement into consideration as part of the proposals.

## **Conclusions**

53. In view of the consultation responses we have received the current proposals cannot be properly considered. There is a requirement for a flood risk assessment to be completed, together with an ecological survey. In addition, attention needs to be given to the need for affordable housing units on the site and information provided regarding the loss of the employment site in the village. Until these assessments and further information are submitted and issues considered, the current proposals cannot be determined.

## **Recommendation**

54. Recommend refusal of the application, for the reasons given below

## **Reasons for Refusal**

1. The application site is identified as falling within Cell F10 of the Environment Agency's Flood Zone Matrix, which requires a Flood Risk Assessment to be completed for development within this area. As no assessment was submitted with the application, this application is contrary to Policy P6/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and the South Cambridgeshire Local Plan 2004 Policy CS5 which states that planning permission will not be granted for development where the site is liable to flooding unless it is demonstrated that the above effects can be overcome by appropriate alleviation and mitigation measures.
2. The application site falls within close proximity to a large pond that may be used as shelter by Great Crested Newts. The proposals are not in accordance with South Cambridgeshire Local Plan Policy EN13, as no ecological survey was submitted as part of the planning application to establish the presence of the newts at this particular location in Swavesey.
3. The proposals do not take into account the loss of an employment site within the village of Swavesey. No information has been submitted by the applicant to support a proposal of residential development on the site, or that the existing use is inappropriate for any employment use to continue having regard to market demand. Thus the redevelopment of the site is contrary to Policy EM8 of the South Cambridgeshire Local Plan 2003.
4. The application makes no reference to, or provides appropriate provision for, the need to provide affordable housing as part of the requirement under Local Plan policy. In this respect the application is contrary to Policy HG7 of the South Cambridgeshire Local Plan 2003.

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

- South Cambridgeshire Local Development Framework Submission Draft (2006)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee 1<sup>st</sup> March 2006  
**AUTHOR/S:** Director of Development Services

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**S/2397/05/F – Great Shelford  
Change of Use from Restaurant (Class A3) to  
Restaurant and Take-Away (Classes A3 and A5) at  
52-54 Woollards Lane for W S Leung**

**Recommendation: Refusal  
Date for Determination: 10<sup>th</sup> February 2006**

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

1. The application site is occupied by a Chinese restaurant located on the north side of Woollards Lane, some 50 metres to the east of its junction with High Street/Church Street. To the west is a detached dwelling set 5 metres back from the road whilst to the east is a building occupied by an estate agency. Beyond the northern boundary of the site is a public car park, the access to which is about 20 metres to the east.
2. The full application, submitted on 16<sup>th</sup> December 2005, seeks to change the use of the premises from a restaurant (Class A3 only) to a mixed restaurant/take-away use (Classes A3 and A5). The application form states that the opening hours of the take-away element would be 10.30 am – 8.00pm.

**Planning History**

3. **S/0371/99/F** – Planning permission granted for change of use of the property from a shop to restaurant. This was subject to a condition preventing a take-away use operating from the premises for the following reason:
  - The establishment of a take-away facility alongside and opposite residential properties would be to the detriment of the amenities at present enjoyed by occupiers of those properties by virtue of noise and disturbance caused by the stopping, starting and manoeuvring of vehicles on Woollards Lane principally in the evenings when the area is otherwise quiet.
4. **S/2307/00/F** – An application to remove the above condition, in order to allow a take-away facility, was refused as the intensification in the use of the site would be detrimental to the amenities of adjoining residents. The application was then dismissed at appeal, with the Inspector stating that the condition attached to the original consent was necessary to protect the living conditions of neighbours and that this harm could not be overcome by restricting the hours of use of the take-away facility to early evening hours.

### **Planning Policy**

5. **Policy ES6** of the South Cambridgeshire Local Plan 2004 states that the Council will seek, by means of planning conditions, to minimise the impact of noise and pollution arising from any new commercial activities.
6. **Policy EN30** of the South Cambridgeshire Local Plan 2004 requires development in Conservation Areas to preserve or enhance the character and appearance of the area.
7. Planning Policy Guidance (PPG) 24, "Planning and Noise" comments that commercial developments, such as "fast food restaurants" pose particular difficulties, not least because associated activities are often at their peak in the evening and late at night. Disturbances that can be caused by traffic and associated car parking should not be underestimated.

### **Consultations**

8. **Great Shelford Parish Council recommends refusal stating:**

"The planning permission for a restaurant, granted in 1999, had a condition stating that the premises should not be used for the sale or delivery of food consumption off the premises. The owner appealed against the refusal of the District Council in 2001 to remove the condition. This appeal was dismissed on the grounds that the use of the restaurant as a take-away would increase noise and disturbance which would be harmful to the living conditions of neighbours, and a condition restricting the hours of opening would not protect these living conditions. We do not believe circumstances have changed and therefore the application should be refused in line with the inspector's decision."
9. **The Chief Environmental Health Officer** objects, stating that the facility would have a detrimental effect on the enjoyment of nearby residential properties, particularly during evening periods.
10. **The Conservation Manager** raises no objections on the basis that no changes to the external appearance of the building are proposed.

### **Representations**

11. Four objections have been received from Nos. 14 and 56 Woollards Lane, No.88 High Street and via an email (with no listed address). The main points raised are:
  - a. The original permission was subject to no take-away facility;
  - b. Traffic movements and noise would increase outside normal trading hours;
  - c. There are a number of residential properties nearby and the proposed use would result in noise and disturbance to occupiers of these properties;
  - d. Take-away customers would not use the nearby public car park and would park on Woollards Lane instead;
  - e. There would be noise disturbance to No.56 from cooling fans and equipment. Garden fencing erected around the extractor fan equipment has fallen down and not been replaced;
  - f. The proposal would result in increased litter and cooking odours;
  - g. There are already take-away facilities in Little Shelford and Sawston;
  - h. Property values in the area will fall.

### Planning Comments – Key Issues

12. The key issues to consider in the determination of the application are:
  - a. Residential amenity; and
  - b. Impact upon the character and appearance of the Conservation Area.
13. An application for a take-away use on this site has previously been refused and dismissed at appeal for neighbour amenity reasons. In dismissing the appeal, the Inspector stated that a take-away use would significantly increase coming and going of customers by car (especially in the evening) and that, although there is a public car park nearby, customers would be much more likely to park in front of the premises. The noise from closing car doors, car radios, stopping/starting of engines and congregation of customers waiting for food was considered to be unduly harmful to the living conditions of nearby residents, and to exacerbate noise problems associated with the use of the building as a restaurant. He also stated that a take-away use would generate significant customers even in the early evening and therefore preventing late night opening would not overcome the neighbour amenity problems.
14. There has been no material change in circumstances since the above decision and I therefore see no reason to take a different view in this instance. Although, the application form states that the take-away facility would cease at 8pm, the Inspector clearly considered that the harm caused by the use could not be overcome by restricting opening hours.
15. The application does not propose any external changes to the building and there would therefore be no harm to the character and appearance of the Conservation Area.

### Recommendation

16. Refusal:

The proposed take-away facility would result in an intensification of use of the site which, by reason of noise and disturbance associated with car parking and manoeuvring, closing car doors, car radios and the congregation of people outside the building, would be detrimental to the amenities enjoyed by neighbouring properties, particularly during evening periods. Consequently, the proposal would be contrary to Policy ES6 of the South Cambridgeshire Local Plan 2004, in that the disturbance to neighbours cannot be overcome by restricting the hours of operation of the use, and to Planning Policy Guidance 24 'Planning and Noise' which refers to the difficulty in controlling traffic noise together with other general disturbance such as engines starting, car doors shutting and customers voices.

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

- PPG 24 ('Planning and Noise')
- South Cambridgeshire Local Plan 2004
- Planning Application refs: S/2397/05/F; S/2307/00/F (including appeal ref: APP/W0530/A/01/1068443) and S/0371/99/F

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee 1<sup>st</sup> March 2006

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

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**S/0083/06/F - Landbeach**

**Conversion of Barn into Dwelling and Ancillary Accommodation and use of Adjacent Land or Paddock, Oldfield Farm, Akeman Street for Cambridgeshire County Council**

**Recommendation: Approval**

**Date for Determination: 16<sup>th</sup> March 2006**

**Departure Application**

**Site and Proposal**

1. Oldfield Farm lies in open countryside to the west of Landbeach, and accessed via a farm road approximately 700m long which, in turn, is accessed off Akeman Street, the Roman Road. The group of barns are arranged in a double courtyard in the form of the letter "S". The main barn is 30.0m long by 6.5m wide and 10.0m high. Along one side is a lean-to 4.0m wide. At right angles off the main barn are two single storey brick/slate/pantiled ranges of buildings each 23.5m x 5.0m. Another two ranges of open barns one 14.0m long, the other 21.0m long, complete the double courtyard. These latter two are part brick, part timber with slate and sheet roofing. The full application, received 19<sup>th</sup> January 2006 proposes the conversion of the barns to form a 7 bedroomed house, together with games room, gym, home office and "cart-lodge" type parking. An immediate area will be garden with another 0.9ha being used as a paddock. A couple of "tin and telegraph pole" machinery shelters will be removed.
2. The main barn has a 2.0m high brick plinth (it would appear the bottom of the original timber frame was beyond repair in the past), with timber cladding above and a sheet asbestos roof. The former will be repaired/replaced as necessary with the latter replaced by a thatched roof.
3. Tin roofs on the other single storey barns will be roofed with slate. Openings will be kept to a minimum, thereby retaining the strong agricultural character of the barns.

**History**

4. There is none for this site, but Rectory Farm, 600.0m to the north and of similar size, was approved for a similar conversion in August 2003. Work is nearing completion.

**Policy**

5. The site lies within the Green Belt.
  - i) *Cambridgeshire and Peterborough Structure Plan 2003*  
**P9/2a** - 'Green Belt' seeks to protect the character of Cambridge.  
**P1/2** - 'Environmental Restrictions on Development' seeks to resist development in the countryside unless it can be proved to be essential.

ii) *South Cambridgeshire Local Plan 2004*

**GB1** 'The boundaries of the Green Belt' aims to follow **P9/2a**.

**SE8** - 'Village Frameworks'. Residential development outside village frameworks will not (generally) be permitted.

**EM10** - supports the change of use to commercial if access is satisfactory and the traffic can be accommodated on the road system without undue adverse effects.

iii) *Local Development Framework*

**GB1** - 'Development in the Green Belt,'

**GB2** - 'Mitigating the Impact of Development in the Green Belt', rehearse the general aims and restrictions outlined above in both Structure Plan and Local Plan policies.

**Consultations**

6. **Landbeach Parish Council** has "No recommendation" to the scheme.
7. **The Old West Internal Drainage Board** has no comment from a drainage point of view.
8. The comments of the **Environment Agency** are awaited and will be reported verbally.
9. The comments of the **Ecology Officer** will be reported verbally - both Bats and Barn Owl Survey Reports have been submitted. The latter are known to roost in the barn.

**Representations**

10. None received, - the consultation period for the Departure advertisement expires on 7<sup>th</sup> March 2006.

**Planning Comments**

11. With the site situated well outside the village of Landbeach, and within the Green Belt, the single issue to consider is whether or not the building is important enough to retain and convert to residential use.
12. Policy **EM10** of the Local Plan, together with Government advice, recognises the importance of converting agricultural buildings to commercial use to help with the rural economy. However a rider of **EM10** is that there should be a "safe and satisfactory vehicular access" and that "the scale and frequency of traffic generated by the proposal can be accommodated on the road system without due adverse effects."
13. A B1 office use would need in the region of 24 parking spaces to meet our standards - therefore the traffic generated would be far in excess of a single dwelling, albeit one with 7 bedrooms! Cock Fen Lane, leading off the cross roads in the centre of the village adjacent the village hall is single carriageway with no paths. Akeman Street leading to the farm access is not much wider and not really suitable for such an increase in traffic. Commercial use is not appropriate in this location.
14. Rectory Farm Barn, mentioned in **History** above, is a Listed Building and, whilst a residential use is not the ideal use for these large timber framed barns, it was felt to be the best alternative in the circumstances.

15. Oldfield Farm Barn is not listed; the relevant officers have investigated it carefully for listing but are of the opinion that, with the bottom 2.0m of the timber frame missing, it would not be suitable. The rest of the structure is sound.
16. Both Rectory Farm Barn and Oldfield Farm Barn are important to the landscape. The former is 17<sup>th</sup> century, the latter probably late 18<sup>th</sup>.
17. For the above reasons I am able to support the proposal and to recommend approval.

### **Recommendation**

18. Delegated approval, subject to no adverse comments being received before 7<sup>th</sup> March 2006, subject to:
  1. Standard Condition 'A' - RC 'A'
  2. SC51 Landscaping scheme (RC51).
  3. SC52 Implementation of landscaping RC52.
  4. SC5 a) Materials - 'Roofs' RC5a)ii)  
b) S.w. Drainage RC5b)  
c) Foul Drainage RC5c)
  5. SC21 - Withdrawal of Permitted Development Part 1, Class E and Part 2, Class A, RC21 a) + "and this group of important buildings".
  6. SC60 Boundary Treatment RC60.

### **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:  
**P9/2a** Green Belt, **P1/2** - Environmental Restrictions on Development  
Environmental restrictions on Development
  - South Cambridgeshire Local Plan 2004:  
**GB1** - Green Belt
  - Local Development Framework 2006, **GB1** Development in the Green Belt, **GB2** - Green Belt General Principles, Mitigating the Impact of Development in the Green Belt

**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
- Local Development Framework 2006
- Planning file Ref. S/1386/03/F and S/0083/06/F
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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 1<sup>st</sup> March 2006  
**AUTHOR/S:** Director of Development Services

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**S/0092/06/F – Over**  
**Erection of Dwelling Following Demolition of Existing Bungalow at 3 Willingham Road for P Dawson**

**Recommendation: Approval**  
**Date for Determination: 17<sup>th</sup> March 2003**

**Adjoining Conservation Area**

**Site and Proposal**

1. The application relates to a rectangular site measuring approximately 0.06 hectares (0.16 acres), situated on the northern side of Willingham Road, opposite The Green. The site currently contains a bungalow with front and rear gable ends, with a ridge and eaves height of 5.2m and 2.4m respectively, in addition to a detached garage. A driveway runs along the common property boundary with No. 5.
2. The existing bungalow forms part of set of three bungalows of near identical appearance, Nos. 3, 5 and 7. A bungalow adjoins the site to the south-east, with a 1½ storey dwelling adjoining the site to the north-west. The site is adjacent to, but outside of, the Over Conservation Area and Protected Village Amenity Area.
3. The full application received on 20<sup>th</sup> January 2006, proposes the erection of 1½ storey, four bedroom dwelling with front and rear gables, measuring 2.5m to the eaves and 6.6m to the ridge. The front gable will be two-stories in height, with the rear gable part single-storey and part two-storey in height. The proposed dwelling would be setback 7m from the front property boundary. The application plans indicate that the existing detached garage is to be demolished and that a new brick boundary wall is to be erected. The proposal equates to a density of 15.7 dwellings per hectare.

**Planning History**

4. Planning permission was given on 24<sup>th</sup> May 2005 for an extension to the existing bungalow, including addition of a first floor to form a two-storey dwelling (**Ref: S/0451/05/F**). The approved extension did not increase the front eaves height of the dwelling, but increased its ridge height to 6.6m.

**Planning Policy**

5. **Policy P1/3** of the County Structure Plan requires a high standard of design and sustainability for all new development and which provides a sense of place which responds to the local character of the built environment.
6. **Policy 5/3** of the County Structure Plan states that Local Planning Authorities should seek to maximise the use of land by applying the highest density possible which is compatible with maintaining local character.

7. **Policy 5/5** of the County Structure Plan states that small scale housing developments will be permitted in villages only where appropriate, taking into account the need for affordable rural housing, the character of the village and its setting, and the level of jobs, services, infrastructure and passenger transport provision in the immediate area.
8. **Policy 7/6** of the County Structure Plan requires Local Planning Authorities to protect and enhance the quality and distinctiveness of the historic built environment.
9. **Policy SE3** of the adopted South Cambridgeshire Local Plan 2004 ("The Local Plan 2004") identifies the village of Over as a Limited Rural Growth Settlement. This policy permits residential development and redevelopment within this village providing:
  - (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.

It adds that development should achieve a minimum density of 30 dwellings per hectare unless there are strong design grounds for not doing so.

10. **Policy SE10** of the Local Plan 2004 states that Protected Village Amenity Areas are defined within village framework boundaries in order to identify undeveloped land, the retention of which is of importance to the character, amenity and/or functioning of the village as a whole.
11. **Policy HG10** of the Local Plan 2004 states that the design and layout of residential 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.
12. **Policy TP1** of the Local Plan 2004 states that the Council will seek, through its decisions on planning applications to promote more sustainable transport choices and to reduce the need to travel, especially by car, by amongst other things restricting car parking to a maximum of 2 car parking spaces per 3 or more bedrooms in poorly accessible areas.
13. **Policy EN30** of the Local Plan 2004 states that proposals within or adjacent Conservation Areas are expected to preserve or enhance the special character and appearance of Conservation Areas especially in terms of their scale, massing, roof materials and wall materials.

#### **Local Development Framework - Submission Draft**

14. **Policy ST/6** of the Core Strategy (2006) identifies the village of Over as a Group Village. This policy allows for the replacement of the existing bungalow with a dwelling.

15. Development Control **Policy DP/1** (2006) states that development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development, as appropriate to its location, scale and form. It outlines various criteria to assess the sustainability of proposed development.
16. Development Control **Policy DP/2** (2006) outlines that all new development must be of high quality design, appropriate to the scale and nature of the development. It outlines criteria, which define what is meant by high quality design.
17. Development Control **Policy DP/3** (2006) outlines requirements for new development within the district.
18. Development Control **Policy DP/7** (2006) largely reiterates the advice contained in policy SE3 regarding development and redevelopment of land on unallocated land within village frameworks.
19. Development Control **Policy HG/b** (2006) outlines that new residential proposals should protect and enhance the environment by making the best use of land and being appropriate to its location.
20. Development Control **Policy HG/1** (2006) states that residential developments will make the best use of land by achieving average net densities of at least 30 dwellings per hectare, unless there are exceptional local circumstances that require a different treatment.

#### **Consultation**

21. **Over Parish Council** – Recommendation of Refusal: “concern over height of roofline considering proximity to line of neighbouring bungalows. Roofline proposed seems to be shown as higher than neighbouring new building to left hand side. It does not seem clear from the plans what provision there will be for parking/turning”.
22. **Conservation Manager** – No objection.

“The bungalow is situated immediately outside the Over Conservation Area but faces the Green, and therefore any development on this site will impact on the setting of the Green (which lies within the Conservation Area). The Green is enclosed on its west side by a range of two-storey Victorian dwellings, but on the north (Willingham Rd) the enclosure is provided by more mixed development, including two-storey dwellings and a set of three bungalows.

Approval was given last year to adapt the bungalow to create a 1½ storey dwelling. The current proposal to redevelop the site with a new dwelling will have a similar impact on the Green to No. 1a and will not harm the setting of the Conservation Area. The change in roof pitch over the single storey kitchen to the rear is visually rather awkward, but this will not be visible from the Conservation Area”.

23. **Chief Environmental Health Officer** – No response received at time of preparing agenda report. Response to be verbally reported.

#### **Representations**

24. None received

**Planning Comments – Key Issues**

25. The key issues for consideration in the assessment of this planning application are as follows:
- a) Suitability of design for this location;
  - b) Impact on Over Conservation Area and streetscene;
  - c) Impact on Residential Amenity;
  - d) Impact on Highway Safety; and
  - e) Whether the proposal represents an efficient use of land in terms of density.

***Suitability of Design and Impact on Conservation Area***

26. Planning permission was given in May 2005 for a first floor extension to the dwelling to create a chalet-bungalow with first floor accommodation, with a ridge and eaves height of 2.5m and 6.6m respectively. Whilst the previous application was for extension as opposed to replacement, the principle of a taller dwelling on the property has previously been established. The current proposal has the same eaves and ridge height as the approved extension, with the exception of the front and rear gable end.
27. The two-storey front gable reflects the design of the adjacent dwelling, No. 1a, and is positioned on the south-west side of the property away from the adjacent bungalow, No. 5. It extends no further forward than the existing front gable on the property, albeit at a greater height. The rear gable is not visible from a public vantage point and is considered acceptable.
28. The proposal will have a similar visual impact on the streetscene and The Green as No. 1a Willingham Road. The proposal is considered to have an acceptable impact on the setting of the Over Conservation Area, Protected Village Amenity Area and the visual amenities of the streetscene. In that respect, consideration has been given to the statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 (c.9).

***Impact on Amenities of Adjacent Dwellings***

29. I am of the view that the proposal will not seriously harm the amenities of occupants of the adjacent dwellings. The impact on the adjacent bungalow, No. 5 is similar to that for the previously approved extension, with the front and rear gable ends setback from this property. The replacement dwelling is 1m closer to the side elevation of this bungalow, than the previously approved extension.
30. The impact of the proposed dwelling on No. 1a is minimised by the use of a change in height to the rear gable. A window is to be inserted in-between floor levels on the south-east elevation facing No. 5, which serves a stairwell. Due to the purpose and positioning of this window, it is not considered to result in an undue loss of privacy for the adjacent bungalow.
31. A condition is recommended regarding the use of obscured glazed windows on the north-west elevation of the replacement dwelling, to protect the privacy of the adjacent dwelling, in addition to conditions preventing the insertion of additional windows in the side elevations.



***Impact on Highway Safety***

32. The proposal will result in the loss of available space for car parking, as a result in the increased width of the dwelling, which will encroach on the existing driveway. Nevertheless, I am satisfied that sufficient space will remain on the site for the parking of two vehicles to the front of the dwelling, in line with the Council's maximum car parking standards for a dwelling of this size.
33. The proposed site layout does not allow for on-site turning, and it is noted that there is no existing turning provision on the site. Adjacent properties also do not benefit from on-site turning. As the proposal does not increase the number of dwellings on the site or worsen the existing ability of vehicles to turn on-site, the proposal is not considered to have a significant impact on highway safety.

***Efficient Use of Land and Housing Density***

34. The proposal equates to a housing density of 15.7 dwellings per hectare, as opposed to the 30 dwellings per hectare promoted by policy SE3 of the current Local Plan 2004 and Policy HG1 of the Draft Local Development Framework 2006. Nevertheless, in this case there is considered material considerations which justify a lower housing density, including the previous planning permission, the modest height of the adjacent property, the location of the site adjacent the Over Conservation Area and the linear pattern of residential development in the surrounding area.

**Recommendation**

35. Approve

**Recommended Conditions of Consent**

1. SCA – 3 years
2. Sc5a – Details of materials for external walls and roofs (Rc5aii);  
(Reason - To ensure that external materials are in keeping with existing buildings.)
3. SC21 – Withdrawal of Permitted Development Rights – a) Part 1  
(Development within the curtilage of a Dwellinghouse – Parts A, B and C)  
(Reason - To ensure that alterations or extensions to the dwelling which would not otherwise require planning permission do not harm the setting of the Over Conservation Area or harm the residential amenities of adjacent properties.)
4. SC26: - Restriction on the Use of Power Operated Equipment during Period of Construction. (RC26)
5. SC23 – The windows in the north-west elevation of the dwelling hereby permitted, shall be fitted and permanently maintained in obscure glass.  
(Reason - To safeguard the privacy of the occupier of the adjacent property, No. 1A Willingham Road, Over.)
6. SC22 – No further windows, doors or openings of any kind shall be inserted in the north-west and south-east elevations of the dwelling, hereby permitted.  
(RC22)

7. SC60: Details of boundary treatment including proposed brick wall.  
(Reason - To ensure that the appearance of the site is appropriate to its position adjacent the Over Conservation Area and that boundary treatment does not harm the residential amenities of adjacent dwellings.)
8. The permanent space to be reserved on the site for the parking of two vehicles shall be provided before the occupation of the dwelling commences and thereafter maintained.  
(Reason - In the interests of highway safety.)

### **Informatives**

#### 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),
    - P5/3** (Density)
    - P5/5** (Homes in Rural Areas)
    - P7/6** (Historic Built Environment)
  - South Cambridgeshire Local Plan 2004:
    - SE3** (Residential development in Limited Rural Growth Settlements)
    - SE10** (Protected Village Amenity Areas)
    - HG10** (Housing Mix and Design)
    - TP1** (Sustainable Travel)
    - EN30** (Development within and Adjacent 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:
  - Residential amenity including overlooking and outlook issues
  - Highway safety
  - Visual impact on the locality
  - Impact upon setting of adjacent Conservation Area and Protected Village Amenity Area
  - Design and Appearance
  - Housing Density and efficient use of land.

### **Environmental Health Informatives**

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

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.

**Environment Agency Informatives**

Informatives regarding surface water and drainage

**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
- Local Development Framework, Submission Draft 2006
- Planning File Refs: S/0451/05/F and S/0092/06/F

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

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee      1<sup>st</sup> March 2006  
**AUTHOR/S:** Director of Development Services

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**S/2306/05/F - Willingham**  
**Replace Existing Monopole Telecommunications Mast with a 25m-High Monopole Mast**  
**Land at Station Road, for T. Mobile (UK) Ltd**

**Recommendation: Approval**  
**Date for determination: 26<sup>th</sup> January 2006**

**Site and Proposal**

1. The site is located at the southern end of the village adjacent Station Road. There is an existing 20m-high monopole mast with equipment cabinet. The site is adjacent a fruit farm which is in the same ownership. The existing mast is partly screened by a belt of tall conifers and Horse Chestnuts on the road boundary. The nearest dwelling is 'Rayland', 25m from the mast, within the same ownership as the mast site. To the north, 92 Station Road is approximately 30m from the mast, and there are dwellings to the east and south on Station Road in the vicinity.
2. The application, dated 23<sup>rd</sup> November 2005, has been submitted on behalf of T-Mobile (UK) Ltd, who have been approached by Orange PCS Ltd. Both companies have identified a need to upgrade 2G and provide 3G coverage in the area. The submission is to provide a shared mast for this purpose. The proposal is to replace the existing mast with a 25m mast in the same position. The proposed mast will have two existing and two new T-Mobile antennae and three new Orange antennae, together with one existing and three new microwave dishes. These elements will be mounted on 2 supporting frames at 21m and 25m height. Three equipment cabinets are proposed also.
3. The application is being brought to Development and Conservation Control Committee for determination because the landowner is a District Councillor.

**Planning History**

4. The existing mast was granted planning permission in 1999 (**S/0382/99/F**).

**Planning Policy**

*Cambridgeshire and Peterborough Structure Plan 2003:*

5. **Policy P6/5** (Telecommunications): growth of telecommunications systems will be encouraged.

*South Cambridgeshire Local Plan 2004:*

6. **Policy CS8** (Telecommunications): requires that
  - a) Siting and appearance be designed to have minimal impact upon amenity.
  - b) Evidence of exploration of siting on a building or existing mast.
  - c) Evidence for provision of additional capacity.
  - d) Minimal visual impact upon the urban or rural landscape.

### **Consultations**

7. **Willingham Parish Council** – Recommends approval – no comments.
8. **Chief Environmental Health Officer** – Comments. No objection.

### **Representations**

9. One letter of objection has been received from a resident in Station Road. The concerns are that:
  - a) The mast is too close to residential properties.
  - b) There will be health dangers from propagated radio frequency power output levels and the type of modulation used.
  - c) Why isn't the site located away to the west of the farm? This would give better coverage and would reduce health risk.
10. The applicant has supplied information explaining other sites that have been investigated:
  - a) Freestanding mast at Manning & Son, Station Road: the new mast would have to be 25m high in proximity to the existing, which would be likely to be unacceptable to the Local planning Authority.
  - b) Freestanding mast at Anstee Farm, Black Pit Drove: a new mast at this location would be open to views and would have considerable visual impact; likely acquisition difficulties.
  - c) Freestanding mast at Over Water Tower, Over: poor coverage of the target area.
  - d) CCI Station Road, Willingham: central village location with likely significant impact on the local environment.
11. The applicant states that the installation complies with ICNIRP (1998) public exposure guidelines. No suitable alternative sites are available for sharing in the area.

### **Planning Comments**

12. The proposed mast complies with Policy CS8 as it represents a shared mast in the place of an existing facility. Other sites have been investigated but have been found to be less satisfactory. The application is accompanied by an ICNIRP declaration on public exposure guidelines. The site is provided with a tall conifer tree screen, which is effective in mitigating the visual impact of the mast in the village. I recommend that this proposal be supported.

### **Recommendation**

13. In accordance with the application dated 23<sup>rd</sup> November 2005

Approve

1. SCA (3 years) (*Standard reason*)
2. Within one month of the development hereby approved ceasing to be used for telecommunications purposes the Local Planning Authority shall be notified accordingly in writing. Within four months of such notification all apparatus (including any mast), equipment, fencing and hard surfacing shall be removed from the land and all buildings and structures shall be demolished and removed from the land. The land shall be restored in accordance with a scheme that shall previously have been submitted to and approved by the Local Planning Authority.  
(Reason – To ensure that the mast and associated equipment is removed from the site when the need for the structures ceases in order to avoid dereliction in the countryside).

**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 P6/5** (Telecommunications)
  - b) South Cambridgeshire Local Plan 2004:  
**Policy CS8** (Telecommunications)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material considerations, which have been raised during the consultation exercise:
  - Dangers to public health.

**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/2306/05/F

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

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

**REPORT TO:** Development and Conservation Control Committee      1<sup>st</sup> March 2006  
**AUTHOR/S:** Director of Development Services

**S/2317/05/F – Castle Camps  
 Replacement Dwelling and Garage (Revised Design) (Retrospective Application) at  
 The Bays, Haverhill Road for C O'Malley**

**Recommendation: Approval  
 Date for determination: 30<sup>th</sup> January 2006**

**Update**

1. Consideration of the application was deferred at the 1<sup>st</sup> February 2006 meeting of this Committee to invite the submission of further plans showing the dwelling as built.
2. Plans showing the dwelling as built have now been received.
3. A copy of the plans has been sent to the Parish Council and the occupier of Broadways and any further comments received will be reported verbally.

**Planning Comments – Key Issues**

4. The main issue in relation to this application is the impact of the changes compared to the development approved under reference S/1661/04/F on the character and appearance of the area and the amenity of neighbours.
5. The main differences between the approved scheme and the dwelling as built are: the use of render over a brick plinth rather than brick and boarding; changes to windows; the provision of accommodation in the roofspace including the insertion of a second floor dormer window in the rear roof slope, small second floor windows in each of the two rear gables, high level windows in the side roof slopes and a raising of the eaves and ridges heights of one of the rear projecting gables; a raising of the eaves height of the north side elevation of the main part of the dwelling; and a single storey link between the double garage and the house.
6. I, and Members, can appreciate the Parish Council's concerns about retrospective applications but any application, retrospective or otherwise, must be considered on its merits. In this instance, the dwelling as built is considered to be acceptable in terms of its impact in the street scene and on the character and appearance of the area and the amenity of neighbours.

**Recommendation**

7. Approval (as amended by drawing nos. CM.22/2 and CM22/3. and Front, Rear and Side Elevations plan date stamped 13.2.06)
  1. The first floor window in the south/side elevation of the house, hereby permitted, shall be fitted and permanently maintained with obscured glass (RC To safeguard the privacy of the occupiers of the adjacent property, Broadways)

2. No further windows shall be inserted at first or second floor level in the south or north elevations of the house, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf (RC To safeguard the privacy of the occupiers of the adjacent properties, Broadways and Manor House).

**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) 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: impact on neighbours and appearance of the village.

**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/2317/05/F, S/1616/04/F and S/0999/04/F

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

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee      1<sup>st</sup> February 2006  
**AUTHOR/S:** Director of Development Services

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**S/2317/05/F – Castle Camps  
Replacement Dwelling and Garage (Revised Design) (Retrospective Application) at  
The Bays, Haverhill Road for C O'Malley**

**Recommendation: Approval  
Date for determination: 30<sup>th</sup> January 2006**

**Site and Proposal**

1. The application relates to a 0.06 hectare/0.14 acres approximately site on which a new dwelling to replace a dwelling that previously stood on the site has been erected. A new (replacement) 1½ storey dwelling stands to the north. Beyond a track leading to what was a builder's yard to the east, there is a two-storey house to the south.
2. This full application, received on the 5<sup>th</sup> December 2005, proposes the erection of a 4.7m high to eaves/7.6m high to ridge 6-bedroom dwelling with accommodation provided over three floors, including two bedrooms in the roof space.
3. The proposal is the same as the one approved under reference S/1616/04/F except that it is now proposed to utilise the roof space and, consequently, a second floor dormer window is proposed in the rear roof slope, a small second floor window is proposed in each of the two rear gables and high level windows are proposed in the side roof slopes; and a single storey link is proposed between the double garage and the house.

**Planning History**

4. Planning permission was granted under reference **S/1616/04/F** for a two-storey 5-bedroom detached dwelling with a detached double garage to the front.
5. A previous application for a two-storey dwelling with linked double garage was withdrawn (**S/0999/04/F**).

**Planning Policy**

6. Structure Plan 2003 **Policy P1/3** relates to sustainable design in built development and requires a high standard of design for all new development which responds to the local character of the built environment.
7. Local Plan 2004 **Policy SE4** states that residential development and redevelopment 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 Castle Camps 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.

8. Local Plan 2004 **Policy HG10** states that the design and layout of residential schemes should be informed by the wider character and context of the local townscape and landscape.

### **Consultations**

9. **Castle Camps Parish Council** recommends refusal stating “This applicant always builds differently to the approved plans and subsequently gets away with it. It is too late once the building is up. What are the planning department going to do about it? The Council's planning group should look at retrospective planning applications. If permission is 100% granted there is little point in initially presenting a planning application as a retrospective one would be guaranteed not to raise objections and be accepted. I object as I feel this is overshadowing the house next door. In my opinion this applicant gets his way every time and is spoiling our village. An application by this applicant for a house of this size, on this plot, was rejected some months ago. He has now built a house of similar size to that which was rejected and expects to “get away with it”. In my opinion flouting the planning laws with a retrospective application should not be allowed as it makes a mockery of the planning function and control, and is also a “slap in the face” for all those who abide by the rules.”
10. **Environment Agency** raises no objections but makes an advisory comment.

### **Representations**

11. The occupier of Broadways, the property to the south, states that the applicant has gone to some lengths to ensure that the development has no adverse implications for him. He believes that the house that has been built is a fine quality addition to the village and therefore has no objections. He states that it is a pity that the Parish Council has opposed the application without consulting him, the only parishioner directly affected.

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

12. The main issue in relation to this application is the impact of the changes compared to the development approved under reference S/1661/04/F on the character and appearance of the area and the amenity of neighbours.
13. I, and Members, can appreciate the Parish Council's concerns about retrospective applications but any application, retrospective or otherwise, must be considered on its merits. In this instance, I do not consider that the addition of the rear dormer, gable windows, rooflights or link between the house and garage would result in serious overlooking or any other harm to the amenity of neighbours or harm the character of the area.
14. The dwelling that has been erected on site does not accord with the plans approved under reference S/1616/04/F. Whilst this application has been described as retrospective, the submitted plans still do not reflect exactly what has been built. For example, whilst the existing dwelling is render over a brick plinth, the plans indicate brick, render and boarding; some windows shown on the plans do not exist, others

are different shapes and there are some existing windows not shown on the plans. Whilst what is shown on the application drawings is considered to be acceptable and there is therefore no reason not to approve the application, the case officer has conveyed these discrepancies to the applicant and suggested that a further application be submitted showing the dwelling as built.

## Recommendation

### 15. Approval

1. Standard Condition A – Time limited permission (Reason A);
2. Sc5a – Details of materials for external walls and roofs (RC 5a);
3. The first floor window in the south/side elevation of the house, hereby permitted, shall be fitted and permanently maintained with obscured glass (RC To safeguard the privacy of the occupiers of the adjacent property, Broadways);
4. No further windows shall be inserted at first or second floor level in the south or north elevations of the house, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf (RC To safeguard the privacy of the occupiers of the adjacent properties, Broadways and Manor House).

## 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) 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: impact on neighbours and appearance of the village.

**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/2317/05/F, S/1616/04/F and S/0999/04/F

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

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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

1<sup>st</sup> March 2006

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

**Public Footpath  
Proposed Diversion of Footpath 19 in Castle Camps under the Town and Country  
Planning Act 1990**

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

**Purpose**

1. To consider an application to divert Footpath no. 19 in Castle Camps to facilitate development of housing in the village.

**Effect on Corporate Objectives**

2. Quality, Accessible Services	The maintenance of public rights of way benefits all sectors of society
Village Life	The maintenance of public rights of way enhances village life
Sustainability	Walking constitutes a sustainable form of transport
Partnership	South Cambridgeshire District Council and Cambridgeshire County Council are working in partnership to ensure that the rights of way network is preserved where there is development under the Town and Country Planning Act 1990

**Background**

3. Planning application no. S/2014/03/F was granted permission on 25<sup>th</sup> February 2005 for the erection of three dwellings on land adjacent to Meadow Cottage, High Street, Castle Camps.
4. Under Section 257 of the Town and Country Planning Act 1990, Local Planning Authorities may by order authorise the stopping up or diversion of any footpath or bridleway if they are satisfied that it is necessary to do so in order to enable development to be carried out—
  - (a) in accordance with planning permission granted under Part III, or
  - (b) by a government department.

**Options**

5. The existing footpath would lead over the proposed parking area. It is an offence to drive vehicles onto, or over, public footpaths. Therefore, the options are to divert that part of the footpath, extinguish it, or extinguish it and create a new path elsewhere. Cambridgeshire County Council, as Local Highways Authority, has agreed to a diversion in this case. The Order Schedule is attached to this report as Appendix 1. The Order maps are attached as Appendix 2.

### **Financial Implications**

6. The applicant has undertaken to meet the District Council's costs, the cost of placing the necessary public notices in the *Cambridge Evening News*, and the cost of any other work required by the Local Highways Authority.

### **Legal Implications**

7. Should there be any formal objections to the Order, the District Council can do one of three things:
  - It can decide not to confirm the Order
  - It can seek withdrawal of the objections
  - It can submit the Order and objections to the Secretary of State for decision. This will result either in a public inquiry or the exchange of written representations

### **Staffing Implications**

8. There are no staffing implications.

### **Risk Management Implications**

9. Failure to divert the footpath could cause conflict between walkers and vehicles using the proposed parking area, and prompt user groups to question whether the Council was fulfilling all of its obligations. It could also raise legal issues if vehicles were to cross or park on the footpath.

### **Consultations**

10. Key user groups and other interested parties are being consulted on an informal basis, to assess likely reaction prior to the formal Public Notice being placed in the *Cambridge Evening News*. Relevant details will be reported verbally at the meeting.

### **Recommendations**

10. It is recommended that the Committee authorises officers to make an Order diverting Footpath 19 in Castle Camps, to place the appropriate Notice in the *Cambridge Evening News*, and to undertake formal consultation. If there are no objections, it is further recommended that the Committee authorises officers to confirm the Order as unopposed. If there are objections, it is recommended that officers be instructed to present a report to a future meeting of this Committee so that Members can decide how best to proceed.

**Background Papers:** the following background papers were used in the preparation of this report: File BF01277 – Footpath 19 Castle Camps

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



## SCHEDULE

PART 1  
DESCRIPTION OF SITE OF EXISTING PATH OR WAY

Position of path as indicated on map	Description of path or way
A - B	Part of Public Footpath No.19 Castle Camps starting at Ordnance Survey Grid Reference TL6327 4342 (point A on Order maps 1 & 2) and running in a south-easterly direction to OS GR TL 6328 4338 (point B on Order maps 1 & 2). Length approximately 37 m.

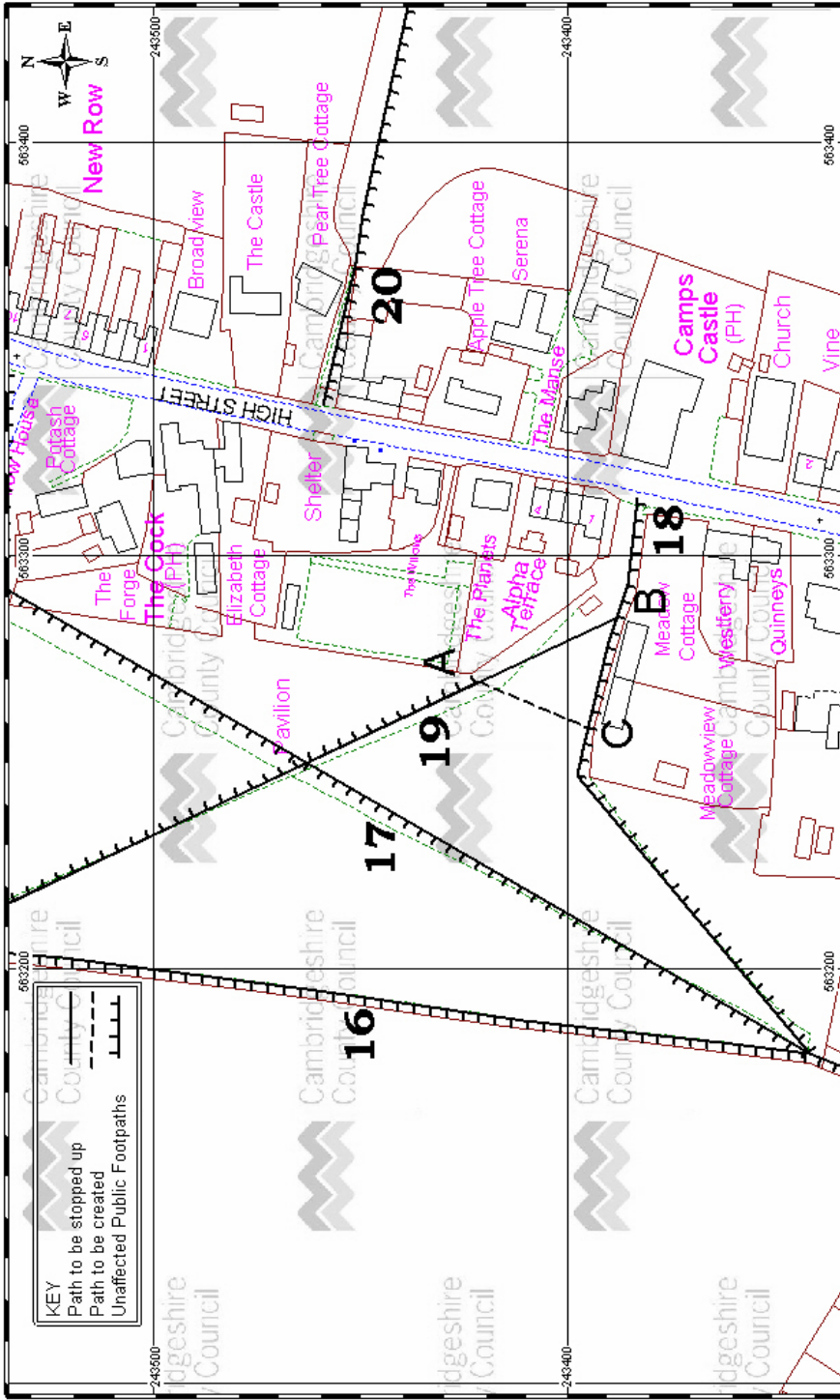
PART 2  
DESCRIPTION OF SITE OF NEW PATH OR WAY

Position of path as indicated on map	Description of path or way	Length	Width & Details
A - C	Part of Public Footpath No.19 Castle Camps starting at OS GR TL 6327 4342 (point A on Order maps 1 & 2) and running in a south-westerly direction to meet Public Footpath No.18, Castle Camps at OS GR TL 6325 4339 (point C on Order maps 1 & 2).	Approx 28.5 m	Minimum unobstructed width 2 m.  Surface - grass

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# Order Plan 1: Diversion of Public Footpath No.19, Castle Camps (Part)



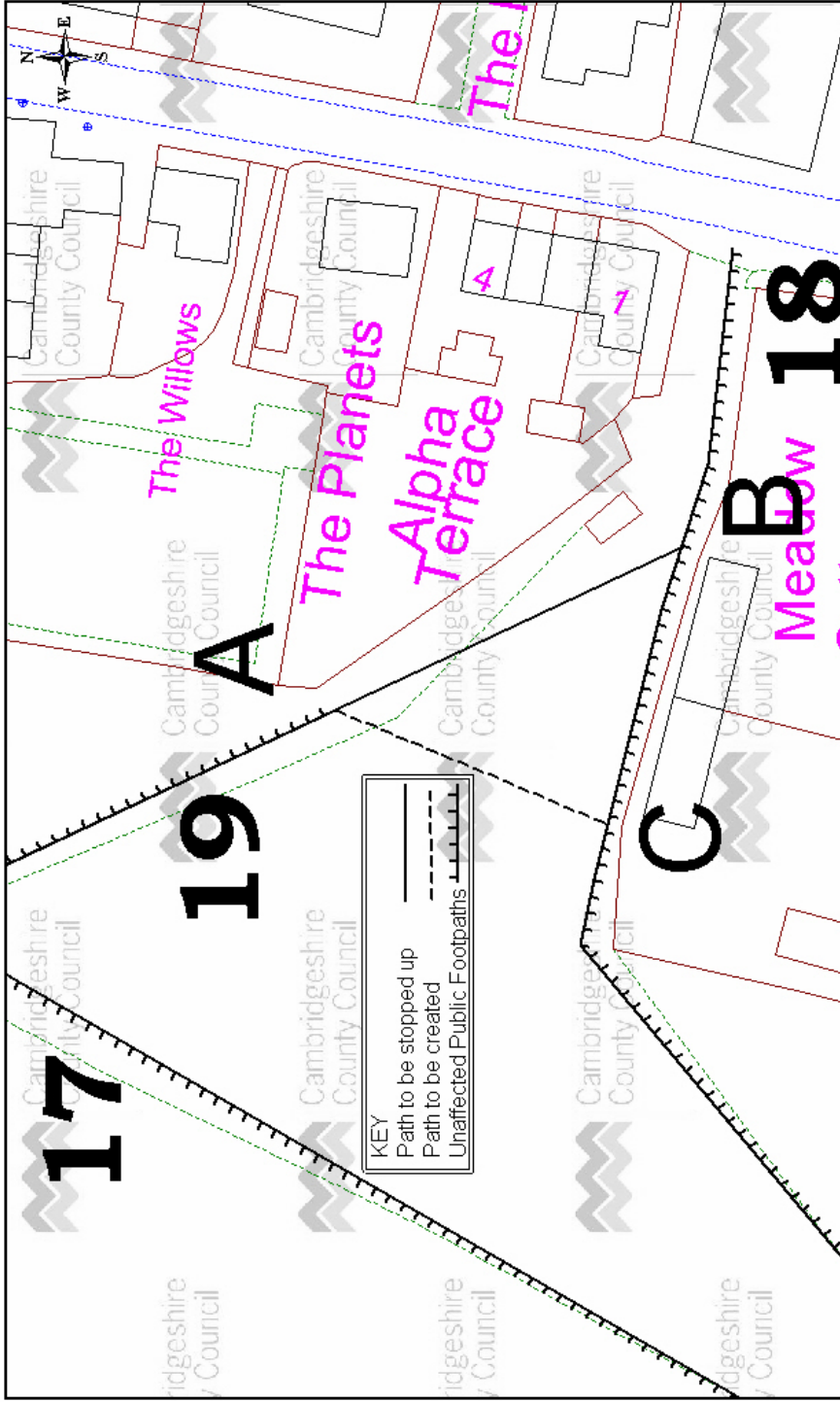
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 Date: 22/02/2006  
 By: Catherine Taylor

File:

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Order Plan 2: Detail of Diversion of Public Footpath No.19, Castle Camps (Part)



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By: Catherine Taylor

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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 1<sup>st</sup> March 2006  
**AUTHOR/S:** Director of Development Services

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**S/0137/06/F – Bar Hill**  
**Change of Use for Car Valeting Operation Including Siting of Office and Canopy at  
Tesco Stores, Viking Way for Car Park Valeting Ltd.**

**Recommendation: Approval**  
**Date for Determination: 28<sup>th</sup> March 2006**

**Site and Proposal**

1. The site, located within the car park serving the Tesco Stores and 'New Mall' towards the southern boundary of the Tesco Stores Car Park, consists of 9 parking bays in total. To the south of the application site is an area of landscaping which includes a small raised area and a mixture of trees and hedgerow. Beyond that is located Bar Hill Primary School, a church and the Parish Council offices. To the east of the site lay further parking spaces and an electricity sub-station. Beyond that is the Gladeside residential estate. To the west are the 'New Mall' and the large Tesco superstore.
2. This full application, registered on 27<sup>th</sup> January 2006, seeks permission to site a portable building on one parking space and a canopy covering four parking bays to provide an office and a 'dry' bay, with a further 4 'wet' bays for the car valeting operation, resulting in the use of 9 parking spaces in total.

**Planning History**

3. Planning permission was refused under reference **S/1826/05/F** for a similar development seeking change of use for valeting operation further towards main vehicular entrance to the car park that serves the Tesco Stores and 'New Mall' site. The application was refused on the grounds that it was located near the most congested area of the site at a pedestrian crossing of the principal access road through the car park and that it would form an additional distraction to motorists, whilst reducing vehicle and pedestrian visibility around the access road, to the detriment of the safety of vehicles and pedestrians using the car park.

**Planning Policy**

4. The site is within the village framework.
5. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 states that development will be restricted where there is an unacceptable risk to the quality of underlying ground or surface water.
6. **Policy CS3** of the South Cambridgeshire Local Plan 2004 states that the development of sites where drainage to a public foul sewer is not feasible, will not be permitted if proposed alternative facilities are considered inadequate and would pose an unacceptable risk to the quality or quantity of ground or surface water, pollution of local ditches, watercourses or sites of ecological importance.

7. **Policy CS4** of the South Cambridgeshire Local Plan 2004 states that development will not be permitted which poses an unacceptable risk to the quality of the underlying groundwater.
8. **Policy ES6** of the South Cambridgeshire Local Plan 2004 states that the District Council will seek, by the means of appropriate planning conditions, to minimise the impact of noise and pollution on noise-sensitive development arising from any new industrial, commercial or recreational activities.
9. Draft Local Development Framework 2006 **Policy DP/3** states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on residential amenity; from undue environmental disturbance such as noise, in accordance with Policies NE/16 and on quality of ground or surface water in accordance with policy NE/8.
10. Draft Local Development Framework 2006 **Policy NE/8** reiterates the advice contained within policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and policies CS3 and CS4 of the South Cambridgeshire Local Plan 2004 which seek to protect the quality of ground and surface water.
11. Draft Local Development Framework 2006 **Policy NE/16** states that planning permission will not be granted for development which has an unacceptable adverse impact on the indoor and outdoor acoustic environment of existing or planned development; and that conditions may be attached to any planning permissions to ensure adequate attenuation of noise emissions or to control the noise at source.

### **Consultation**

12. **Bar Hill Parish Council** recommends that the application is refused and comments "objection on the grounds of being of visual nuisance to the residents of Gladeside. A noise nuisance to the Bar Hill Primary School during school hours and also it will deprive the car park of seven fewer spaces and will therefore lead to further traffic congestion in the village."
13. **Environment Agency** comments awaited at the time of writing this report.
14. **Chief Environmental Health Officer** comments awaited at the time of writing this report.

### **Representations**

15. The following concerns/comments were received from the owners/occupiers of 10 Gladeside, 7 Robin Close and County Councillor S Johnstone and Councillor B. Waters:
  - a) Change of use of car park only to industrial use.
  - b) Wash water discharge dangerous to users of car park, particularly in cold weather – potential for large areas of ice.
  - c) Noise pollution generated by vacuum cleaning equipment – disturbance to residents in Robin Close. Further exacerbates existing problems arising from use of car park – exhaust fumes.
  - d) Should be sited in Tesco garage area – already provide automatic car wash and jet wash.



- e) Alternative locations available in Viking Way/Trafalgar Way industrial areas.
- f) Sets a precedent for further commercial activity in car park.
- g) Already operating in the car park – current drainage issues. Results in great deal of dirt – hazard and unsightly.
- h) Traffic impact. Takes up to three parking spaces. Queuing traffic for the store is already a problem in Bar Hill.

**Planning Comments – Key Issues**

16. The key issues to consider in the determination of this application relate to:
- a) The visual impact of the development
  - b) The impact of the development upon the amenity of nearby buildings
  - c) The impact of the development on the environment
  - d) The impact on the safety of users of the car park

***The visual impact of the development***

17. The proposed office and canopy are illustrated as being finished in yellow, according to the information submitted with the application. Whilst I accept that these structures taken on their own would be quite visible it is important to consider the context within which they are set. The Tesco/New Mall site is a commercial area, with a number of existing advertisements on the adjacent buildings, and particularly the Tesco superstore itself. The applicants, after discussions following the refusal of the previous planning application have resited the proposed valet operation in accordance with advice given to address the previous reasons for refusal. The site is set against the boundary planting at the external boundary of the car park site. Furthermore the structures would be seen with the existing mall and various advertisements as a backdrop. Given the character of the area and the setting for the structures and the distance of the proposed structures from the residential dwellings I do not consider that the proposed structures will result in undue harm to the character or appearance of what is essentially a commercial area nor would they be overbearing to the nearby dwellings. The applicants have previously stated that the canopy can be finished in blue, should the Authority see fit. Given the typical colour scheme on the Tesco building this may be a more appropriate colour for the site. As such a condition is recommended below to ensure that the colour of the external structures is submitted to and agreed in by the Authority prior to commencement of the development.

***The impact of the development upon the amenity of nearby buildings***

18. At the time of compiling this report the comments of the Chief Environmental Health Officer are awaited with regards to noise disturbance and will be reported verbally. However, having visited the site it is again important to consider the context within which the proposed use is set. The car park serving the adjacent retail environment caters for approximately 500 car parking spaces. It is my opinion that the associated vehicular movements within this environment is likely to generate a far greater level of noise and disturbance currently than the use of vacuum cleaners as part of the valet service. Furthermore, given the siting of the use approximately 115 metres away from the nearest dwelling and 30 metres away from the school it is unlikely that the level of noise generated would result in an undue increase in noise disturbance to the surrounding area. I have, however, recommended a condition to control the hours of

operation for power operated machinery to ensure that a disturbance does not arise outside the core hours typically associated with the superstore.

***The impact of the development on the environment***

19. The comments of the Environment Agency are awaited at the time of this application and will be reported verbally. However, at the time of the previous application the concerns of the Agency were resolved by the proposed use of a below ground, closed loop system using ACO drains to collect wash water, which would then be passed through interceptors prior to discharge into the normal foul sewer. The applicant's have illustrated that they intend to use this method in the current application. This system would be likely to address concerns with regards to dirt and a hazard, should the Environment Agency fine the system acceptable, as it would facilitate the suitable management and discharge of the dirty wash waters arising from the use.

***The impact on the safety of users of the car park***

20. Since the previous application the proposed use has been relocated approximately 125 metres from the main vehicular entrance to the car park. It is also located further from the nearest pedestrian walkway at the end of the main circulation road in the car park. By moving the proposed use away from the main vehicular entrance to the estate I am of the opinion that the applicants have addressed the concerns regarding the safety of users of the car park. The vehicular movements in this location are significantly lower than most other areas of the car park as they are located away from the main entrance to the car park and the superstore itself. Furthermore it is no longer located immediately adjacent to one of the designated pedestrian walkways within the car park and so affords greater visibility to pedestrians within the site.
21. With regards to the loss of parking spaces the proposal will actually result in the loss of one parking space, for the siting of the office unit. The applicants have indicated that the remaining parking spaces, although indicated for use within the car valet, will be available for use by shoppers in general. They have described their trade as being generated by shoppers using the store who wish to have their cars cleaned whilst they shop. As such, and given that no condition exists on the consent for the superstore and car park for the spaces to be preserved as parking there does not appear to be any undue loss of parking facilities.
22. At the present time the applicants are currently running a hand car wash from the Tesco Car Park in an alternative location from the current proposal, much closer to the main vehicular entrance to the car park, and without the proposed drainage systems. Should members be minded to refuse the current application it may be necessary to proceed with enforcement action to ensure that the current units are removed from the site.

**Recommendation**

23. Approval with conditions

**Recommended conditions**

1. SCA (3 Years) – RCA.
2. SC5 – the external colour of the office and canopy (Reason – RC5 aii).
3. No power-operated machinery shall be operated on the premises before 08.00 hours or after 18.00 hours on weekdays and 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.

**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
- Draft Local Development Framework 2006
- Planning file Refs: S/0137/06/F, S/1826/05/F

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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee
1<sup>st</sup> March 2006**AUTHOR/S:** Director of Development Services

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**S/2362/05/F - Bassingbourn-cum-Kneesworth**  
**Erection of New Ward Building to Accommodate Two 16 Bed Secure Wards, 8 Bed Rehabilitation Unit, Reception and Visitor Centre with New Landscaping, Fencing and 56 New Car Parking Spaces for Partnership in Care Ltd**

**Recommendation: Delegated Approval/Refusal**  
**Determination Date: 10<sup>th</sup> March 2006 – (Major Application)**

Departure Application

**Site and Proposal**

1. The application site lies to the south and east of the main built up part of the village, adjacent to the village framework for Bassingbourn-cum-Kneesworth. It is accessed directly from the A1198 via an in-out access. The main building on site is Kneesworth Hall, a Grade II Listed Building, which is part of the privately run hospital that cares for patients with mental illness in low to medium secure wards. There are a number of buildings of various ages that form the hospital complex all situated within a parkland setting.
2. The full application, submitted on 9<sup>th</sup> December 2005, proposes the erection of a single storey pitched roof building of approximately 6.2m in height with a floor area of approximately 2990m<sup>2</sup> to accommodate two 16 bed wards and one 8 bed rehabilitation unit. Patients from the existing Wortham House (20 beds) are to be accommodated in the new wards and this building would be converted to administrative purposes for the hospital. The two secure wards would have their own garden courtyards enclosed by 3m high fencing. The rehabilitation unit would have an additional entrance to allow patients access to external patio and garden and to 'the flats', an existing two storey building which is currently used as offices and is intended to contain additional occupational therapy facilities and activities in due course. All the wards would be accessed via the main entrance in the central link block containing a reception, a new family visitor centre, staff restrooms and facilities.
3. A new access road serving the ward buildings and the extended car park would be constructed across the site of the existing 1950s gymnasium building that is to be demolished. The existing car park to the north of Kneesworth House would be reconfigured and extended in a semi-circle increasing from 25 to 75 the numbers of car parking spaces. The existing entrance to the car park would be closed and access gained via the new driveway. On the south west side of the new road, five additional car parking spaces, including two for disabled plus an additional one close to the entrance of the ward building would be provided.
4. A TPO Lime and a Sycamore are to be felled.
5. The application was submitted with a planning statement, design statement and landscape statement. The planning statement is attached as Appendix 1.
6. A public footpath runs along the north eastern site boundary.

**Planning History**

7. In the 1980's the use was changed from a school to the hospital within the same use class, C2 without the need for specific planning permission. Various planning

permission have been granted since including improved staff and office facilities and extensions to buildings to provide better patient facilities and accommodation.

### Planning Policy

8. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 (the Structure Plan) states that development in the countryside will be restricted unless the proposal can be demonstrated to be essential in a particular rural location.
9. **Policy P1/3** of the Structure Plan states that a high standard of design and sustainability will be required for all new development which minimises the need to travel and reduces car dependency. In addition development is expected to provide a sense of place which responds to the local character of the built environment and takes account of community requirements by including a mix of housing opportunities and designing for the needs of all sections of the community.
10. **Policy CS12** of the South Cambridgeshire Local Plan 2004 (the Local Plan) states that: "The change of use of existing buildings to nursing homes or convalescent homes will be permitted, subject to design, scale, layout, access and parking arrangements. New buildings for such uses will only be permitted within the built-up framework of villages".
11. The supporting text specifically refers to Kneesworth House recognising it as a privately run hospital.
12. **Policy EN1** of the Local Plan states that the District Council will ensure that the local character and distinctiveness of the Landscape Character Areas will be 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.
13. **Policy EN3** of the Local Plan states: "In those cases where new development is permitted in the countryside the Council will require that (a) the scale, design and layout of the scheme (b) the materials used within it, and (c) the landscaping works are all appropriate to the particular 'Landscape Character Area', and reinforce local distinctiveness wherever possible."
14. **Policy EN4** of the Local Plan states: "The District Council will not grant planning permission for development which would adversely affect or lead to the loss of important areas and features of the historic landscape whether or not they are statutorily designated.
15. The supporting text identifies areas of rare parkland as a historic landscape at 11 different locations and states: "There are other man-made landscapes of local value which contribute to the quality of the whole landscape and which, in some cases, form the setting of Listed Buildings. Any development proposal must ensure that there is no adverse impact on either the grounds themselves or the Listed Building whose setting they provide. (Examples include...Kneesworth Hall...).
16. **Policy EN5** of the Local Plan is concerned with the landscaping of new development.
17. **Policy EN28** of the Local Plan states (in part) that The District Council will resist and refuse applications which would dominate the Listed Building or its curtilage buildings in scale, form, massing or appearance; would damage the setting, well-being or attractiveness of a Listed Building; or would harm the visual relationship between the building and its formal or natural landscape surroundings.

18. **EM7** of the Local Plan 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 Policy EM3 [local user] and EM6 [no adverse impact on amenity, traffic, character etc and would contribute to a greater range of local employment opportunities]. 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.

### **Consultation**

19. **Bassingbourn-cum-Kneesworth Parish Council**  
Recommends approval

20. **Chief Environmental Health Officer**  
No objections

21. **Environment Agency**  
Objects  
"The proposed development would be at risk of flooding and would increase the risk of flooding to existing property.

22. **Cambridgeshire Fire and Rescue Service**  
Should permission be granted adequate provision should be made for fire hydrants by way of a Section 106 agreement or planning condition.

23. **Cambridgeshire County Archaeologist**  
Important archaeological deposits may survive on the site which could be damaged or destroyed by the development. The site should therefore be subject to a programme of archaeological investigation which should be secured through a planning condition.

24. **Local Highways Authority**  
Initial comments:  
"Within the last five years there have been three injury accidents directly related to the hospital access(es). It is therefore essential that the junction with the A1198 comprises suitable geometry to facilitate as safe ingress / egress as possible.
25. The junction should comprise visibility of 4.5m x 90.0m. A suitable survey plan of the frontage should be obtained from the applicant / agent indicating the provision of such visibility. Such visibility splays must be provided clear of any boundary enclosures or planting".
26. Following submission of survey plan:  
"I note that the signboard currently within the visibility splay to the north is to be relocated. I also note that any enclosure or planting will be maintained at a height not exceeding 600mm.

27. I recommend that the sign relocation and any reduction in enclosure/planting height be undertaken prior to the commencement of any new building work".

28. **Conservation Manager**  
No objections to the principle of the development subject to acceptable landscaping and material details being secured by condition.
29. "The site is visible from the access drive and given its location between the house and road will have an impact on the setting of the house.

30. It is proposed to enhance the setting of the house by demolishing the old gym. This is a post war building of no historic or architectural merit which by virtue of its proximity to the main frontage has a very significant impact on the setting of the building.
31. This will be replaced by a new access serving the new units – thus the main house still serves as the main reception area.
32. The majority of the trees to the north west of the house will be retained – these form an important buffer to the new development and will ensure the main setting of the house is thus retained.
33. The new units will be secure areas and all three wings will interlink. Two of the units are proposed to have external exercise yards – these need to have high fencing to enclose them and there cannot be trees in close proximity to avoid them facilitating escape.
34. The design of the units has to meet National Car Standards and NHS Estates Building Note 35 thus the size and form is restricted to some extent by the requirements of this.
35. Design – The pre-application discussions have resulted in the scale and form of the buildings being revised – rather than two storey the buildings are now single storey – a scale far more in keeping with the locality. Mounding is proposed to reduce the impact to the driveway.
36. Whilst the proposals represent a large development the scale of the scheme will still be subservient to the ‘two storey with rooms in the roof’ scale of the main house.
37. The design is modern and thus will contrast with the form of the main house.
38. The admin house is red brick with a slate roof with lighter brick details. It has large dormers and deep eaves. The chimneys form a major feature on the skyline.
39. The proposal is not considered to diminish the status of the house – the different architecture and height of the buildings will maintain the hierarchy with the main house at the top of the scale”.
40. Further comments concern the importance of securing appropriate materials by condition notwithstanding the materials specified in the design statement.
41. “The proposal will impact on a TPO tree and therefore the Trees and Landscape Officer should be consulted. Their views on the need to reinforce or replace any of the existing trees will be material to the preservation of the setting to the house”.

**Trees and Landscape Officer**

42. “I object to the proposal in relation to the following loss of the Lime and Sycamore as indicated. I am also concerned about the impact on the other trees marked on plan with respect to effect of construction adjacent footpaths roadways and car parking.
43. Data on the trees should be supplied in accordance with BS:5837:2005 to reflect appropriate root protection areas”.

**Landscape Design Officer**

44. No objections subject to revisions to the landscape proposals. The proposal follows pre-application discussion and is preferable to the earlier schemes in terms of visual impact particularly to the wider countryside. It will be visible from the footpath and may be from the road leading into Bassingbourn however the impact will be broken by the new planting and other buildings.



45. A detailed assessment of the landscape proposals is given with suggested improvements given. This information has been passed to the applicants and I await their response.
46. **Anglian Water**  
Comments are awaited
47. **Land Drainage Manager**  
Comments are awaited

### **Representations**

48. One letter of objection has been received from a planning consultant who acts “..on behalf of clients who are concerned to ensure that all such establishments are constructed and operated to recommended standards, in the interests of prospective patients, local residents and fair competition.”
49. The development is inconsistent with the provisions of the development plan in particular Policy EN1.
50. Concern about loss of and potential damage to trees and lack of Arboricultural Report.
51. Insufficient detail contained within the application in relation to drainage.
52. Applicant should provide a Highway Statement to include a speed survey and traffic counts. A Green Transport Plan should also be required to encourage cycling.
53. A sunlight and site layout assessment should be provided by the applicant in conformance with the BS Daylight Code.
54. Precise details should be given in relation to proposed materials.
55. Fencing detail is insufficient.
56. “The proposals are not good design, have no local distinctiveness or identity and do not respect, let alone enhance the locality...They do not respect the surrounding character of the area by virtue of overdevelopment as the application site lies within the East Anglian Chalk landscape Character Area and Natural Area which is characterised by large open fields and would be detrimental to the character of the area as a result of increased development in a predominantly open countryside area”.
57. A 3m high fence is proposed which would be visually inappropriate in this countryside location and will affect the setting of the Listed Building.
58. Proposal is detrimental to the setting of the Listed Building.
59. No transport assessment submitted.
60. Applicant has failed to demonstrate an overriding need for approval.
61. Increase in activity will adversely affect amenity of those that live adjacent to the site.
62. Increase in congestion and parking on site.
63. Too many new car parking spaces to be provided.
64. Design is bland, uninteresting, featureless and out of character with the locality.

65. Additional tree planting aimed at screening the development will harm the open character of the area.
66. Increased lighting and noise will have an adverse impact upon the amenity of the patients which are in the process of rehabilitation.
67. Proposal offers poor amenity for the intended occupants.
68. Will create a precedent for further development on the site.
69. The letter refers to both Government and Local Policies that the writer considers relevant.

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

70. The key issues to consider are the need for the development, the impact on the parkland setting of Kneesworth House, a Grade II Listed Building, and the impact on the wider landscape and countryside.
71. The site lies beyond the village framework for Bassingbourn-cum-Kneesworth and in the countryside. The proposed new building is therefore contrary to Policy CS12 of the Local Plan in that it would lie outside of the built-up framework of the village.
72. During pre-application discussions officers indicated that if a proposal could be put forward with sufficient justification i.e. there was a clear and well established need for the hospital to expand and the impact on both the setting of the adjacent Listed Building and the wider landscape and countryside could be minimised to acceptable levels that officers may be able to give general support. Early schemes showed a building that was in part two storey and too close to the NE footpath to allow for new planting. The single storey approach is now considered by both the Conservation Manager and the Landscape Design Officer to have an acceptable impact subject to appropriate materials and detailing and revisions to the landscape proposals.

#### ***Need***

73. The application includes a Planning Statement, a copy of which is attached as Appendix 1.

#### ***National context***

It is stated that the closure of many large NHS hospitals has created a shortfall in accommodation for those with mental illness, recognised by the Government in its White Paper “Modernising Mental Health Services”. The National Service Framework for Mental Health published in 1999 identifies gaps in medium secure provision and states that patients are often placed inappropriately in higher levels of security than is necessary. It recognises that the independent sector has a role to play in providing additional bed spaces and specialist services. Kneesworth Hospital can provide a ‘quality of life’ opportunity for individuals to help achieve one of the Government aims in the National Service Framework to ensure that each person with severe mental illness receives the range of mental health services they need.

#### ***Kneesworth House***

The detailed justification is contained within paragraphs 3.1 to 3.7 of the planning statement attached as Appendix 1. However, the thrust of the argument is that the existing facilities are not up to appropriate standards which is adversely affecting patients and there is a need to bridge the gap in patient accommodation between the medium secure and rehabilitation units by providing new low secure accommodation.

#### ***Impact on Landscape***

76. I note the comments of the Landscape Design Officer. The character of the landscape is one of large open fields interspersed with hedgerows and lines of trees.

The building is single storey and will sit within existing vegetation. There is sufficient scope for new planting which will further help assimilate the building into its surroundings. Various changes to the landscape proposals have been suggested by the Landscape Design Officer which have been forwarded to the applicants.

***Impact on setting of Kneesworth Hall***

77. I note the comments of the Conservation Manager. Of particular concern are the proposed materials. However, these can be considered by way of a condition requiring submission prior to any development commencing. The contrast in design and height coupled with the distance from Kneesworth Hall result in a development that will not adversely affect its setting. In addition the demolition of the modern gym building which is close to Kneesworth Hall and currently has a very significant impact on its setting will improve the setting and is to be welcomed.

***Flood Risk***

78. A Flood Risk Assessment has been submitted and is currently with the Environment Agency for its consideration. Members will be updated verbally at the meeting.

***Highway Safety***

79. The Local Highways Authority has confirmed that subject to the removal of a signboard and the cutting back and maintenance of some existing planting above a height of 600mm that adequate visibility can be achieved.

***Car parking standards***

80. The Local Plan standard is a maximum of 1 space per 4 staff plus 1 per 3 daily visitors. 52 new posts are to be created giving a required number of 13 spaces + visitor parking. Numbers here are not known though the application states that there is a general shortage of visitor parking on the site and there is a need to provide for this close to the entrance of the new building as it will contain a new visitor centre. Officers have found it difficult to park during visits to the site and parking on the estate roads has been seen. At pre-application stage the suggested number of new spaces was 81. This has been reduced to 54 in this application and I do not consider this to be excessive.

***Green Travel Plan***

81. The Planning Statement indicates, at 5.4, that the proposal will provide employment locally and the hospital is encouraging existing staff to walk and cycle to work. I consider it important to ensure that where possible alternative methods of travel to and from the site, other than by car, are encouraged and secured. I therefore consider a condition requiring the submission of a Green Travel Plan to be justified.

***Fencing detail***

82. The initial submission of the application did not contain detail in relation to the type and design of the proposed areas of fencing to secure compounds other than to indicate its location and proposed height of 3m. A subsequent letter enclosed photographs of fencing used at another site shows what is proposed here. This fencing is a dark green metallic 3m high mesh with an inward facing crank. The precise details can be required by condition. I note that the extent of the fencing is kept to a minimum as it is only used to enclose two relatively small areas and will not in my view have any detrimental visual impact particularly if softened with appropriate planting.

***Design***

83. The design approach is to produce a relatively low lying modern building with low pitched roofs that is in contrast to the 3 storey historic character of Kneesworth Hall. The form of the building has largely been dictated by its functional requirements. I do not find the design to be inappropriate and I note the comments of the Conservation Manager in relation to the impact of the proposal on the setting of Kneesworth Hall.

***Amenity***

84. The nearest residential property to the location of the proposed new building is Hill View, 12-14 Chestnut Lane situated to the north west at a distance of approximately 230m. I consider this to be at a sufficient distance so as not to be materially affected.
85. No. 53 Old North Road has its garden to the north of the main access to the hospital and may experience an increase in disturbance from additional vehicle movements however the garden is large and the dwelling is some 50m from the access. In my view the amenity of its occupiers will not be adversely affected.

***Loss of Trees***

86. It is regrettable that two trees have to be felled including a Lime which forms part of a group of trees protected by a Tree Preservation Order. However there are 31 TPO trees in the vicinity, the Lime is one of the smaller trees and there is scope for a replacement to be planted close by as part of a landscape scheme. I do not consider that the loss of this tree and a sycamore is so detrimental as to justify refusal of the scheme.
87. I note the comments of the Trees and Landscape Officer in relation to the threat to other trees. I therefore consider a condition requiring hand digging and details of the construction methods of hard surfaces in the vicinity of trees to be justified.

***Sustainability***

88. The hospital site lies outside of the village but adjacent to it. Bassingbourn-cum-Kneesworth has a good range of local services and the hospital site is accessible by a range of transport options including public transport. I do not therefore consider this proposal to represent an unsustainable form of development.

**Recommendation**

89. Delegated Approval/Refusal subject to acceptable revisions to the landscape proposals and the submission and satisfactory outcome of consideration of a Flood Risk Assessment and subject to conditions to ensure implementation within 3 years, submission of details of all materials, submission and implementation of a landscape scheme, boundary treatment, the submission and timescale implementation of a Green Travel Plan, submission of details of compound fencing, highway visibility improvement and maintenance measures, measures to ensure tree protection through the course of development, hand digging in the vicinity of existing trees and a method statement for the construction of all new hard surfaced areas, foundation construction details to ensure tree protections, no external lighting without planning approval, scheme for the investigation of archaeological remains and the provision of fire hydrants. In addition any conditions necessary as a result of the findings of the Flood Risk Assessment or from the awaited comments from Anglian Water.

**Reasons for Approval**

1. Although the development is not in accordance with South Cambridgeshire Local Plan 2004 Policy **CS12**, it is considered to be acceptable as a departure from the development plan for the following reasons: the proposal is required to provide a better standard of care to patients and to meet nationally recognized shortfall in this type of accommodation. The proposal is not felt to adversely affect the visual quality of the wider landscape or harm the setting of the adjacent Grade II Listed Building.
2. The development is considered to generally accord with the Development Plan in all other respects and particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003 Policies **P1/2, P1/3**

South Cambridgeshire Local Plan 2004 Policies **EN1, EN3, EN4, EN5, EN28, EM7**

**Background Papers:** the following background papers were used in the preparation of this report: Planning File reference S/2362/05/F, South Cambridgeshire Local Plan 2004, Cambridgeshire and Peterborough Structure Plan 2003.

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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

1<sup>st</sup> March 2006

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

**S/2444/05/F- Eltisley**

**Extension to Dwelling, Erection of Garage/Store and Stable Block, and  
Enlargement of Curtilage at Beehive Cottage, Potton End for M & C Kamper**

**Recommendation: Refusal**

**Date for Determination: 2<sup>nd</sup> March 2006**

**Site and Proposal**

1. The application site lies to the south of the built up framework of Eltisley, on the eastern side of Potton End. The site lies within an area of open countryside and the 'Bedfordshire and Cambridgeshire Claylands Landscape Character Area', as defined in the Local Plan.
2. The application site currently comprises a two-storey detached thatched dwelling with attached garage and rear garden laid to lawn. In addition, there is a shed located in the rear garden. Beyond to the east of the dwelling lies an area of grassland, which is currently fenced off from the residential dwelling. To the north of the existing dwelling there are a number of grassed areas fenced off, which contain chickens.
3. The application proposes an extension to the existing dwelling, the erection of a garage and store, erection of a stable block, and an enlargement of the residential curtilage.

**Planning History**

4. **S/82/0777/F-** Extension to Beehive Cottage, approved in July 1982.

**Planning Policy**

*Cambridgeshire and Peterborough Structure Plan 2003*

5. **Policy P1/2** explains that development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.
6. **Policy P1/3** states that a high standard of design and sustainability for all new development will be required which provides a sense of place that responds to the local character of the built environment, and pays attention to the detail of form, massing, textures, colours and landscaping.

*South Cambridgeshire Local Plan 2004*

7. **Paragraph 2.28** notes that it is important in planning policy terms to limit the amount of new development that can take place in rural areas with few services and little or no public transport.

8. Local Plan **Policy HG13** explains that extensions to dwellings in the countryside will be permitted where the extension does not lead to a 50% increase or more in volume or gross internal floor area of the original dwelling, and where the proposed extension is in scale and character with the existing dwellings and would not materially change the impact of the dwelling on its surroundings.
9. **Policy EN1** explains that in all its planning decisions, the District Council will seek to ensure that the local character and distinctiveness of the Landscape Character Area is respected, retained and wherever possible enhanced. Planning permission will not be granted for development which would have an adverse effect on the character and local distinctiveness of these areas.
10. **Policy EN3** states that in those cases where new development is permitted in the countryside the Council will require that the scale, design and layout of the scheme; the materials used within it; and landscaping works are all appropriate to the particular 'Landscape Character Area', and reinforce local distinctiveness where possible.
11. **Policy EN5** notes that the District Council will require trees, hedges and woodland and other natural features to be retained wherever possible in proposals for new development.

*South Cambridgeshire Local Development Framework Submission Draft (2006)*

12. **Policy DP/3** states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on the countryside, and landscape character in accordance with Policy NE/4.
13. **Policy HG/6** explains that extensions to dwellings in the countryside will only be permitted where the extension does not lead to a 50% increase or more in volume or gross internal floor area of the original dwelling, and where the proposed extension is in scale and character with the existing dwelling and would not materially change the impact of the dwelling on its surroundings.
14. **Policy NE/4** notes that development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the individual Landscape Character Area in which is it located.

**Consultation**

15. **Eltisley Parish Council** - Approve (no comments).
16. **County Map Officer** - No objection to the proposed development, but would like to point out that Public Footpath Number 3 runs to the south of the site. Suggests a number of Informatives should the application be approved.

**Representations**

17. None received



## **Planning Comments – Key Issues**

### ***Proposed Extension to Dwelling***

18. The application proposes an extension to the existing dwelling which would result in the significant enlargement of the current unit, incorporating a new garden room, study and dining room, and an enlarged kitchen, utility and sitting room on the ground floor. In addition, there would be an additional two bedrooms and en-suite on the first floor of the dwelling. The proposal does include demolition of an existing single-storey extension.
19. Policy HG13 states that extensions to dwellings outside frameworks will be permitted where the extension does not lead to a 50% increase or more in the volume or gross floorspace of the original dwelling. It appears that the original dwelling had a floorspace of approximately 134 square metres. Beehive Cottage has already had extensions to the original dwelling under planning permission reference S/0777/82, amounting to approximately 12 square metres in additional floorspace (an increase of 12% in floorspace).
20. The current application proposals would create a floorspace of approximately 258 square metres, which would represent a total floorspace increase of approximately 100%. This figure is well above the increase in floorspace considered appropriate in such circumstances and in locations situated outside village frameworks. The proposal is therefore contrary to Local Plan Policy HG13.

### ***Erection of Garage***

21. The application also proposes a two-storey garage. It is proposed that the garage be sited to the north of the current dwelling, and would be 1½ -storey in order to accommodate a storage area on the upper level together with a garden store and space for a vehicle on the ground level. The proposed garage would create a floorspace of approximately 105 square metres.
22. The proposed garage, which would be 6 metres high to ridge, would appear as a prominent feature from the road, and would change the openness of the application site. No information has been provided by the applicant regarding the need for the large amount of storage area proposed in the garage.

### ***Enlargement of Curtilage***

23. In relation to the proposed enlargement of the residential curtilage, the application proposes a large area to be included within the curtilage of the dwelling. The existing curtilage has an area of 0.11ha, to which would be added a further 0.21ha, representing an increase of 190%. The proposed extension does not relate to any existing physical boundaries on the ground, and no justification has been provided as to why the residential curtilage should be extended in this way.
24. The application site is located within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area, which is characterised by large open arable fields. Scattered villages add interest to the landscape, and these settlements are associated with smaller, hedged fields and paddocks on their edges.
25. The change of use of this land would alter the openness of this part of the countryside and detract from the character of the area, and is therefore considered contrary to Local Plan Policy EN1.

**Erection of Stable Block**

26. This application also seeks the erection of a stable block, which would include two stables, one tack room and one hay barn, to be sited to the north east of the existing dwelling. It is considered that the erection of a stable block in this location is acceptable and no concerns regarding this element of the application are being raised.

**Recommendation**

27. Refuse, for the reasons given below

**Reasons for Refusal**

1. The proposed significant enlargement of the residential curtilage is inappropriate in this location, and would detract from the rural character and open nature of the area. It is therefore contrary to the South Cambridgeshire Local Plan 2004 Policy EN1, which aims to respect, retain and enhance the landscape character of the Landscape Character areas.
2. The original house has already been extended by virtue of a 1982 planning permission (S/82/0777/F). The proposed extension, including additions to both the ground and first floor would materially increase the impact of the dwelling on its surroundings, and would feature extensions representing an increase of 92% over the original dwelling, which is unsympathetic to the scale and character of the existing dwelling. The resulting dwelling would be significantly larger and more prominent than the original dwelling and detrimental to the visual amenities of the open countryside. The proposals are therefore contrary to Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and policies HG12, HG13 and EN1 of the South Cambridgeshire Local Plan 2004.
3. By virtue of its size and height, the proposed garage with storage space above would detract from the visual amenities of the countryside and landscape character, contrary to Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003, and Policy EN1 of the South Cambridgeshire Local Plan 2004.

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

- South Cambridgeshire Local Development Framework Submission Draft (2006)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Applications reference S/2444/05/F and S/0777/82/F

**Contact Officer:** Area Team 3

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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

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

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1<sup>st</sup> March 2006

**S/6326/05/RM – Cambourne**  
**Erection of 65 dwellings and associated works at area GC19, off Greenhaze Lane,  
Great Cambourne, for MCA Developments Ltd**

**Recommendation: Approval**  
**Date for determination: 16<sup>th</sup> February 2006**

**Site and Proposal**

1. This 2.74 hectare site lies on the west side of Great Cambourne, south and west of the established housing in Greenhaze Lane and Foster Way and backing on to the planted woodland area of the Country Park. West of Foster Way is another allocated housing site, GC22, which will be accessed from Granary Way, with a minor road link through to this application site. A ditch defines the west side of the site, while the south boundary is formed by the southern greenway planned in the Master Plan for Cambourne. The land has a very gentle slope down from east to west
2. The application seeks approval for the reserved matters of siting, design, means of access and landscaping. The scheme is for 65 dwellings at an average density of 24 dwellings per hectare, comprising one flat above garages, 29 three-bedroom houses, 13 four-bedroom houses, 15 five-bedroom, and 7 six-bedroom houses. Three pairs of semi-detached three-storey, and six short terraces of three- and two-and-a-half-storey townhouses are proposed. The remainder would be detached. A design statement is submitted with the application which describes of the principles followed in the design, which include most significantly, the creation of views and vistas through the site to the woodland edge, and the opening of the layout to face the Greenhaze and southern greenways, and the density gradation specified in the approved Phase 5 South Development Briefing Document. To reduce the need for car travel, several of the dwellings have home office rooms to facilitate working from home. The house types have been simplified to create a coordinated sense of place, with common themes of window types and boundary treatment. Informal play space is provided as required by the Cambourne Play Strategy. Parking provision is planned within the detached plots, and in small courts serving the townhouses. Along the spine road single garages and hardstandings are shown to allow for a greener street scene.
3. The layout shows a shared surface road from area GC22 to link with the approved layout in that development, joining with the spine road at a focal point and public open space (LAP). At the junction between Greenhaze Lane and Fox Hollow, another feature open space is planned with a house overlooking and forming a feature with it. Boundary treatment and seating will be required to make the areas suitable for children's play and general social intercourse. To allow for housing facing the greenways, four shared drives would serve the houses on the east and south sides of the site. Views through to the woodland on

the west side would be provided by three shared drives serving houses on the west of the site. The drives allow for small groups and courtyards of substantial houses, keeping car parking away from the spine road. Refuse bin collection points would be provided within the longer shared driveways and at the rear access from townhouses.

4. Tree planting is proposed in the LAPs and adjacent to the garage courts. It is also proposed to enhance the greenway frontages with additional planting. On the northeast boundary, at the rear of gardens in Foster Way, replacement planting is proposed for the hedge which was removed in the course of that development (GC14). This would complete the wildlife habitat by linking the east and west remnants of the (mostly hawthorn) hedge. The detached houses have generous spacing and ample back gardens. Because of the narrow plots of the townhouses, a few of them have relatively cramped outdoor space, but because of the orientation of the buildings all the dwellings would enjoy some sunshine outdoors, and the length of the gardens (averaging 15 metres) would provide adequate amenity for occupiers, and an outlook from the dwellings.

### **Planning History**

5. **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.
6. The approved Phase 5 Briefing Document for this area defines a “western core” area in the northeast part, of relatively high-density character. The streetscape here should have a tight, confined feel with a narrow road corridor enclosed by linked buildings and high garden walls. The open spaces should be hard-surfaced to create “informal village squares”. The remainder of the site is “woodland edge” of relatively medium density character. Development along this western edge should not face out but should emphasise the containment by the woodland by the use of enclosed courtyard areas, allowing glimpses to the woodland beyond. The southern greenway and greenway junction are to have sustainability and a more “contemporary” design philosophy to create a different sense of place along the greenway, and a focus with Space for Imaginative Play at the greenway junction between the southern and Greenhaze greenways. From the centre of this site a view is to be created towards the greenway to the east, and through to the LAP in GC21 to the east. 65 dwellings are allocated for this area in the revised approved Phasing schedule which forms part of the Master Plan (an increase of 9 dwellings from the original schedule).

### **Planning Policy**

*Cambridgeshire and Peterborough Structure Plan 2003:*

7. **P1/3** – Sustainable Design in Built Development,
8. **P3/4** – Rural Services and Facilities,
9. **P5/4** - Meeting Locally Identified Housing Needs

*South Cambridgeshire Local Plan 2004.*

10. **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.

11. **EN5** – retention of natural features, new planting appropriate to the character of development, its landscape setting and the biodiversity of the locality.
12. **Cambourne 1** – Development in accordance with Cambourne Masterplan
13. **Cambourne 2** – Development in accordance with Cambourne Design Guide
14. **SE2** – Rural Growth Settlements
15. **SE7** – Development in accordance with Cambourne Masterplan and Design Guide.
16. **TP1** – Promotion of sustainable transport choices, restriction of car parking to the maximum levels in appendix 7/1.

## Consultation

17. **Cambourne Parish Council** – recommend refusal on the grounds that:
  - increase on original numbers indicated in master plan and no revised breakdown of dispersal of additional dwellings,
  - extent of hardstandings and private roads too high,
  - type and mix of housing limited number of smaller houses ie 2 bed dwellings,
  - the tall thin dwellings are not in keeping with adjoining buildings,
  - insufficient parking provision especially for guest parking,
  - no information on size and design of garages,
  - no indication of bin storage areas at the end of private roads,
  - the description on the application form omits reference to the 6 bed houses,
  - surface water drainage in the area.

The Parish Council would want conditions to be imposed with regard to working times and use of haul road.
18. **County Highways** – requested minor amendments to make the roads tie in with adjacent sites and to address safety requirements. These have been incorporated.
19. **Ecology Officer**- encouraged by the inclusion of ecology in the design statement. Requires provision of 10 bird boxes, and provision of small mammal routes under fences near the bridleway. These are indicated on the layout plan.
20. **Environmental Operations Manager** – no response.
21. **Police Architectural Liaison Officer** – no response.
22. **David Chare, Cambourne Developers Project Director** – no reply.
23. **Environment Agency** – no objection subject to satisfactory surface water drainage and adequate sewerage by Anglian Water.
24. **Anglian Water** – no reply.

## Representations

Two letters of objection on grounds of

- poor land drainage at present via the perimeter ditches,
- impact on outlook of excessive height of the three-storey houses near the north side of the site,
- impact of the tall buildings near Foster Way without substantial landscape screening.

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

25. The key issues are the housing mix, the design and layout, access and parking, landscaping and ecology, impact on the surrounding area and residential amenity.
26. The proposal only includes one two-bedroom flat to cater for the Structure Plan requirement for smaller dwellings. However, 45% of the dwellings are three-bedroom townhouses, of relatively limited floorspace, which cater for smaller families. These dwellings have been designed into the layout to fulfil the particular requirements of the design brief for the “core” area, and to reflect the terrace to the north of the site in Foster Way. Thus notwithstanding the conflict with Policy P5/4 of the Structure Plan, the proposal accords with Policies HG10 and SE7 of the Local Plan insofar as it makes the best use of the site, reflecting local need and is informed by the wider context of the local townscape as required by the Design Brief.
27. The design of the dwellings has been amended to create a simpler streetscape more in keeping with nearby developments. The “core” area creates a sense of enclosure around the “village square”, with pinch points formed in accordance with the design brief to mark the transition between the different character areas. The sharp transition between the relatively high density core and the medium density woodland edge accords with the Brief. The vistas and glimpses have been designed to link with the surrounding areas. The contemporary/sustainable character required to face the southern greenway is agreed in principle, subject to further amendment. Therefore the proposal accords with Policies Cambourne 1& 2 which require compliance with the Master Plan and design guide (which includes area briefs).
28. Satisfactory vehicular access would be provided within this site and through it to adjacent sites. A garage and hardstanding is provided for each three-bedroom dwelling; this accords with the Council’s maximum standard of two spaces per dwelling and is appropriate to the location, providing scope for visitor as well as residents’ parking. The larger units with double garages and thus four parking spaces exceed the maximum standard, and have been amended accordingly. The only exceptions to this would be the larger houses on shared drives where it is important to make provision for potential visitors without impact on the private access. With this proviso, the proposal accords with the principles of the Structure Plan, and Policies TP1 and Cambourne 1 & 2 of the South Cambridgeshire Local Plan 2004.
29. The layout has been designed so that there are railings to the woodland edge where courtyards abut it; this allows wildlife corridors into the site and its gardens. The courtyards enclose feature trees to accord with the design brief encouragement to increase the connection with the woodland by “occasionally bringing woodland planting into the courtyards or other incidental open space within this area.” Along the greenway frontages back gardens are avoided, and landscaping to the shared drives or side garden boundaries will blend these areas with the open spaces. Ecological enhancement is to be provided in

accordance with the Ecology Officer's advice. Along the spine road the feature trees would mainly be in the LAP spaces, to emphasise the tight core area opening into open spaces, and the vistas through to more distant spaces. This accords with Policy EN5 of the Local Plan.

30. The design of the eastern side of the site allows for sufficient space to preserve residential amenity in the public aspects to Greenhaze Lane, Fox Hollow and along the greenway. On the north side of the site the pair of three-storey semi-detached houses facing east would present a large tall flank wall to the rear gardens of number 7 Foster Way. However, the wall would be three metres from the boundary, and there is a rear access footpath north of the boundary. The distance of 21 metres between these properties is considered sufficient to avoid unacceptable overbearance, given the oblique angles between the properties and the large gap due south of the number 7 (to the rear of the garden of number 8). Further west one terrace of 3 townhouses and one of 4 are proposed 15 metres from the site boundary, giving at least 26 metres between these and the existing houses. This is where the new line of planting is proposed to replace the former hedgeline. Adjacent to the proposed housing in site GC22, the orientation of the flat-over-garage has been amended to give sufficient separation from the bungalow to the north. It is considered that the impact of the proposal on residential amenity is acceptable in accordance with Policy Cambourne 2 of the Local Plan.
31. It is therefore considered that the design and layout are acceptable in terms of the Master Plan, revised phasing schedule and the Briefing Document. The density character is distinctive in relation to the designated "core" and "woodland" areas, and the views and vistas are open and attractive in relation to the margins and adjacent sites. It is thus concluded that compliance with the design guidance, coordination with the surrounding area and efficient use of land is sufficient to overcome the lack of one- and two-bedroom dwellings in this instance. Approval is therefore recommended.

## **Recommendation**

32. Approve the siting, design, means of access and principles of landscaping, subject to the following conditions:
  1. No development shall take place unless and until a scheme of landscaping and boundary treatment, which shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection in the course of development, has been submitted to and approved in writing by the Local Planning Authority. Development shall subsequently be implemented and maintained in accordance with the approved scheme. (Reason – Because insufficient information was submitted with the application, and to enhance the quality of the development and to assimilate it within the area in accordance with policies EN5 and CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004)
  2. No development or site clearance shall take place during the bird breeding season until a suitably qualified ecologist has checked the site for the presence of nesting wild birds and important plants and declared them absent. (Reason – To prevent damage to or destruction of the nest of any wild bird whilst the development is being built or in use, and any important plants, in the interest of the biodiversity of the site in accordance with

Policies EN 13 and CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004)

3. No development shall take place until a plan showing the location and details of the contractors' building compound and parking area has been submitted to and approved in writing by the Local planning Authority. The plan shall be implemented as approved and no materials shall be stored, nor contractors' vehicles parked, outside the approved compound and parking area.  
(Reason – To ensure that the compound and contractors' parking are adequately accommodated without an adverse impact on existing landscape features, amenity areas or existing residential areas in accordance with Policy CAMBOURNE 1 of the South Cambridgeshire Local Plan 2004).
4. No development shall take place until a scheme showing access routes for construction traffic (deliveries and spoil removal) has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently take place strictly in accordance with the approved scheme.  
(Reason – In the interests of the amenities of existing residents in the vicinity in accordance with Policy CAMBOURNE 1 of the South Cambridgeshire Local Plan 2004)
5. No development shall take place until details of external lighting for the site have been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be implemented and maintained in accordance with the approved details.  
(Reason – In the interests of the amenity, security and the quality of the development in accordance with Policies ES2 and CAMBOURNE 1 of the South Cambridgeshire Local Plan 2004)
6. No development shall take place until details of the road and footpath surfacing and hard surfacing within the site have been submitted to and approved in writing by the Local planning Authority. The development shall subsequently be implemented in accordance with the approved details.  
(Reason – In the interests of amenity and quality of the development in accordance with Policy CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004)
7. Development of the dwellings shall take place in accordance with the approved scheme of ecological enhancement based on "Ecological Opportunities within the Built Environment" (ESL, November 2000). The scheme shall subsequently be implemented as approved before any dwelling is occupied.  
(Reason – To ensure the ecological enhancement of the site in accordance with the Section 106 Agreement dated 20<sup>th</sup> April 1994, and the Aims and Objectives set out in the Cambourne Master Plan Report and Policies EN12 and CAMBOURNE 1 of the South Cambridgeshire Local Plan 2004)
8. During the course of construction, outside a secure compound area (a secure compound is defined as an area with a security fence extending to the ground, and with a gate extending to the ground and locked at night), any steep sided trench of less than 600mm deep must have at least one end sloped, and any steep sided trench of over 600 mm in depth must be covered or fenced if left open overnight.



(Reason – To prevent injury or death to badgers which may forage on the site and in accordance with the Section 106 Agreement dated 20<sup>th</sup> April 1994, and the Aims and Objectives set out in the Cambourne Master Plan Report and Policies EN13 and CAMBOURNE 1 of the South Cambridgeshire Local Plan 2004)

9. Development shall take place in strict accordance with the approved schedule of materials and finishes and method of window opening. The development shall subsequently be maintained in accordance with the approved schedule. unless otherwise approved in writing by the Local Planning Authority.  
(Reason – In the interests of amenity and quality the development in accordance with Policy CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004)
10. 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 Plots 30, 35, 39, 42, 44 and 45 unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:-  
PART 1, (Development within the curtilage of a dwellinghouse)  
Class F (provision of hard surface)  
PART 2, (Minor operations), Class B (construction of access to a highway).  
(Reason – In the interests of amenity and road safety to avoid excessive provision of car parking along Road 1 in accordance with Policies TP1 and CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004)
11. No windows shall be inserted in the north elevation of dwellings at Plots 1 and 14 at first floor level and above unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:  
(Reason – In the interests of residential amenity of dwellings on adjacent sites in accordance with Policy CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004)
12. No dwelling shall be occupied until the access road and footways linking that dwelling to the existing public highway network has been completed to at least base course level, and except with the prior written consent of the Local Planning Authority such roads and footways shall subsequently be surfaced to wearing course level within 6 months of the occupation of the last dwelling to be completed on the site.  
(Reason – To protect the safety of users if the access roads and footways, and to enhance the appearance of the built environment in accordance with Policies TP1 and CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004.)
13. The permanent space to be reserved on the site for parking and turning of vehicles shall be provided before the respective dwellings are occupied and those areas shall not thereafter be used for any purpose other than for the parking and turning of vehicles.  
(Reason – In the interest of highway safety and in accordance with Policy TP1 of the South Cambridgeshire Local Plan 2004)

## **Informatives**

1. This decision notice is accompanied by a list of approved drawings and documents.
2. It appears to the Council in respect of this proposal that the following conditions of the outline planning permission continue to apply, and the applicant's attention is drawn to these and all conditions of that permission:

Condition 6 (vi) – implementation of landscaping.  
Condition 7 (b) – time limit for commencement..  
Condition 19 – noise protection scheme with 100m of occupied properties **(NB: requires submission prior to commencement)**.  
Condition 28 – roads and footpaths to base course level.  
Condition 37 – concealment of cables, meter boxes, etc  
Conditions 38 – 41 – aquifer protection measures

### Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - a) Cambridgeshire and Peterborough Structure Plan 2003: **P1/3** – Sustainable Design in Built Development, **P3/4** – Rural Services and Facilities.
  - b) South Cambridgeshire Local Plan 2004: **Cambourne 1, Cambourne 2, SE7, SE2, HG10, TP1, EN5, EN13** .
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material considerations, which have been raised during the consultation exercise: **the capacity of the site, compliance with the Master Plan and Design Guide, and impact on residential and landscape amenity, land drainage.**

**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, including revised approved Phasing Schedule  
Cambourne Design Guide  
Phase 5 South Development Briefing Document

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

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee 1<sup>st</sup> March 2006  
**AUTHOR/S:** Director of Development Services

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**S/6325/05/RM - Cambourne**  
**Erection of 30 Dwellings and Associated Works at Area GC18 Phase 2, off Greenhaze Lane, Great Cambourne, for MCA Developments Ltd**

**Recommendation: Approval**  
**Date for determination: 8th February 2006**

**Site and Proposal**

1. This 1.39 hectare site lies on the south side of Great Cambourne, south of the greenway and backing on to the land allocated for an eventual golf course. The northern part of GC18 is under construction and occupied in part (Fox Hollow). GC25 and GC17 are respectively west and east of the site. The proposed southern greenway (currently being used as a haul road) defines the north side of the site, with the remnants of a hedge and associated ditch on the south side. The land has a very gentle slope down from west to east, and beyond the site to the south it rises more steeply in the new spoil disposal landform which forms a spur to Crow Hill.
2. The application seeks approval for the reserved matters of siting, design and means of access. The scheme is for 30 dwellings at an average density of 22 dwellings per hectare, comprising 3 chalet bungalows, 19 four-bedroom detached houses, and a "horseshoe" terrace of 4 two-bedroom houses with a central two-bed flat over the garages. 3 detached two-bedroom houses side on to the terrace. No design statement has been submitted with the application. The main feature of the layout is the central east-west tree-lined avenue. This gives access to two private drives on the south side to three chalet bungalows adjacent to the golf course. On the north side the road link to Fox Hollow also allows for a loop access way to the properties facing the greenway. At the junction of the avenue and the northward road a Local Area for Play (LAP) is planned. This affords a long view through the site from the greenway to the golf course. Two car parking spaces are shown for each house, in a small rear court for the terrace, and in integral garages along the avenue.
3. Landscaping is not submitted for current consideration, but tree planting is indicated in the LAP, along the greenway frontage, and along the avenue. There is sufficient space in the layout for these to be substantial.

**Planning History**

4. **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.
5. The approved Phase 5 Briefing Document for this area defines the central feature of this area as The Avenue, a formal linear route. "Buildings along the Avenue should have a regular rhythm with even spaces between buildings and a common set back along and either side of the highway. Front gardens should be planted and have low walls." This area and the southern greenway area are to be of medium density

character. The southern greenway is to have sustainability and a more “contemporary” design philosophy to create a different sense of place along the greenway. The main views and vistas are to be along the Avenue and north-south through the green open spaces to the golf course. The “Fairways Edge” is to have low density character, and narrow, hedged lanes leading to the dwellings. Houses should be larger than the Avenue houses with wide spaces between built form.

**S/6323/05/RM** approves 3 chalet bungalows in this part of the site, which accord with the design guidance, and are reproduced in the current application. **S/6259/04/RM**, the previous approval for the whole of GC18, had the 41 dwellings which are being built north of the greenway, and 15 four- and five-bedroom dwellings at very low density on the current application site south of the greenway.

15 additional dwellings are allocated for this area in the revised approved Phasing schedule which forms part of the Master Plan.

### **Planning Policy**

6. Cambridgeshire and Peterborough Structure Plan 2003: **P1/3** – Sustainable Design in Built Development, **P3/4** – Rural Services and Facilities, **P5/4** Meeting Locally Identified Housing Needs
7. 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  
**SE2** – Rural Growth Settlements  
**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.

### **Consultation**

8. **Cambourne Parish Council** – Recommends refusal on the grounds that it is contrary to the original master plan and that there is continued non-adherence to working hours conditions and use of roads rather than haul roads. It was also considered there was insufficient bin storage shown on the plans.
9. **County Highways** –advises on the junction geometry and the required width of shared surface access ways for adoption.
10. **Ecology Officer**- will require measures to promote biodiversity including nest boxes, planting for habitat and wildlife food plants. The scheme for this will be required by condition and will inform the landscaping reserved matters submission.
11. **Environmental Operations Manager** – specifies requirements for refuse collection.
12. **Police Architectural Liaison Officer** – no response.
13. **David Chare, Cambourne Developers Project Director** – no reply.
14. **Anglian Water** – no reply.
15. **Representations - None**

### Planning Comments – Key Issues

16. The key issues are the housing mix, the design and layout compliance with the Briefing Document, access and parking, space for landscape planting, and residential amenity.
17. The housing mix for this area of GC18 as approved was a very limited range of larger dwellings (3 three-bedroom bungalows on very large plots, 2 four-bedroom chalet bungalows, and the remainder five-bedroom dwellings). Thus, the inclusion of 8 two-bedroom dwellings caters to a greater extent for the Structure Plan requirement for smaller dwellings. The dwellings and the layout have been designed to fulfil the particular requirements of the design brief for the “Avenue” area, and to retain the low density required in the “Fairways Edge”. Thus it is considered that the proposal accords with Policies HG10 and SE7 of the Local Plan insofar as it makes the best use of the site, reflecting local need and is informed by the wider context of the local townscape as required by the Design Brief.
18. The design of the dwellings has been amended to accord with the Brief. The vistas and glimpses have been designed to link with the surrounding areas. The contemporary/sustainable character required to face the southern greenway is provided by the distinctive corner units which reflect the layout north of the greenway. Therefore the proposal accords with Policies Cambourne 1 & 2 which require compliance with the Master Plan and design guide (which includes area briefs).
19. Satisfactory vehicular access would be provided within this site and through it to adjacent sites. A garage and hardstanding is provided for each; this accords with the Council’s maximum standard of two spaces per dwelling and is appropriate to the location, providing scope for visitor as well as residents’ parking. The larger houses on shared drives where it is important to make provision for potential visitors without impact on the private access have double garages and thus four parking spaces. The proposal thus accords with the principles of the Structure Plan, and Policies TP1 and Cambourne 1 & 2 of the South Cambridgeshire Local Plan 2004.
20. The layout has been designed so that there are railings to the golf course to the south; this allows wildlife corridors into the site and its gardens. Along the greenway frontages the houses face the open space and shared drives, and landscaping will blend these areas with the open spaces. Ecological enhancement will need to be provided in accordance with the Ecology Officer’s advice. Along the spine road the avenue of trees will form the main feature of the site in accordance with the design brief. The LAP opens up the vista through to the south, as does the alignment of the loop road and lane to plot 30. This accords with Policy EN5 of the Local Plan.
21. The layout has been designed with sufficient outdoor space to provide usable gardens for the activities of occupiers, adequate separation between main aspects and flank or facing walls, and settings for the buildings in the street scene. The street scene in the central avenue is to be defined by the tree planting, which is specified in the Design Brief, and is for a separate application for reserved matters approval. Adequate space has been provided in the layout, and the front gardens give adequate separation between the single drives to integral garages. It is considered that the impact of the proposal on residential amenity, the street scene and adjacent sites is acceptable in accordance with Policy Cambourne 2 of the Local Plan.
22. It is therefore considered that the design and layout are acceptable in terms of the Master Plan, revised phasing schedule and the Briefing Document. The density

character is distinctive in relation to the designated "Avenue" and "Fairways Edge" areas, and the views and vistas are open and attractive in relation to the margins and adjacent sites. It is thus concluded that the proposal complies with the design guidance, coordinates with the adjacent sites and makes more efficient use of land than the previously approved scheme. Approval is therefore recommended.

### **Recommendation**

Delegated power to approve subject to the receipt of satisfactory house types details, re consultations and to the following conditions:

1. 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 Plots 3, 4, 12-15, 19-25, 28 and 29 unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:
  - a) PART 1, (Development within the curtilage of a dwellinghouse) Class F (provision of hard surface)
  - b) 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 in accordance with Policy CAMBOURNE2 of the South Cambridgeshire Local Plan 2004)
2. Notwithstanding the provisions of Article 3, Schedule2, 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 are expressly prohibited on Plots 26, 27 and 30 unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:
  - a) PART 1 Development within the curtilage of a dwellinghouse, Classes A, B, C and E,
  - b) PART 2 Minor operations Class A.(Reason – In the interests of amenity and quality the area in accordance with Policy CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004)
3. Notwithstanding the provisions of Article 3, Schedule2, 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 are expressly prohibited on Plots 5, 6, 7, 9, 10, 11 and 18 unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:

Part 1 Development within the curtilage of a dwellinghouse, Classes A and E,  
(Reason – In the interests of residential amenity at adjacent properties and the quality the area in accordance with Policy CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004.)
4. No development or site clearance shall take place during the bird-breeding season until a suitably qualified ecologist has checked the site for the presence of nesting wild birds and important plants and declared them absent.  
(Reason – To prevent damage to or destruction of the nest of any wild bird whilst the development is being built or in use, and any important plants, in the interest of the biodiversity of the site in accordance with Policies EN 13 and CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004.)

5. No development shall take place until a plan showing the location and details of the contractors' building compound and parking area has been submitted to and approved in writing by the Local planning Authority. The plan shall be implemented as approved and no materials shall be stored, nor contractors' vehicles parked, outside the approved compound and parking area.  
(Reason – To ensure that the compound and contractors' parking are adequately accommodated without an adverse impact on existing landscape features, amenity areas or existing residential areas in accordance with Policy CAMBOURNE 1 of the South Cambridgeshire Local Plan 2004.)
6. No development shall take place until a scheme showing access routes for construction traffic (deliveries and spoil removal) has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently take place strictly in accordance with the approved scheme.  
(Reason – In the interests of the amenities of existing residents in the vicinity in accordance with Policy CAMBOURNE 1 of the South Cambridgeshire Local Plan 2004.)
7. No development shall take place until details of external lighting for the site have been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be implemented and maintained in accordance with the approved details.  
(Reason – In the interests of the amenity, security and the quality of the development in accordance with Policies ES2 and CAMBOURNE 1 of the South Cambridgeshire Local Plan 2004.)
8. No development shall take place until details of the road and footpath surfacing and hard surfacing within the site have been submitted to and approved in writing by the Local planning Authority. The development shall subsequently be implemented in accordance with the approved details.  
(Reason – In the interests of amenity and quality of the development in accordance with Policy CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004.)
9. No development of the dwellings shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of ecological enhancement based on "Ecological Opportunities within the Built Environment" (ESL, November 2000). The scheme shall subsequently be implemented as approved before any dwelling is occupied.  
(Reason – Insufficient details were submitted with the application, and to ensure the ecological enhancement of the site in accordance with the Section 106 Agreement dated 20<sup>th</sup> April 1994, and the Aims and Objectives set out in the Cambourne Master Plan Report and Policies EN12 and CAMBOURNE 1 of the South Cambridgeshire Local Plan 2004.)
10. During the course of construction, outside a secure compound area (a secure compound is defined as an area with a security fence extending to the ground, and with a gate extending to the ground and locked at night), any steep sided trench of less than 600mm deep must have at least one end sloped, and any steep sided trench of over 600 mm in depth must be covered or fenced if left open overnight.  
(Reason – To prevent injury or death to badgers which may forage on the site and in accordance with the Section 106 Agreement dated 20<sup>th</sup> April 1994, and the Aims and Objectives set out in the Cambourne Master Plan Report and Policies EN13 and CAMBOURNE 1 of the South Cambridgeshire Local Plan 2004.)

11. No development shall take place until a schedule of materials and finishes for the doors, walls and roofs of the dwellings and garages, and boundary walls hereby permitted, samples of the materials, and method of window opening, have been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be implemented and maintained in accordance with the approved schedule and samples.  
(Reason – To enhance the visual quality of the development in accordance with Policy CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004.)
12. Notwithstanding the submitted drawings, no dwelling shall be occupied unless details of the means of enclosure and boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and thereafter maintained in accordance with the approved details.  
(Reason – To ensure that there is a coordinated strategy is adopted for this site in keeping with the aims of the Cambourne Design Guide in accordance with Policy CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004.)
13. No dwelling shall be occupied until the access road and footways linking that dwelling to the existing public highway network has been completed to at least base course level, and except with the prior written consent of the Local Planning Authority such roads and footways shall subsequently be surfaced to wearing course level within 6 months of the occupation of the last dwelling to be completed on the site.  
(Reason – To protect the safety of users if the access roads and footways, and to enhance the appearance of the built environment in accordance with Policies TP1 and CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004.)
14. The permanent space to be reserved on the site for parking and turning of vehicles shall be provided before the respective dwellings are occupied and those areas shall not thereafter be used for any purpose other than for the parking and turning of vehicles.  
(Reason – In the interest of highway safety and in accordance with Policy TP1 of the South Cambridgeshire Local Plan 2004.)

### Informatives

1. It appears to the Council in respect of this proposal that the following conditions of the outline planning permission continue to apply, and the applicant's attention is drawn to these and all conditions of that permission:
  - Condition 6 (vi) – implementation of landscaping.
  - Condition 7 (b) – time limit for commencement.
  - Condition 19 – noise protection scheme with 100m of occupied properties **(NB: requires submission prior to commencement)**.
  - Condition 28 – roads and footpaths to base course level.
  - Condition 37 – concealment of cables, meter boxes, etc
  - Conditions 38 – 41 – aquifer protection measures
2. Planning permission is not granted in full until all reserved matters have been approved. A further application for approval of reserved matters in respect of landscaping is required.

### Reasons for Approval

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



- a) Cambridgeshire and Peterborough Structure Plan 2003: **P1/3** – Sustainable Design in Built Development, **P3/4** – Rural Services and Facilities.
- b) South Cambridgeshire Local Plan 2004: **Cambourne 1, Cambourne 2, SE7, SE2, HG10, TP1, EN5, EN13.**

2. The proposal conditionally approved is not considered to be significantly detrimental to the following material considerations, which have been raised during the consultation exercise: **the capacity of the site, compliance with the Master Plan and Design Guide, and impact on residential and landscape amenity.**

**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, including revised approved Phasing Schedule  
Cambourne Design Guide  
Phase 5 South Development Briefing Document

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

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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 1<sup>st</sup> March 2006  
**AUTHOR/S:** Director of Development Services

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**S/0029/06/F - Caldecote**  
**Proposed Erection of Dwelling and Garage at 84 West Drive, Highfields Caldecote**  
**for Mr & Mrs J Dickson**

**Recommendation: Approval**  
**Date for Determination: 7<sup>th</sup> March 2006**

**Site and Proposal**

1. This application, received on 10<sup>th</sup> January 2006, and as amended by plans stamped 14<sup>th</sup> February 2006, proposes the erection of one dwelling and garage on the front plot at number 84 West Drive, Highfields Caldecote. The proposals include a 1½ storey dwelling with four bedrooms, with adjacent detached garage.
2. Highfields Caldecote is situated approximately 6 miles west of Cambridge. The application site is located on the north west side of West Drive.
3. The application site is currently unoccupied land of approximately 0.04 hectares in size. To the north west of the site is an existing chalet bungalow recently constructed. There is an existing fence between numbers 82 and 84 West Drive, together with a large walnut tree to the front of the application site which is sited on land under the ownership of number 82. There is also an existing horse chestnut tree on the boundary between number 82 and 84, to the rear end of the application site.
4. The site lies within the village framework of Highfields Caldecote, with no specific designations over the site. The density equates to 25 dwellings per hectare.

**Planning History**

5. **S/2334/03/F**- Demolition of existing dwelling and outbuildings and erection of two dwellings and garage on land which included the present application site, as well as land to the rear (north west). This application was approved by decision notice dated 29<sup>th</sup> January 2004.

**Planning Policy**

*Cambridgeshire and Peterborough Structure Plan 2003:*

6. Structure Plan **Policy P1/3** states that a high standard of design and sustainability for all new development will be required which provides a sense of place and responds to the local character of the built environment, and pays attention to the detail of form, massing, textures, colours and landscaping.

*South Cambridgeshire Local Plan 2004:*

7. Local Plan **Policy SE4** states that as Highfields Caldecote is categorised as a Group Village, residential development and redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village framework, subject to certain criteria.
8. **Policy SE8** notes that there will be a general presumption in favour of residential development within village frameworks. Residential development outside these frameworks will not be permitted.
9. **Policy HG10** explains that residential development will be required to make the best use of the site and the design and layout should be informed by the wider character and context of the local townscape and landscape. Schemes should achieve high quality design and distinctiveness, avoid inflexible standards and promote energy efficiency.
10. **Policy EN5** states that the District Council will require trees, hedges and woodland and other natural features to be retained wherever possible for new development. Landscaping schemes will be required where it is appropriate to the character of the development.

*South Cambridgeshire Local Development Framework Submission Draft 2006:*

11. **Policy ST/6** states that residential development and redevelopment up to a maximum scheme of 8 dwellings will be permitted within the village framework of Highfields as a Group Village.
12. **Policy DP/1** explains that development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development, as appropriate to its location, scale and form. This should make efficient use of land by giving priority to brownfield sites and achieve adaptable, compact forms of development, compatible with accessibility and the character of the local area.
13. **Policy DP/2** notes that all new development must be of high quality design and, as appropriate to the scale and nature of the development, should preserve and enhance the character of the local area, include variety and interest within a coherent design which is legible and provides a sense of place whilst also responding to the local context and respecting local distinctiveness. All new development should be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area. Proposals should also include high quality landscaping compatible with the scale and character of the development and its surroundings, both within the development and where it links with existing areas.
14. **Policy DP/7** states that development and redevelopment on unallocated land and buildings within development frameworks will be permitted provided that the retention of the site in its present state does not form an essential part of the local character, and development would be sensitive to the character of the location, local features of landscape, ecological or historic importance, and the amenities of neighbours.

**Consultations**

15. **Caldecote Parish Council** recommends refusal of the application on the basis of overlooking and overdevelopment of the site. The Parish Council has been consulted

on the amended proposal - any further comments received will be reported verbally to Members at the meeting.

16. **Environment Agency** commented that soakaways are unlikely to operate satisfactorily, and that a surface water harvesting system may be appropriate.
17. **Chief Environmental Health Officer** has concerns about the proximity of the proposed development close to the boundary with the TKA Tallent factory site. He is minded to object to the proposed development unless the applicant can satisfactorily demonstrate how it is proposed to protect potential occupiers of the development from the effects of noise from TKA and how the effects could be mitigated e.g. orientation of the property, location of bedrooms and habitable rooms, acoustic fencing. It is recommended that the applicant submit a scheme to satisfy the attached condition:

“Before the use, hereby permitted, commences, the building shall be acoustically insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority”.

### **Representations**

18. The owners of number 72 West Drive have no objections in principle, subject to the dwelling being in keeping with number 72 and the character of the area and general environment.

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

#### ***Extant consent on the site and overdevelopment***

19. On 29<sup>th</sup> January 2004 under planning reference S/2334/03/F planning permission was granted for the demolition of the existing bungalow and replacement with two chalet bungalows, one sitting further forward on the site than the existing, and one with a lower roof ridge to the rear, with a double garage. Thus the principle of residential development on the application site has already been established.
20. The rear dwelling has now been built, but the front plot has been the subject of further negotiations with officers. This pre-application discussion has taken place concerning changes to the garage (to have a separate garage rather than integral with the proposed house).
21. The current application proposes a slightly larger chalet bungalow on the site than that approved, with a separate garage. The increase in footprint is minimal, at approximately 15 square metres (including new detached garage). It is not considered that this increase in footprint constitutes overdevelopment of the site.

#### ***Overlooking issues***

22. The extant consent on the application site for one dwelling has one window facing the plot of number 82 West Drive. Originally the previous application (S/2334/03/F) proposed two bedroom windows in the north east elevation, but one of these was removed as there were concerns regarding overlooking to the adjacent plot.
23. The current application, as originally submitted, proposed two bedroom dormer windows in the north east elevation, which raised concerns once again regarding overlooking to the adjacent site.

24. Contact was made with the applicant's agent to explain the concerns over the application proposals. It was agreed that the proposed two bedroom windows in the north east elevation be removed from the application plans, and be replaced with velux style windows that would result in no overlooking to the adjacent plot. These plans were received on 14<sup>th</sup> February 2006.
25. Thus concerns over potential overlooking of the application proposals to number 82 West Drive have been addressed with the submission of revised plans. No objections to the proposals remain.

***Proximity to TKA Tallent Factory***

26. This engineering company lies some 1.1 kilometre to the north of the application site. Whilst there have been complaints from residents of West Drive regarding its operation, the application site benefits from an extant planning permission for residential development. Nevertheless, I consider that a condition should be imposed on any planning permission to require a scheme of acoustic insulation to be submitted, agreed and implemented.

***Conclusion***

27. As there is an extant consent on the application site for one dwelling, and there are no longer any concerns regarding overlooking, we recommend that the application is approved, subject to conditions.

***Recommendation***

28. Recommend approval, as amended by drawings received 14<sup>th</sup> February 2006, with conditions as set out below
  1. Standard Condition A – 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 – 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 (Reason – To minimise disturbance to adjoining residents);
  7. Surface water drainage details;
  8. Foul water drainage details;
  9. Sc28 - Building Insulation (Rc28). (Substitute “dwelling” for “building”);
  10. Before the dwelling, hereby permitted, is occupied, an acoustic fence shall be erected on the north west and north east boundaries of the site in accordance with a scheme which shall have been previously submitted to and approved in writing by the Local Planning Authority.  
(RC - To protect the occupiers of the dwelling from noise.)

### 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 (List of Group Villages)**  
**SE8 (Village Frameworks)**  
**HG10 (Housing Mix and Design)**  
**EN5 (The Landscaping of New Development)**
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 overlooking issues
  - Overdevelopment of the site
  - Noise

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

- South Cambridgeshire Local Development Framework Submission Draft (2006)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Reference S/2334/03/F and S/0029/06/F

**Contact Officer:** Ray McMurray  
Senior Planning Assistant

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee 1<sup>st</sup> March 2006  
**AUTHOR/S:** Director of Development Services

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**S/2313/05/F - Toft**

**Extension and Conversion of Existing Stables and Store Buildings to Holiday/Bed and Breakfast Accommodation or Manager's Unit as Amended by Letter and Plans Dated 15<sup>th</sup> February 2006  
Bennell Farm, West Street, Comberton (Parish of Toft) for R W S Arnold**

**Recommendation: Minded to Approve, Application to be Referred to the Secretary of State for Consideration as a Departure.**

**Date for determination: 27<sup>th</sup> January 2006**

**Departure from the Development Plan****Site and Proposal**

1. The application site is located in the rural area and Green Belt adjacent to the western fringe of Comberton. There are ranges of former farm buildings that have been converted to Class B1 employment uses, known as Bennell Court. Also, the applicants dwelling and buildings comprised in the operation of the farm are close by. The application relates to a range of stables and a separate agricultural workshop that lie to the south of Bennell Court. The land between the stables and West Street is open grazing land with low hedges on the boundaries. Vehicular access is from the shared driveway from West Drive that serves Bennell Court.
2. The application, dated 8<sup>th</sup> November 2005, seeks an extension to the stable block to provide a new wing with additional holiday accommodation/ manger's accommodation. Consent to convert the stable block and agricultural workshop to holiday accommodation, and to link the buildings together, was granted in 2005. This consent has not yet been implemented.
3. Amended plans date-stamped 15<sup>th</sup> February 2006 have been submitted following discussions with your officers to show the length of extension reduced from 15.1m to 9.6m. The extension is single storey in height, and designed to match the consented conversion.

**Planning History**

4. Consent to convert and link the two existing buildings to provide holiday accommodation was granted in October 2005 (**S/0674/05/F**). This consent has not yet been implemented. On adjacent land, applications to erect a new single-storey office within Bennell Court were dismissed at appeal in November 2005. The Inspector found that the proposals represented inappropriate development in the Green Belt without any very special circumstances to sufficient to set aside the normal strong presumption against such development (**S/0592/04/F** and **S/2062/04/F**).

## Planning Policy

5. The site lies in the countryside outside the village framework and within the Green Belt.

*Cambridgeshire and Peterborough Structure Plan 2003:*

6. **Policy P2/6** (Rural Economy) – sensitive small-scale development in rural areas will be facilitated where it contributes, *inter alia*, to supporting new and existing businesses; to farm or rural diversification where appropriate to the rural area; to the re-use of existing buildings; towards helping to maintain or renew the vitality of rural areas.
7. **P9/2a** (Green Belt) – 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

*South Cambridgeshire Local Plan 2004:*

8. **Policy GB2** (Green Belt General Principles) – 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 (inter alia):
1. Replacements of existing dwellings in accordance with Policy HG15 and provided there is no adverse impact on the openness of the Green Belt;
  2. 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 (d) the form, bulk and general design of the buildings are in keeping with their surroundings.

Any such development must be located and designed so that it does not have an adverse effect on the rural character and openness of the Green Belt.

9. **Policy RT1:** (Recreation and Tourism Development)  
In considering applications for the development of recreation and tourist facilities, the District Council will have regard to the need for such facilities and the benefits which might accrue. The District Council will resist any proposals which would:
1. Result in the irreversible loss of the best and most versatile agricultural land (grades 1, 2 and 3a);
  2. Not be in close proximity to and not be well related with an established settlement and its built-up area;
  3. Result in buildings and other structures not directly related to the proposed use;
  4. By reason of its scale, form, design and materials of the proposal, together with any associated development such as clubhouses, pavilions, and other buildings and structures would create an intrusive feature in the landscape or surrounding area;
  5. Result in the loss of ecological, wildlife and archaeological interests;
  6. Generate significant motorised traffic movements;

7. Have inadequate provision for parking and manoeuvring of cars and service vehicles to the District Council's standards;
  8. Not provide appropriate provision for screening and to minimise the visual intrusion into neighbouring development and the countryside;
  9. Not undertake adequate measures for the screened storage and safe disposal of refuse.
10. **Policy RT10** (Development for Holiday Accommodation): Development for holiday accommodation will be considered to be acceptable where:
1. The building is in sound condition and is capable of being re-used without significant rebuilding, extension or alteration;
  2. The building itself and the proposal are of an appropriate scale, environmentally acceptable and in keeping with the character of the area and any surrounding buildings;
  3. Together with the cumulative effect of neighbouring proposals, development would have an acceptable impact on the character and amenity of the locality.
11. Planning permission will be dependant on a Section 106 Agreement to limit the use to short-term holiday lets. Permitted development rights may be removed in the interests of amenity.
12. **EM7** (Expansion of Existing Firms at Villages) – expansion of existing firms within village frameworks or on suitable brownfield sites next to or very close to the village framework will be permitted subject to the provisions of Policy EM3 and EM6.
- South Cambridgeshire Local Development Framework Submission Draft (2006):*
13. **GB/1** (Development in the Green Belt). There is a presumption against inappropriate development in the Cambridge Green Belt.
14. **GB/2** (Mitigating the Impact of Development in the Green Belt) Development considered to be appropriate in the Green Belt must be located, designed and landscaped so that it does not have an adverse effect on the rural character and openness of the Green Belt.
15. **ET/8** Conversion of Rural Buildings for Employment
1. The change of use or adaptation of buildings (without extension) in the countryside for employment use will be permitted provided the following apply:
    - a) The buildings are structurally sound;
    - b) The buildings are not makeshift in nature and are of permanent, substantial construction;
    - c) The buildings are capable of re-use without materially changing their existing character or impact upon the surrounding countryside;
    - d) The form, bulk and general design of the buildings are in keeping with their surroundings.

2. Any increase in floor area will be strictly controlled, and must be for the benefit of the design, or in order to better integrate the development with its surroundings. There will be a general presumption against future extensions of such buildings. Incidental uses such as car parking and storage should be accommodated within the group of buildings, or on well related land where landscaping can reduce the visual impact of the new site.
3. Employment generated must be in scale with the rural location. Developments resulting in significant numbers of employees or visitors must only be located near to larger settlements or accessible by public transport, cycling, or walking. The cumulative impact of the conversion of a number of buildings on adjoining sites will also be considered.

16. **ET/10 (Farm Diversification)**

1. Well-conceived farm diversification schemes, where they are directly related to supporting a working farm, will be permitted if:
  - a) They are consistent in scale with their rural location;
  - b) Existing buildings are re-used where possible, and if not replaced, in accordance with Policies ET/8 and ET/9;
  - c) Any new development is part of an existing group of buildings.
2. Applications must include a Farm Business Plan, to demonstrate how the proposal will support a working farm.

17. **ET/11 (Tourist Facilities and Visitor Accommodation)**

1. Outside development frameworks, development to provide overnight visitor accommodation, holiday accommodation, public houses and restaurants will only be permitted by change of use / conversion, or through appropriate replacement of buildings not requiring large extension, or by appropriately modest extensions to existing facilities.
2. Development of holiday accommodation will be limited to short-term holiday lets through conditions or legal agreement. Permitted development rights may be removed in the interests of amenity.

**Consultations**

18. **Toft Parish Council** - Approves (no comments)
19. **Chief Environmental Health Officer**- No objection in principle. The property will be assessed as a house in multiple occupation under separate legislation.

**Representations**

20. Representations have been forwarded from the occupiers of two units in Bennell Court expressing support for the additional security represented by providing manager's accommodation.
21. Correspondence from Cambridgeshire Constabulary has been provided that has confirmed the need for improved security at the site in response to continuing incidents of crime at the premises. A letter dated 12<sup>th</sup> January 2006 recommends an

on-site manager with responsibility for security 'as this is a proven way to help reduce opportunistic crimes such as burglary and theft'. A copy of this letter is reproduced as **Appendix 1**.

22. The agent has stated: 'The applicant, as he is now approaching 70, wishes to appoint a part-time manager to assist with the running and maintenance of the bed and breakfast accommodation and the adjoining commercial offices and farm. The manager would also provide additional security for the periods when the applicant and his wife are away from the site. Security of the site has now become an important consideration. During those periods when no manager was required the unit would be used as bed and breakfast accommodation.'
23. A planning adviser has submitted evidence in support of the proposal. In this he argues that the applicant has demonstrated 'very special circumstances' for the proposal to be considered as an exception to existing policies in the development plan. This document is reproduced at **Appendix 2**.

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

24. The proposal represents inappropriate development in the Green Belt, which is by definition harmful to the openness of the area. Policy GB2 indicates that such development will only be acceptable if there 'very special circumstances'.
25. In this case the premises have been subject to incidents of crime, for which the Community Safety Unit at Cambridgeshire Constabulary have recommended the presence of an on-site manager. In addition, the reduced size of the proposed extension, and its careful design to reflect the appearance of the buildings to be converted, will result in very limited harm to the openness of the Green Belt.
26. For these reasons, I consider that very special circumstances have been demonstrated as an exception to the normal policy of strict control over extensions to existing buildings in the Green Belt.
27. If Members are minded to approve it, the application should be referred to the Secretary of State as a departure from the development plan. In addition, the existing Section 106 Agreement on the building in relation to occupation for b&b/ holiday accommodation will be required to be varied to take account of the manager's accommodation.

### **Recommendation**

1. Approve, subject to the application being referred to the Secretary of State and, if he does not call it in, that it the S106 legal agreement varied accordingly, and that the application be approved as amended by plans date stamped 15<sup>th</sup> February 2006 and subject to the conditions set out below:
  1. Standard Condition A – Time limited permission (Rc A)
  2. Sc5a – Details of materials for external walls and roofs (Rc5 aii)

## Informatives

### Reasons for Approval

1. The development is considered to be acceptable as departure from the development plan because of the need for on-site security on the site to monitor the holiday accommodation, business premises and farm, and because of the limited harm to the openness of the Green Belt arising from it. In other respects the development is considered generally to accord with the Development Plan and particularly the following policies:
  - Cambridgeshire and Peterborough Structure Plan 2003:  
**P2/6** (Rural Economy)  
**P9/2a** (Green Belt)  
**Policy GB2** (Green Belt General Principles)
  - South Cambridgeshire Local Plan 2004:  
**GB2** (Green Belt General Principles)  
**RT1** (Recreation and Tourism Development)  
**RT10** (Development for Holiday Accommodation)  
**EM7** (Expansion of Existing Firms at Villages)

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

- South Cambridgeshire Local Development Framework Submission Draft (2006)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Refs. S/2313/05/F; S/0674/05/F, S/0592/04/F and S/2062/04/F

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

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee 1<sup>st</sup> March 2006  
**AUTHOR/S:** Director of Development Services

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**S/2357/05/F – Hauxton  
Extensions to 22 The Lane for Dr N and Mrs S Sutcliffe**

**Recommendation: Approval  
Date for determination: 3<sup>rd</sup> February 2006**

Members will visit the site on Monday 27<sup>th</sup> February 2006.

Adjacent to Conservation Area

**Update**

1. This application was deferred at the 1<sup>st</sup> February meeting of this Committee for a site visit.

**Planning Policy Update**

2. As the case officer verbally confirmed at the 1<sup>st</sup> February meeting, in addition to Structure Plan 2003 **Policy P1/3** and Local Plan 2004 **Policy HG12**, Structure Plan 2003 **Policy P7/6** and Local Plan 2004 **Policy EN30** are also relevant to the consideration of this application.
3. Structure Plan 2003 **Policy P7/6** states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
4. Local Plan 2004 **Policy EN30** states that proposals within or affecting the setting of 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 which do not specify traditional local materials and details and which do not fit comfortably into their context.

**Consultations Update**

5. As reported verbally at the February meeting, further to its comments set out in the written report to the February meeting, **Hauxton Parish Council** "are very disappointed at your (officers) decision to recommend approval of this planning application. The comment from the conservation manager that there are examples of garages forward of 20th century bungalows nearby (in Church Road) does not seem very relevant. Church Road is the relatively wide main road through the village. The garages, which are not a particularly attractive feature, are set back from the road approx. 4 to 5 meters. They do not confront you as you pass by. This does not compare to The Lane which is much narrower and the garage would be sited much nearer to the road. It would have a much more significant visual impact as you pass by. We accept that the two storey properties are close to the road but then The Lane opens out with all the other properties set back from the road."

Subsequent to the February meeting, it states that “If you do approve the planning application could you please ensure that as a condition there will be no vehicles allowed to park on the Village Green as there is virtually nil parking available in the immediate area of the property.”

### **Planning Comments Update**

6. The recommendation remains one of approval for the reasons set out in the report to the February Committee meeting.
7. In response to the comments of the Parish Council about parking on the Green, given that on-street parking is available, and as the owners of the Village Green could ensure that vehicles do not park on it, a condition stating that there will be no vehicles allowed to park on the Village Green would not be appropriate.

### **Recommendation**

8. Approval
  1. Standard Time Condition A – Time limited permission (RCA);
  2. Sc5a – Details of materials for external walls and roofs (RC5aaii);
  3. No further first floor windows or openings of any kind shall be inserted in the side elevations of the dwelling unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf (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) and P7/6 (Historic Built Environment).
  - South Cambridgeshire Local Plan 2004: **HG12** (Extensions and alterations to dwellings within frameworks) and **EN30** (Development Affecting the Setting of 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 of proposed garage in the streetscene and on the character of the area; and parking on the Village Green.

**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/2357/05/F, S/0333/04/F, S/1656/97/F and C/58/431.

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



**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee 1<sup>st</sup> March 2006  
**AUTHOR/S:** Director of Development Services

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**S/0026/06/F – Linton  
2 Dwellings – Land Adj 90 Chalklands for M Hart**

**Recommendation: Approval  
Date for Determination: 7<sup>th</sup> March 2006**

**Site and Proposal**

1. This 0.05 hectare application site, which is located at the northern end of Chalklands, forms part of the garden area to No.90 Chalklands, a semi-detached render and tile house. To the east of the site is Rivey Lane, a public footpath and bridleway, whilst to the north is a site upon which planning permission has recently been granted for affordable housing. The site is located at the end of a cul-de-sac where there is a turning head with a 'No Parking' sign on its eastern spur.
2. The full application, registered on 9<sup>th</sup> January 2006, seeks to erect a pair of semi-detached dwellings on the site, comprising 1 x 3-bedroom and 1 x 1-bedroom properties. The render and tile building would be 7.2 metres high and of asymmetrical design, incorporating low eaves, dormer windows and a projecting gable at the front. A total of 3 off-street parking spaces would be provided, 1 space for the 1-bedroom property and 2 spaces for the 3-bedroom dwelling. The density of the development equates to 40 dwellings/hectare.
3. The applicant's agent has submitted a covering letter which acknowledges that the design of the dwellings differs from that of other properties within Chalklands. It is argued that, as the site lies at the end of the cul-de-sac, the proposed dwellings are set back from the building line and buildings in the vicinity are of limited architectural merit, the differing design details proposed (ie – dormers, low eaves and projecting gable) would not be harmful to the character of the area. A similar ridge height and pale colour render has been proposed in order to ensure continuity within the street scene.

**Planning History**

4. **S/1997/05/F** – Application for a pair of semi-detached dwellings on the site was withdrawn. The application proposed a 7.7 metre high building comprising 2 x 2-bed properties with 1 off-street parking space per property. Officers had intended to refuse the application on design grounds and due to the lack of on plot parking provision.

**Planning Policy**

5. Linton is identified within **Policy SE2** of the South Cambridgeshire Local Plan 2004 as a Rural Growth Settlement where estates, groups of dwellings and infilling are acceptable subject to development being sympathetic to the character and amenities of the locality.

6. **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 (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. 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.
7. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.

### **Consultations**

8. **Linton Parish Council** objects to the application, stating:  
  
“Councillors continue to have serious concerns regarding parking and congestion. Access for emergency vehicles is very restricted. No.90 Chalklands has no designated parking space. Councillors continue to object to this application.”
9. **Environment Agency** raises no objections.
10. **Chief Environmental Health Officer** raises no objections subject to a condition restricting the hours of use of power operated machinery during the construction period being attached to any consent in order to minimise noise disturbance to neighbours.

### **Representations**

11. Letters of objection have been received from the Chalklands Residents Association Nos. 86, 88 and 99 Chalklands. The main points raised are:
  - a. No parking is provided for No.90. If just one dwelling was proposed on the plot, there would be ample space to provide off road parking for No.90;
  - b. No provision is made for visitor parking;
  - c. The development would exacerbate existing on-street parking/congestion problems at the end of the cul-de-sac;
  - d. The development would exacerbate existing problems with the sewage system;
  - e. There would be problems during the construction period such as lorries blocking the road and mud on the road.

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

12. The key issues to consider in the determination of this application are:
  - a. Parking/highway safety;
  - b. Visual impact;
  - c. Neighbour amenity;
  - d. Foul/surface water drainage issues.
13. This Authority’s parking standards set out in the 2004 Local Plan require a maximum of an average of 1.5 spaces plus, as a general guide, 0.25 spaces for visitor parking

to be provided per dwelling and, in order to achieve this across all residential development, this Authority has generally only been seeking 1 off-street space for 1 bedroom dwellings. The previous application on this site proposed just 1 space for each of the 2-bedroom properties proposed. The site is located adjacent to a turning head and, if this became blocked with parked cars (a likely consequence of an under provision of off-street parking), vehicles would be forced to reverse back down the road towards the nearby junction. Officers were therefore minded to recommend refusal of the previous application on highway safety grounds. The current proposal shows 1 space for the 1-bedroom dwelling and 2 spaces for the 3-bedroom property thereby achieving an overall average of 1.5 spaces per property. Given that the number of spaces provided now complies with the Council's maximum standards, it would be difficult to substantiate a refusal on highway safety grounds.

14. No.90 Chalklands presently has no off-street parking so the proposal does not therefore result in the loss of existing on-site parking provision for this property.
15. The properties in the vicinity of the site are very simple and similar in design. The proposed development, in incorporating low eaves, dormers, a projecting gable and hipped end, would differ from the design of surrounding dwellings. However, given that the site is located at the end of a cul-de-sac, the development is set a few metres back from the established building line of the properties to the south, and in view of the low architectural quality of surrounding development, the design proposed would not result in demonstrable harm to the character of the area. The proposed building is approximately 300mm higher than Nos. 88/90 Chalklands which, given the set back, would be barely discernible. The site is some 600mm higher than Nos. 88/90. The drawings indicate that the proposed dwellings would be constructed at the same level as Nos. 88/90 rather than at the higher site level but, in the absence of precise figures, it would be essential to condition finished floor levels relative to existing ground levels as part of any permission.
16. The development would not unduly harm the amenities of occupiers of adjoining properties. No.90 has a ground floor kitchen window in its north side elevation but the kitchen is also lit by a much larger window in the east/rear elevation so the proposal would not result in an undue loss of light to or outlook from this window.
17. In order to address residents' concerns about the capacity of the sewage system, conditions requiring the submission of satisfactory foul and surface water drainage details should be attached to any permission.

### **Recommendation**

18. Approval:
  1. Standard Condition A – 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 – Details of boundary treatment (Rc60);
  6. Sc5b - Surface water drainage details (Rc5b);

7. Sc5c - Foul sewage disposal details (Rc5c);
8. Sc5e – Details of finished floor levels (Rc5e);
9. During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions (Rc26)

### **Informatives**

#### **Reasons for Approval**

1. The 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) 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:
  - Lack of parking/highway safety;
  - Foul sewage disposal.

#### **General**

1. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
2. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

**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 application refs: S/0026/06/F and S/1997/05/F

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

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee1<sup>st</sup> March 2006**AUTHOR/S:** Director of Development Services

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**S/0020/06/O – Hildersham  
House on Land Adjacent to 4 Elm Cottages for Mrs I Tuchfield****Recommendation: Approval  
Date for determination: 3<sup>rd</sup> March 2006****Site and Proposal**

1. The application relates to a 0.03 hectare/0.08 acre approximately site with a 22m frontage which currently forms part of the side garden to 4 Elm Cottages, a two-storey render over black painted brick plinth and slate roof semi-detached cottage situated to the north of the site. A pair of semi-detached bungalows (3 and 4 Meadowlands) and the rear of a garage block lie to the east. No.1 Beech Row, the first of a row of gault brick and small tile roof semi-detached houses, sits to the south of the site and has a two-storey side extension. As the site rises to the south, it stands above the level of 4 Elm Cottages. The site is set up approximately a metre higher than the road to the west, the road being at the bottom of a grass bank. A 2 metre high hedge on top of this bank runs along the site frontage.
2. This outline application, registered on the 6<sup>th</sup> January 2006, proposes the erection of a house on the site. All matters are reserved for subsequent approval but the application was accompanied by two illustrative drawings, one showing a two-storey house with its ridge running parallel to the road and the other depicting an 'Eco-modern option' dwelling set gable end onto the road. The density equates to approximately 31 dwellings to the hectare.

**Planning History**

3. The site formed part of a larger site on which outline permission for residential development following demolition of existing cottages was granted under reference **S/0422/74/O**.
4. Outline planning permission for the erection of a house with garage on the site was refused under reference **S/0052/77/O** on the grounds that the design of the proposed dwelling was out of keeping with the existing development and is unacceptable on this important site, and the siting of the proposed building within the plot was unacceptable as it did not enable vehicles to enter and leave in forward gear.
5. A planning application for porches to Elm Cottages was approved under reference **S/0808/77/F**.
6. Planning permission for the erection of a bungalow with garage on the site was refused under reference **S/1410/77/F** on the ground that the design of the proposed dwelling was out of keeping with the existing development and is unacceptable on this important site.

### Planning Policy

7. Local Plan 2004 **Policy SE5** states that residential developments within the village frameworks of Infill Villages, which includes Hildersham, 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.

### Consultations

8. **Hildersham Parish Council** recommends refusal stating “Four of the five Parish Councillors recommended refusal of this planning application. The reasons for this recommendation were that the two house options proposed for this site are too large for the size of the plot. One Councillor was concerned that the scales and dimensions of the drawings were incorrect and very misleading, and seemed to enhance the size of the plot of land. Parking cars in this part of the village is already a problem, so off-road parking on the plot should be a very clear stipulation should a development go forward. However there were also concerns that a new access would have problems with good visibility due to the site location. Additional cars parked on the road could be dangerous so close to the bend of the Beech Row. Some Councillors were concerned that an additional house would not be appropriate/over-crowd this part of the village, but were not sure whether this part of the village was within the conservation area. The loss of the hedgerows and banks for a new access was a concern to one Councillor, changing the outlook of this area. Some councillors were concerned that an ECO house would be inappropriate in a village where new builds have been very sympathetic to the older houses, although one councillor felt such builds can be undertaken sympathetically. There were also concerns about the size of the ECO option on such a small site.”
9. **Chief Environmental Health Officer** recommends conditions and an informative to be attached to any permission.

### Representations

10. The occupier of 2 Elm Cottages objects to the proposal stating; Elm Cottages, although outside the Conservation Area, are older than many houses within the Conservation Area and the site currently forms a natural break between the ‘old village’ and the later ribbon development of Beech Row; its destruction would be a loss to the village as a whole; the submitted plans are not sufficiently accurate to enable proper consideration of the proposal; Elm Cottages could easily be overpowered by a house built to more modern standards,

11. unless limited to single storey; the ecological measures proposed may be laudable but should be of no relevance in determining the merits of this outline application; and, due to these restrictions and concerns, the proposal should not be considered without a much greater level of detail and a site survey in order to check that the proposals are realistic and desirable.

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

12. The main issues in relation to this application are: the impact of the development on the street scene and the character and appearance of the area; impact on neighbours; and highway matters, including parking provision.
13. Whilst I am in agreement with the Parish Council and the objector in that I am not satisfied that either of the illustrative sketches would necessarily constitute an appropriate scheme in terms of the impact on the street scene and the character and appearance of the area, and the impact on neighbours, I am satisfied that a sensitively designed, modest cottage could be satisfactorily accommodated on the site.
14. Subject to careful design at the detailed stage, I am satisfied that a dwelling could be designed so as not to result in serious harm to any neighbours.
15. On-site parking could be provided for the proposed dwelling. The submitted indicative plans also show a new access for No.4 Elm Cottages, which currently has no on-site parking. I am satisfied that, at the detailed stage, a scheme can be designed which would be acceptable in terms of highway matters.
16. It is therefore recommended that the application be approved with a condition specifically excluding the illustrative sketch drawings submitted with the application from the permission and, in the reason for the condition, giving some guidance as to what is likely to constitute an appropriate scheme.

#### **Recommendation**

17. Approval
  1. Standard Time Condition B – Time limited permission (Reason B);
  2. Standard Condition 1 a, b, c & d – Submission of Reserved Matters (RC1);
  3. Standard Condition 52 – Implementation of Landscaping Scheme (RC52);
  4. The details to be submitted pursuant to condition 2 shall include details of the proposed floor and ground levels in relation to the existing ground level – RC To enable the impact of the development in terms of the appearance of the development and the impact on the amenity of neighbours to be properly considered;
  5. During the construction period, SC26 – Use of Power Operated Machinery (RC26);
  6. The illustrative sketch drawings submitted with the application (sketches 047/4 and 047/5) are specifically excluded from this permission – RC In the absence of full elevation drawings, including the height of the dwellings, the Local Planning Authority is not satisfied that the depicted dwellings would be in keeping with the character of the area and would not seriously harm the amenity of neighbours in order to comply with Policy SE5 of the South Cambridgeshire Local Plan 2005;

in order to have an acceptable impact in the street scene and to not seriously harm the amenity of neighbours, particularly in terms of overlooking of the bungalows to the rear, the dwelling would need to be modest, reflect the scale and design of 4 Elm Cottages and have no first floor habitable room windows in its rear elevation.

### **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:** SE5 (Residential Development in Infill Villages).
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: character and appearance of the area; accuracy of plans; parking; highway safety; and lack of details of proposal.

### **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: S/0020/06/O, S/1410/77/F, S/0808/77/F, S/0052/77/O and S/0422/74/O.

**Contact Officer:** Andrew Moffat – Area Planning Officer  
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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee 1<sup>st</sup> March 2006  
**AUTHOR/S:** Director of Development Services

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**S/0110/06/F – Longstanton**  
**Erection of Bungalow at Land at Nether Grove for the Papworth Trust**

**Recommendation: Delegated Approval**  
**Date for Determination: 20<sup>th</sup> March 2006**

**Members will visit the site on Monday 27<sup>th</sup> February 2006**

**Site and Proposal**

1. The application relates to a roughly rectangular site measuring 0.056 hectares (0.14 acres), situated on the western side of Nether Grove, set back approximately 50m from the junction of Nether Grove and Rampton Road. The site has a road frontage of 17 metres. The site currently forms part of an unenclosed grass section of land at the intersection of Nether Grove and Rampton Road, measuring approximately 0.15 hectares (0.38 acres).
2. The site is adjacent to, but outside, the Longstanton Conservation Area. Nether Grove is characterised by a mixture of modest sized bungalows and chalet-bungalows, with bungalows adjacent the site to the north. Approximately 43m to south-west of the site is All Saints Church, a Grade 1 Listed Building. Rampton Road represents the southern boundary of the village framework of Longstanton.
3. The full application received on 23<sup>rd</sup> January 2006, proposes the erection of a three-bedroomed bungalow with integral carport, with a ridge and eaves height of 4.7m and 2.4m respectively. The bungalow will have a front gable and hipped roof on the northern and western elevation. The bungalow will be set back 8m from the front property boundary. The proposal equates to a density of 17.9 dwellings per hectare.
4. The site is currently owned by South Cambridgeshire District Council .

**Planning History**

5. Outline planning permission was given in 1955 (**Ref: C/0517/55/O**) for a single dwelling on land to the south of the site facing Rampton Road.
6. Outline planning permission was subsequently given in 1966 (**Ref: C/0294/66/O**) for residential development on the site and surrounding land, measuring 0.96 hectares (2.38 acres).
7. Reserved matter application (**Ref: C/0214/67/D**) for 22 dwellings and garages, which made no allowance for public open space along Nether Grove, was withdrawn in March 1967.
8. Reserved matter application (**Ref: C/0715/67/D**) for 19 dwellings and garages at Nether Grove was subsequently approved in December 1967.

### Planning Policy

9. **Policy P1/3** of the County Structure Plan requires a high standard of design and sustainability for all new development and which provides a sense of place which responds to the local character of the built environment.
10. **Policy 5/3** of the County Structure Plan states that Local Planning Authorities should seek to maximise the use of land by applying the highest density possible which is compatible with maintaining local character.
11. **Policy 5/5** of the County Structure Plan states that 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.
12. **Policy 7/6** of the County Structure Plan requires Local Planning Authorities to protect and enhance the quality and distinctiveness of the historic built environment.
13. **Policy SE4** of the adopted South Cambridgeshire Local Plan 2004 ("The Local Plan 2004") identifies the village of Longstanton as a Group Village. This policy permits residential development and redevelopment within this village providing:
  - (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.

It is noted that **Policy ST/6** of the Core Strategy Local Development Framework Submission Draft (2006) also identifies Longstanton as a Group Village.

14. **Policy HG10** of the Local Plan 2004 states that the design and layout of residential 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.
15. **Policy RT7** of the Local Plan outlines that planning permission will not be granted for proposals resulting in the loss of land and buildings providing for recreational use except where:
  - 1) Sports and recreational facilities can best be retained and enhanced through the redevelopment of a small part of the site;
  - 2) Alternative provision of equivalent community benefit is available; or
  - 3) There is demonstrable surplus of all forms of open space in the area.
16. The substance of this policy is repeated in **Policy SF/9** of Development Control Policies Local Development Framework Submission Draft (2006).

17. **Policy EN5** of the Local Plan specifies that trees, hedges and woodland and other natural features should be retained wherever possible in proposals for new development. Landscaping schemes will be required to accompany applications for development where it is appropriate to the character of the development, its landscape setting and the biodiversity of the locality.
18. **Policy EN30** of the Local Plan 2004 states that proposals within or adjacent Conservation Areas are expected to preserve or enhance the special character and appearance of Conservation Areas especially in terms of their scale, massing, roof materials and wall materials.

*Local Development Framework Submission Draft 2006*

19. Development Control **Policy DP/1** states that development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development, as appropriate to its location, scale and form. It outlines various criteria to assess the sustainability of proposed development.
20. Development Control **Policy DP/2** outlines that all new development must be of high quality design, appropriate to the scale and nature of the development. It outlines criteria, which define what is meant by high quality design.
21. Development Control **Policy DP/3** outlines requirements for new development within the district. Of particular relevance is the statement that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on village character.
22. Development Control **Policy DP/7** largely reiterates the advice contained in policy SE4 regarding development and redevelopment of land on unallocated land within village frameworks.
23. Development Control Policy **HG/b** outlines that new residential proposals should protect and enhance the environment by making the best use of land and being appropriate to its location.
24. Development Control Policy **HG/1** states that residential developments will make the best use of land by achieving average net densities of at least 30 dwellings per hectare, unless there are exceptional local circumstances that require a different treatment.

**Consultation**

25. **Longstanton Parish Council** – comments as follows:

“PPG3 specifically states that the development on Greenfield sites should be a last resort. Redeveloping existing housing or using Brownfield sites preferred. Longstanton has had a large portion of its Greenfield removed as part of the Home Farm Development. It will lose significantly more both in access roads to, and in the main site, of Northstowe. We therefore need to pay particular attention to preserving Greenfield sites that remain.

Further, there is concern that the location of the dwelling will obscure the view of at least one existing dwelling when viewed from the road. This will create a safety issue.”

26. **Conservation Manager** – No objection, but requests that the southern boundary is formed in a brick wall with additional planting to open grassed area adjacent the site. He adds:

“This site is immediately outside the Longstanton Conservation Area and has the potential to impact on it.

Nether Grove is a cul-de-sac of twentieth century houses and bungalows and the introduction of an additional bungalow will, in itself, not impact unduly on the setting of the adjacent Conservation Area or the nearby listed church, although it would result in the reduction of an open area of grass, which is a positive feature in the locality. However, there will still be a significant area of open ground and it will be important that this is retained and that further development of this land is resisted. My main concern is over the boundary treatment between the new bungalow and this open ground. The proposals include for a 1.8m close-boarded fence along part of this boundary, which will be most unsightly. I would therefore suggest that this is replaced by a 1.8m high brick wall that links back to the bungalow. The closed-boarded fences to the other boundaries will not be so visible and can remain.”

27. **Housing Strategic Services Officer** – Recommendation of Approval. Adds “the proposals to build this specific property was to satisfy the specific needs of a local family. We have worked in partnership with the Neighbourhood Manager and Papworth Trust in this regard.

I am aware the Parish Council are not supportive of this proposal but do not share their views, i.e. “taking up the villages ‘green’ spaces will result in all ‘green’ areas being reduced in the village”. We support this proposal as it will meet the needs of a local family.

SCDC works in partnership with Papworth Trust to provide properties to accommodate the special needs of families who are on our housing needs register. The family we have nominated for the bungalow in Nether Grove consists of the parents and two girls. The youngest suffers from cerebral palsy, all four limbs being affected. She is wheelchair bound and present council accommodation cannot be adapted to meet current and future needs. The family need to remain in the village” as relations live in this village, which offer “physical and emotional support to the family. One of the parents does not drive.”

28. **Chief Environmental Health Officer** – No objection.
29. **Land and Property Officer** - No response received at time of preparing agenda report. Response to be verbally reported.
30. **Trees and Landscape Officer** - No response received at time of preparing agenda report. Response to be verbally reported.
31. **Ecology Officer** - No response received at time of preparing agenda report. Response to be verbally reported.

### **Representations**

32. Letters of objection received from the occupants of 1, 2, 3,13 and 14 Nether Grove. These properties adjoin the site. Grounds of objection are summarised as follows:

a) Loss of green space;

- b) Harm to the visual amenities of the streetscene and character of the village;
- c) Loss of space for children to play;
- d) The proposal is out of keeping with the design, layout and landscaping of Nether Grove;
- e) The green is “an integral part of the original design of the close and should be retained in its entirety”;
- f) The important of the green as open space is made greater by new residential developments at Home Farm and Northstowe, in addition to small gardens of nearby properties;
- g) Objection to size of bungalow and plot size;
- h) Proposed bungalow will be built to front of 1 & 5 Nether Grove and is likely to affect the lighting of these properties and create overshadowing;
- i) A more suitable location for a bungalow for disabled resident, would be the within the new Home Farm or Northstowe development sites;
- j) Impact on local wildlife; and
- k) Loss of quality of life.

It is noted that the consultation period for this application had not expired at the time of preparing the agenda report and that additional representations may be received. Additional represents (if any) will be reported verbally at Committee. The statutory consultation period expires on 3<sup>rd</sup> March 2006.

#### **Representations on behalf of Applicant**

- 33. This proposal is intended to house a family with a disabled child who currently reside in Longstanton as tenants of South Cambridgeshire District Council.

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

- 34. The key issues for consideration in the assessment of this planning application are as follows:
  - a) Principle of residential development on existing green area;
  - b) Impact on Longstanton Conservation Area and village character;
  - c) Impact on Residential Amenity; and
  - d) Whether the proposal represents an efficient use of land in terms of density.

#### ***Principle of Residential Development on Existing Green Area***

- 35. I am of the view that the retention of the site in its present form is not essential to the character of the village. It is noted that the grassed section is not designated as public open space and contains no recreational or children’s play equipment. The proposal does result in a loss of green space, however an area measuring approximately 18m by 50m (0.09 hectares) is to be retained to the south of the site.

36. I am of the view that the granting of consent for residential development on this land will not set a precedent for the granting of consent on the remaining section of grassed land. Each application should be considered on its merits.
37. The proposed bungalow will be viewed from Rampton Road and Nether Grove against the backdrop of existing bungalows to the north. The bungalow is of modest height and will be no closer to Nether Grove than the existing bungalow at No. 3. I am of the view that the proposed bungalow is compatible in appearance to existing development along Nether Grove.

***Impact on Longstanton Conservation Area, Adjacent Listed Building and Village Character***

38. Subject to appropriate conditions regarding retention of existing trees, boundary treatment and landscaping, I am of the view that the proposal will not harm the setting of the Longstanton Conservation Area or the nearby listed Church. In that respect, consideration has been given to the statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.
39. I am also of the view that the proposal will not harm the character of the village of Longstanton. The bungalow is compatible in appearance with adjacent residential development, and green space to the south of the site is to be retained.

***Impact on Amenities of Adjacent Dwellings***

40. I am of the view that the proposal will not seriously harm the amenities of occupants of the adjacent dwellings. The dwelling is setback 4m from the side property boundary of No. 1 Nether Grove and 9.4m from the dwelling itself, with the setback to No. 3 Nether Grove increasing to 15.4m. I am of the view that this distance is sufficient to prevent an undue loss of light, overshadowing, outlook and privacy.

***Efficient Use of Land and Housing Density***

41. The proposal equates to a housing density of 17.9 dwellings per hectare, as opposed to the 30 dwellings per hectare promoted by Policy HG1 of the Draft Local Development Framework 2006. Nevertheless, in this case there are material considerations which justify a lower housing density, including the presence of trees on and adjacent the site, the low height of adjacent dwellings and the location of the site adjacent the Longstanton Conservation Area.

**Recommendation**

42. Delegated approval following expiration of statutory consultation period.

**Recommended Conditions of Consent**

1. SCA – 3 years;
2. Sc5 – (a) Details of materials for external walls and roofs (Rc5a(ii));  
(f) Materials to be used for hard surface areas within the site, including driveways and car parking areas. (RC5f);

3. SC21 – Withdrawal of Permitted Development Rights – a) Part 1 (Development within the curtilage of a Dwellinghouse – All Classes and Part 2 (Minor Operations) Class A. (RC: To ensure that alterations or extensions to the dwelling which would not otherwise require planning permission do not harm the setting of the Longstanton Conservation Area, the visual amenities of the streetscene or the residential amenities of adjacent properties.);
4. SC26: - Restriction on the Use of Power Operated Equipment during Period of Construction (RC26);
5. SC60: Details of boundary treatment. (RC: To ensure that the appearance of the site is appropriate to its position adjacent the Longstanton Conservation Area and that boundary treatment does not harm the residential amenities of adjacent dwellings);
6. SC51: Landscaping (RC51);
7. SC52 Implementation of Landscaping (RC52);
8. SC56: Protection of Trees along rear property boundary during construction. (Rc56);
9. SC57: Protection of Existing Trees (Rc57).

#### **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)
    - P5/3** (Density)
    - P5/5** (Homes in Rural Areas)
    - P7/6** (Historic Built Environment)
  - **South Cambridgeshire Local Plan 2004:**
    - SE4** (Residential development in Group Villages)
    - HG10** (Housing Mix and Design)
    - RT7** (Protection of Existing Recreation Areas)
    - EN5** (The Landscaping of New Development)
    - EN30** (Development within and Adjacent 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:
  - Visual impact on the locality
  - Impact upon setting of adjacent Conservation Area and Listed Building
  - Design and Appearance
  - Loss of Green Space/Informal recreation area.

#### **Environment Agency Informatives**

Informatives regarding surface water drainage.

**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
- Local Development Framework, Development Control Policies, Development Plan Document, Submission Draft 2006
- Local Development Framework, Core Strategy, Development Plan Document, Submission Draft 2006
- Planning File Refs: S/0110/06/F, C/0517/55/O, C/294/66/O, C/0214/67/D and C/0715/67/D.

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



**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

**REPORT TO:** Development and Conservation Control Committee 1<sup>st</sup> March 2006  
**AUTHOR/S:** Director of Development Services

**S/0049/06/F – Longstanton  
 Mobile Home (Renewal of Period Consent S/1422/03/F) at Mill View Farm  
 for PJ Hansberry.**

**Recommendation: Refusal with Enforcement action  
 Date for Determination: 9<sup>th</sup> March 2006**

**Site and Proposal**

1. The site, located down a long access track and obscured from public view, is situated to the west of the G Webb Haulage depot on Station Road, Longstanton. The site consists of a mobile home, a barn, five polytunnels, three glasshouses, an area of approximately five hectares of grassland and an informal area of storage of farm machinery and building materials. The site in total measures approximately 6.8 hectares.
2. This full application, registered on 12<sup>th</sup> January 2006, seeks permission to further renew consent for the siting of a temporary mobile home on the site for the purposes of an agricultural dwelling.

**Planning History**

3. Planning permission has been repeatedly renewed for the siting of a mobile home in this location dating back to 1991 under applications **S/1422/03/F, S/1287/01/F, S/1095/98/F, S/2056/94/F, and S/0464/91/F**. At the time of the last two renewals, **S/1422/03/F and S/1287/01/F**, the applicant was advised that, based upon the assessment of the enterprise by the County Farms Manager, it would be unlikely that consent would be renewed for the mobile home beyond the consented period as it would not fulfil the functional need for a full-time worker to be based on the site, nor was the holding considered financially sustainable.

**Planning Policy**

4. The site is located approximately 950 metres outside the Longstanton village framework.
5. **Policy HG16** of the South Cambridgeshire Local Plan 2004 states that in the countryside (i.e. outside village frameworks defined in this Plan), new dwellings complying with Structure Plan 1995 **Policy SP12/1** will only be permitted on well-established agricultural units where it can be demonstrated that there is a clear, existing functional need relating to a full-time worker, and that suitable existing buildings in the area are not available or the conversion of appropriate nearby buildings would not provide suitable accommodation. Where a new dwelling is permitted, this will be subject to a condition ensuring the occupation will be limited to a person solely or mainly working, or last working, in the locality in agriculture or forestry or a widow or widower of such a person, and to any resident dependents.

6. **Policy HG18** of the South Cambridgeshire Local Plan 2004 states that if a new dwelling is essential to support a new farming enterprise whether on a new or recently created agricultural unit, it should normally be provided by temporary accommodation such as a caravan. The following criteria must also be demonstrated to the satisfaction of the District Council:
- a) Clear evidence of a firm intention and ability to develop the enterprise concerned;
  - b) Functional need; clear evidence that the proposed enterprise has been planned on a sound financial basis; the functional need could not be fulfilled by another dwelling on the unit or other existing accommodation in the area which is suitable and available for occupation.

7. **Policy HG/9** of the Draft Local Development Framework 2006 essentially reiterates and expands on the aims of **Policies HG16** and **HG18** above. It states that development of a new permanent dwelling for agricultural or forestry purposes, or for a rural-based enterprise, will only be permitted if it is demonstrated to the satisfaction of the District Council that:

- a) There is a clear, existing functional need relating to a full-time worker or one who is primarily employed in agriculture; and
- b) It relates to a well-established agricultural unit (which has been established for at least three years, has been profitable for at least one of them, is currently financially sound, and has a clear prospect of remaining so).

Where criterion (b) cannot, for the time being, be met, or it relates to a new farming activity on a well established unit, development of a temporary dwelling may be permitted for up to three years; where all the other criteria above are met, and there is clear evidence demonstrating:

- a) A firm intention and ability to develop the enterprise concerned;
- b) That the proposed enterprise has been planned on a sound financial basis;
- c) That the functional need cannot be fulfilled by another existing building on the unit or any existing accommodation.

The District Council will require "Functional" and "Financial" tests to be undertaken in accordance with PPS7 to demonstrate the above criteria have been met.

8. **PPS7** (Sustainable Development in Rural Areas) Annex A, Paragraph 3 states that new permanent dwellings should only be allowed to support existing agricultural activities on well-established agricultural units, providing:
- i. There is a clearly established *existing* functional need; the need relates to a *full-time* worker, or one **who** is primarily employed in agriculture and does not relate to a part-time requirement;
  - ii. 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 (see paragraph 8 below);

- iii. The functional need could not be fulfilled by another existing dwelling on the unit, or any other **existing** accommodation in the area which is suitable and available for occupation by the workers concerned; and
  - iv. Other **planning** requirements, e.g. in relation to access, or impact on the countryside, are satisfied.
9. **PPS7** (Sustainable Development in Rural Areas) Annex A, Paragraph 13 states that if permission for temporary accommodation is granted, permission for a permanent dwelling should not subsequently be given unless the criteria in paragraph 3 above are met. The planning authority should make clear the period for which the temporary permission is granted, the fact that the temporary dwelling will have to be removed, and the requirements that will have to be met if a permanent permission is to be granted. Authorities should not normally grant successive extensions to a temporary permission over a period of more than three years, nor should they normally give temporary permissions in locations where they would not permit a permanent dwelling.

### **Consultation**

- 10. **Longstanton Parish Council** - Recommendation of approval (no comments).
- 11. **Chief Environmental Health Officer** comments that issues of noise and environmental pollution have been considered and that there are no significant impacts from an Environmental Health standpoint.
- 12. **Acorus** (acting in the capacity formerly undertaken by the County Farms Manager) comments that "Both previous national planning policy guidance in PPG7 and current policy in PPS7 explain that successive extensions to a temporary permission should not normally be made. The applicant was made aware of this in a letter from South Cambridgeshire District Council dated 28<sup>th</sup> August 2001. A further renewal was applied for on 27<sup>th</sup> June 2003 and the applicant stated in a letter dated 2 September 2003 that anticipated increase in production would increase income to well above the agricultural wage. The applicant has had every opportunity to make the necessary changes and grow the business to the extent that it complies with criteria outlined in Paragraph 3 of PPS7 Annex A 'Permanent Agricultural Dwellings'. There does not appear to be any exceptional circumstances such as flooding, vandalism, family illness, all of which could have affected the speed of business development, making a renewal worthy of consideration. As such I would recommend the application for renewal does not comply with advice in PPS7 Annex A Paragraph 13 and should therefore be refused. The applicant may wish to apply for a permanent dwelling on the basis that the business complies with paragraph 3 i) – v) of PPS7 Annex A, clearly setting out each element including the functional requirement and the financial test, (showing the business can sustain on full time worker and the cost of a permanent dwelling)."

### **Representations**

- 13. None received.

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

- 14. The approval of a temporary building, such as a mobile home as being considered under the current application, on the site on a permanent basis would not be acceptable as it would be contrary to the proper planning of the area.

15. Policy contained within Planning Policy Statement 7, and confirmed in Policies HG16 and HG18 of the South Cambridgeshire Local Plan 2004 and Policy HG/9 of the Draft Local Development Framework, expressly states that successive extensions to a temporary permission over a period of more than three years should not normally be granted, nor should Authorities normally give temporary permissions in locations where they would not permit a permanent dwelling. Therefore should members be minded to approve the current application they will need to be convinced that there is sufficient justification for allowing the applicant a further period of time to demonstrate that the holding can support a permanent dwelling on site.
16. As stated by Acorus, consent for the mobile home on Mill View Farm has been repeatedly renewed since 1991 as the agricultural holding has expanded. At the time of the last two consents the applicant was warned that the holding appeared to fail the functional and financial tests to demonstrate to the Authority that a need exists for a dwelling on the enterprise. However, in light of some increases in the level of activity undertaken by the holding the decision was taken to renew consent to allow the applicant a further extension of time to expand the business in order to demonstrate that the holding can support a permanent dwelling.
17. In the supporting information supplied with the current application the applicant has stated that since the last renewal of consent a large glasshouse measuring 50m x 12m has gone into production and accounts for a proposed 25% increase in production that was forecast at the time of the 2003 consent. The applicant has, however, failed to provide any financial information to support this argument.
18. The applicant has also provided information comparing the functional requirements of his holding against another holding in Soham, which is advertising a full time tenant on site. The information provided does not go into significant detail but appears to demonstrate that the holding at Mill View Farm is larger than the site in Soham, and should therefore satisfy the requirements for a functional need for a dwelling on the site.
19. I am of the opinion that the applicant has had every chance over the last 15 years to demonstrate that the holding can financially support a permanent dwelling on the site and whether there is a functional need for a full-time worker on the site. The information submitted with the current application does not go far enough to demonstrate that such a need exists. Furthermore, should a demonstrable need exist the applicant should now be applying for a permanent dwelling on site, in accordance with the intentions of local and national policy. The applicant would need to demonstrate that the business complies with paragraph 3 i) – v) of PPS 7 Annex A, clearly setting out each element including the financial test and functional requirement. I have written to the applicant, supplying him with a copy of Acorus' recommendation. At the time of writing this report any further comment is awaited. Should comments be received they will be reported to members verbally.

### **Recommendation**

20. Refusal with enforcement action.

### **Reasons for Recommendation**

1. Consent has been renewed for the mobile home repeatedly since 1991, with a view to the applicant growing the business in order to demonstrate that the holding can support a permanent dwelling on the site and comply with the

criteria outlined in Paragraph 3 of PPS7 Annex A 'Permanent Agricultural Dwellings'. The applicant has failed to demonstrate to the satisfaction of the District Council that a functional need exists for a dwelling on the enterprise and that financially the enterprise can support a permanent dwelling.

2. A further renewal of consent for the mobile home would therefore be contrary to Policies HG16 and HG18 of the South Cambridgeshire Local Plan 2004 and to advice contained within PPS7 Annexe A Paragraphs 3 and 13.

**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
- Draft Local Development Framework 2006
- Planning File Refs: S/0049/06/F, S/1422/03/F, S/1287/01/F, S/1095/98/F, S/2056/94/F, S/0464/91/F

**Contact Officer:** Michael Osbourn – Assistant Planning Officer  
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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee 1<sup>st</sup> March 2006

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

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**S/0084/06/F and S/0085/06/O - Milton**

- i) Change of Use of Land from Agriculture to Recreation Land, and  
ii) Erection of Sports Pavilion and Provision of Car-Park, Land at Landbeach Road for  
Milton Parish Council**

**Recommendation: Refusal**

**Date for Determination: 16<sup>th</sup> March 2006**

**Members will visit the site on Monday 27<sup>th</sup> February 2006.**

**Site and Proposal**

1. A rectangular block of arable land, aligned roughly NW - SE, between Landbeach Road and the A10; it has an area of 9.74ha/24.09 acres.
2. Its frontage to Landbeach Road is 220.0m, and is sited a minimum of 320.0m north of the junction with the A10/Milton by-pass. At its south-eastern end, the site abuts the A10 itself at a point where the original A10, and the by-pass, now divide.
3. The site is surrounded by open, arable land. Part of the north-eastern boundary comprises an access track to the Nursery School, Stanton Farm, to the east. (See **History** below).
4. Two applications, both received on 19<sup>th</sup> January 2006 are to be determined. The first, S/0084/06/F, is for the change of use of the site from agricultural to recreational land. The second, S/0085/06/O, is for the erection of a small pavilion, approximately 15.0m x 15.0m, together with a car-park for 40 cars.

**History**

5. If approved, access to the pavilion and car-park would be via the present track serving Stanton Farm.
6. Consent was granted in the late 1980's to run a Nursery School from some of the farm buildings. Initially it was proposed to gain access direct from the A10 which, at that time, was still a trunk road.
7. As a result the Department of Transport directed that the application be refused; to overcome this objection the applicant proposed an alternative access across the fields onto Landbeach Road. Consent was granted with no consultation with the Local Highway Authority.

**Policy**

8. *i) Cambridgeshire and Peterborough Structure Plan 2003*

**P1/2** "Environmental Restrictions on Development " seeks to resist development in the countryside unless it can be proved to be essential.

**P4/1** "Tourism, Recreation and Leisure Strategy" seeks to promote improved tourism, recreation and leisure facilities,

**P9/2a)** "Green Belt" aims to protect the character of Cambridge.

ii) *South Cambridgeshire Local Plan 2004*

**GB1** "The Boundaries of the Green Belt, aims to follow **P9/2a)**,

**GB2** - Green Belt refers to "Inappropriate Development" in the Green Belt, accepting that essential facilities for outdoor sports can be acceptable,

**GB5** states that substantial buildings for outdoor sport and/or car-park will not be supported,

**RT1** "Recreation and Tourism Development" states that recreation facilities will be resisted if, inter alia, they will

a) not be in close proximity to and not well related with an established settlement and its built-up area and,

b) Generate significant traffic movements.

iii) *Local Development Framework*

**GB1**, "Development in the Green Belt,"

**GB2** "Mitigating the Impact of Development in the Green Belt" rehearse the general aims and restrictions outlined above in both Structure Plan and Local Plan policies,

**SF/11** "Open Space Standards" refer to the minimum standard of 2.8ha of open space per 1000 people. 1.6ha of the above should be for outdoor sport, excluding children's play space and informal open space.

**Consultations**

9. **Milton Parish Council** "approves" both applications.
10. The comments of **Landbeach Parish Council** are awaited; - objections are expected. All comments will be reported verbally.
11. **The Old West Internal Drainage Board** has no objections to the change to recreation use, but asks that soakaways are used for the disposal of roof water from the pavilion and surface water from the car-park.
12. **The Environment Agency** asks for details of surface water and foul sewage disposal to be conditioned as part of any consent.
13. The comments of **The Local Highway Authority** are awaited and will be reported verbally. Objections are likely.
14. **The Chief Environmental Health Officer** has no comments on the pavilion/car park.

**Representations - Applicants**

15. A letter from Milton Parish Council, dated 13<sup>th</sup> December 2005, is attached as an Appendix.

**Planning Comments**

16. The relevant issues here are need, green belt and access, with the pertinent matter being community gain versus highway dangers.



i) **Need**

Using the figures taken from the Local Development Framework of 1.6ha of land for outdoor sport per 1000 people, Milton requires 10.0ha of recreational space.

The two recreation grounds, at Coles Road and the Sycamores amount to approximately 5.7ha - well below the above figure.

Part of the former consists of infilled former gravel pits which no doubt explains the problems of drainage.

If matches and training sessions have to be cancelled because the pitch(es) are "well used and worn", then clearly more space is required.

Members will see that two football and one cricket team already have to play outside the village and, in addition, two additional village teams are expected to play next year ie 2006.

Clearly there is an overwhelming need.

ii) **Green Belt**

Outdoor sporting facilities such as proposed are acceptable in the Green Belt. What can be a problem is the built development which sometimes is also proposed. A small pavilion, ie changing rooms for the various teams, refs/Umpire room, first aid room, store etc. is acceptable, together with "basic" kitchen facilities. A social club-room would not be. Car-parking can be a problem but one for 40 cars, as proposed, is not felt to be unreasonable. Hedging and other planting will help to reduce any impact on the countryside. Other than perhaps low-key bollard lighting for the car-park, I would not wish to see any other lighting proposed.

iii) **Access**

With this section of Landbeach Road subject to the national speed limit of 60mph, the highway authority will be looking for visibility splays of 4.5m x 215.0m.

17. To the south, this would extend beyond the site into third party land, and result in the loss of several small trees and lengths of hedgerow on the field frontage. Whilst this could be replanted back on the line of the splay, it will look somewhat artificial.
18. The problem is to the north where the splay cuts across the field on the opposite side of the road, up to the 30mph signs at the entrance to Landbeach. At present visibility is good from the access roadway, but if the farmer on the opposite side of the road was to plant a hedge and/or agree to something like a D.E.F.R.A. tree planting belt, vision would be severely curtailed.
19. Whilst Policy RT1 of the Local Plan supports sporting facilities "in close proximity to, and well related with, an established settlement and its built-up area," I recognise and appreciate that it is not always possible to find the ideal solution. Clearly there is a (desperate) need for additional sporting facilities in the village and this is the only site which has been offered/is available to the Parish Council.
20. Unfortunately it will mean that the vast majority of users will rely on the motorcar to use the site. It is unlikely that parents would let their children cross the A10, either on foot or bicycle, and then walk/cycle along Landbeach Road, which has no footpaths.

21. Unless the Parish Council can achieve a more satisfactory access, even reaching an agreement with the farmer opposite not to plant any hedgerows and/or trees on part of his field, I have no alternative but to reluctantly recommend refusal.

**Recommendation**

22. Refusal, both applications:

Whilst recognising the need for additional playing field facilities in the village the site chosen will, because of its relatively isolated position, result in the majority of users arriving and departing by motor vehicle. The necessary visibility splays to provide a safe access to meet the requirements of The Local Highway Authority cannot be met.

**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:
  - 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 Ref. ....

**Contact Officer:** Jem Belcham – Area Planning Officer  
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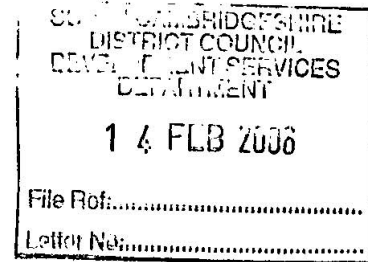
**LANDBEACH PARISH COUNCIL**

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73 HIGH STREET  
LANDBEACH  
CAMBS, CB4 8DR

12<sup>th</sup> February 2006

Mr. Jem Belcham,  
Planning Officer,  
Development Services Department,  
South Cambridgeshire District Council,  
South Cambridgeshire Hall,  
Cambourne Business Park,  
Cambourne,  
Cambs, CB3 6EA.



Dear Mr, Belcham,

**Planning Applications nos. S/0084/06/F and S/0085/06/O**  
**Milton Parish Council – Landbeach Road, Milton**

The above applications from Milton Parish Council, were received on the day of the Parish Council meeting. Ian May from Milton Parish Council who is also the Chairman of Milton Colts Football Club attended our meeting on Monday 6<sup>th</sup> February 2006 and outlined the proposals of the applications. He stated that due to the number of football teams that Milton now has, it is impossible for them to accommodate all of their teams, as two of the teams already play in Landbeach. He also stated during the past two years various land owners have been approached without success and they felt that the piece of land they had identified would be able to achieve their aims, being 25 acres of green belt agricultural land.

We understand that Milton have a need to acquire more pitches for their teams, however, where they wish to site the pitches and pavilion at Landbeach Road, Milton is an open countryside green belt environment that creates together with the A10 a natural break between Landbeach and Milton. We feel it is extremely important to maintain the status quo as a development of this nature would destroy the sensitivity of the area. If this development were to be allowed we feel that future development could become more acceptable to the planners as a precedent would be set by the change of use from agricultural to recreational, i.e. further development of sporting facilities and the provision for lighting of pitches, should teams aspire to a higher league status, lighting would be a necessity. which would introduce another scenario for debate

There are also major concerns of the amount of traffic movement that would be crossing the A10 on an existing busy junction, that traffic would then continue along the Landbeach Road which is a 60mph limit road and a large number of vehicles

would then be turning right into the proposed new development. Given that Milton are asking for ten football pitches if all teams were playing at once it could mean 220 players plus officials and supporters coming onto the site. We note in the application that they have provision for forty car parking spaces which given the above figure would in no way provide the necessary parking, and we can foresee that overflow parking would be along the verges off Landbeach Road creating a very dangerous traffic situation for cars exiting the site and vehicles proceeding along the highway. In our experience when one of Milton's teams play on Landbeach recreation ground, where we have space for thirty cars, a number of cars have to park outside this area on grass verges.


Ian also stated that the proposed new sports pavilion measuring 15 metres by 15 metres would be sited close to the entrance of Stanton Farm, as this would be the least costly option, resulting in more money being available for other areas of the development. A building of this size so close to the carriageway would definitely impact on the surrounding countryside, creating a visual imbalance on the character of the area.

Our further concerns are regarding the possibility of children crossing the heavily congested A10 carriageway to access the proposed new facilities. Ian suggested that this would not occur, however we feel that it would be extremely difficult to police given the amount of youngsters Milton have in their population. When we look at the current proposals, that have been put forward for development in the area, i.e. Cambridge Rowing Lake and the relocation of Cambridge United Football Club, the extension of Butt Lane waste site to 2020 and the new housing developments, the extra traffic that the A10 is expected to absorb is enormous. Even at weekends the extra traffic would be considerably more than it is at present given the above developments.

We certainly feel that Highways must investigate closely the proposed development and the implications it poses for safe traffic movements. The entrance suggested, as already stated, on a 60 mph carriageway that has extra road hazards to contend with being two corners either side causing considerable lack of visibility from the exit. It is our understanding that a distance of 215 metres of clear road site should be visible on each side which does not appear to be the case in this instance.

Landbeach Parish Council would always encourage the development of sporting facilities for all sections of the community and understand Milton's need to acquire more pitches to accommodate their teams. However these applications asking for a change of use in a green belt area to accommodate football pitches and a substantial building, which in this instance the Parish Council do not think should be granted.

Yours sincerely,



Anne Hinkins  
Clerk to Landbeach Parish Council

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee1<sup>st</sup> March 2006**AUTHOR/S:** Director of Development Services

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**S/0031/06/F - Wimpole****Two Houses, The Woodyard, Cambridge Road For Mr And Mrs R J Foster****Recommendation: Refusal**  
**Date for Determination: 7<sup>th</sup> March 2006**Members will visit this site on Monday 27<sup>th</sup> February 2006**Departure Application****Site and Proposal**

1. The Woodyard, Cambridge Road, Wimpole comprises a 1.8ha of land on the north west side of the A603 (Cambridge Road), to the south west of the built-up area of the village. The site is accessed direct from the A603. The site has been used for the sale of salvaged and reclaimed items such as timber and windows, which have been stored across various parts of the site. There is a storage/workshop building on the site, which also contains areas of water.
2. To the south west and north west of the site is agricultural land. To the south east of the site, on the opposite side of Cambridge Road, is a line of residential properties.
3. This full application, registered on 18 August 2005 proposes the redevelopment of the site by two dwellings.
4. House 1 is located between the existing ponds, directly opposite the entrance to the site from the A603. It is a 4 bedroom property with a maximum ridge height of 7.4m. It has a floor area of approximately 285m<sup>2</sup>.
5. House 2 is located towards the front of the site to the southeast of the larger pond. It is a 4 bedroom house with a maximum ridge height of 7.3m. It has a floor area of approximately 265m<sup>2</sup>.
6. No garaging is provided for either dwelling. Materials are to be agreed.
7. Both dwellings are accessed via the existing entrance, which is shown to be widened to 5.0m for the first 15.0m into the site.
8. The density of the development is 0.9 dwellings per hectare.
9. A supporting letter from the applicants' agent is attached as Appendix 1.

**Planning History**

10. In November 2004 a Certificate of Lawful Existing Use or Development (CLEUD) was issued on part of the current application for the use as a yard for commercial storage

and retail sale of salvaged/reclaimed items, namely, timber, windows, window frames and doors (**Ref: S/2615/03/LDC**).

11. Evidence was submitted with the above application demonstrating that the site had been used as described since the 1960's.
12. At the October 2005 meeting (Item 27) an application (**Ref S/1622/04/F**) for the erection of two dwellings on the site was refused on the following grounds:
  1. The proposal is for the erection of two dwellings outside the village framework of Wimpole contrary to the aims of Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy SE8 of the South Cambridgeshire Local Plan, which restrict development in the countryside to that which is essential in a particular rural location. Although the site can be considered as brownfield land there is insufficient justification in this case for a departure from the above policies.
  2. The proposed scale and siting of House 2, close to the north east boundary of the site, is unacceptable as it is out of scale and character with houses in the vicinity and will threaten the retention of existing boundary planting. As a result the proposed dwelling is likely to have an adverse visual impact of the adjoining countryside, contrary to the aims of Policy SE9 of the South Cambridgeshire Local Plan 2004.
  3. It is not considered that the existence of a Lawful Use on part of the site warrants allowing the scale of the proposed development contrary to the above mentioned Development Plan policies.

### **Planning Policy**

13. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure") restricts development in the countryside to that which is essential in a particular rural location.
14. **Policy SE5** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") and Policy ST/7 of the Local Development Framework Submission Draft identifies Wimpole as an Infill village, where development is restricted to not more than two dwellings within the village framework.
15. **Policy SE8** of The Local Plan states that residential development outside village frameworks will not be permitted.
16. **Policy SE9** of the Local Plan states that development on the edges of villages should be sympathetically designed and landscaped to minimise the impact of development on the countryside.

### **Consultation**

17. **Wimpole Parish Council** recommends approval. "Wimpole Parish Council still supports unanimously the application for the housing development on this site. The Parish Council wishes to emphasise the strength of its support for this application. The Woodyard is the main thorough fare of the village of Wimpole, and as such is much more suitable for residential development with a few properties, than for light industrial development, regardless of the certificate of lawful use. A recent village meeting resulted in 100% in favour of the site as a residential development.

18. In view of the support from the parish, the Council is making a submission to have the site included within the Development Framework so that it may be looked at under different development criteria. The site is contiguous with residential properties on the north side of the A603, and faces residential properties on the south side. The resulting imbalance to the village aspect is partly due to the south side of the road having been part in the parish of Orwell, until comparatively recently. In trying to produce a more homogenous parish, there is now an asymmetrical feel to the street scene.
19. The Woodyard is part of Wimpole and the Council wishes to state most strongly its support of the residential development proposed."
20. The letter refers to a petition organised by local residents which is being sent to the Chief Executive.
21. The **Local Highway Authority** has no objection subject to conditions.
22. The **Chief Environmental Health Officer** requests conditions restricting the hours of operation of power driven machinery during the period of construction and requiring an investigation of the site to be undertaken prior to the commencement of any development to establish the nature and extent of any contamination of the site. An informative should be attached to any consent restricting bonfires or the burning of waste on site during the period of construction.
23. The **Environment Agency** requests conditions in respect of foul and surface water drainage, and highlights various informatives to be attached to any approval notice.
24. The comments of the **Ecology Officer** and **National Trust** will be reported at the meeting.

### **Representations**

25. None received

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

26. The site is outside the village framework so the key issue to be considered with this application is whether there is sufficient reason to allow two houses on this site as a departure from the presumption against residential development in the countryside. It is also necessary to consider the design and impact of the proposed dwellings.
27. By definition the site is in the countryside, although it adjoins the village framework to the northeast and the framework extends beyond the site to the southwest, on the opposite side of the A603. Part of the site benefits from a lawful use as a yard for commercial storage and retail sale of salvaged/reclaimed items, namely, timber, windows, window frames and doors. This use has operated since the 1960's and the Chief Environmental Health Officer stated at the time of the previous application that the only record it has is of a single complaint which was received in 2003 concerning smoke from alleged fires. The site is well screened from the road, although previously there has been a degree of timber stored in front of the site around the area of the entrance. The lawful use of part of the site is restricted to that described above and although there would be some visual and ecological benefit in principle if the site was redeveloped for residential use, I do not consider any such advantages

in this case to be sufficient to outweigh the policy objection to residential development outside the village framework.

28. No more than 50% of the site is brownfield by definition and the applicants' agent points to guidance that supports the re-use of brownfield land. This of itself however does not outweigh the policy objection to residential development in the countryside, nor to greenfield land being incorporated within the scheme.
29. The revised application does not contain any additional information that would warrant departing from the previous policy reasons of refusal in respect of development outside the village framework.
30. The design and siting of the proposed dwellings has been revised. I am of the view that this addresses concerns expressed at the time of the previous application that the scale and siting of one of the dwellings was out of character with the area and would have had an adverse visual impact on the adjacent countryside.

### **Recommendation**

31. That the application be refused for the following reasons:
  1. The proposal is for the erection of two dwellings outside the village framework of Wimpole contrary to the aims of Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy SE8 of the South Cambridgeshire Local Plan, which restrict development in the countryside to, that which is essential in a particular rural location. Although part of the site can be considered as brownfield land there is insufficient justification in this case for a departure from the above policies.
  2. It is not considered that the existence of a Lawful Use on part of the site warrants allowing the scale of the proposed development contrary to the above mentioned Development Plan policies.

**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/0031/06/F, S/1622/05/F and S/2615/03/LDC.

**Contact Officer:** Paul Sexton – Area Planning Officer  
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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee1<sup>st</sup> March 2006**AUTHOR/S:** Director of Development Services

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**S/0034/06/O – Gamlingay****Residential Development, Land Off West Road For Wyboston Lakes Ltd****Recommendation: Delegated Approval****Date for Determination: 7<sup>th</sup> March 2006****Site and Proposal**

1. This application, registered on 10<sup>th</sup> January 2006, seeks outline planning consent for residential development of a 0.497 site that formerly comprised part of the garden land to 24 West Road, a large detached house to the south of the site. The site drops in level significantly from east to west.
2. The site is partially screened by trees and conifers on the north and west boundaries with the rear gardens of detached houses in Fairfield. To the east is an existing bungalow, also built on part of the original garden of 24 West Road. Access to the proposed dwellings is from West Road as an extension of the existing private driveway serving this bungalow.
3. An illustrative plan accompanying the application shows an indicative layout for 8 dwellings, however all matters, including the number of dwellings, are reserved.

**Planning History**

4. Outline planning consent for the residential development of this site was originally granted in December 1995 (**Ref S/1780/95/O**). In December 1998 an application to allow a further period for submission of reserved matters was approved (**Ref S/1839/98/O**). An additional condition attached to that consent restricted development of the site to a maximum of 2 dwellings to comply with Local Plan policy.
5. In February 2001 consent was granted for variation of conditions to allow a further period for the submission of reserved matters and to allow the erection of four dwellings on the site, reflecting a change in Development Plan policies (**Ref S/2229/00/F**).
6. At the January 2005 meeting a reserved matters application (**Ref S/0266/04/O**) for the erection of four dwellings was refused following a site visit by Members on the grounds that the design of the proposed dwellings was out of character with the area. That decision was upheld at appeal.

**Planning Policy**

7. **Policy SE3** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") identifies Gamlingay as a Limited Rural Growth Settlement where residential development and redevelopment of up to 30 dwellings can be permitted subject to specified criteria. Development should provide an appropriate mix of dwellings in

terms of size, type and affordability and should achieve a minimum of 30 dwellings per hectare unless there are strong design grounds for not doing so.

8. **Policy SE9** of the Local Plan states that development on the edges of villages should be sympathetically designed and landscaped to minimise the impact of development on the countryside.
9. **Policy HG7** of the Local Plan sets out the Council's policy in respect of affordable housing provision on sites within village frameworks. In villages with a population of over 3000, such as Gamlingay, the requirement to provide affordable housing affects schemes of more than 10 dwellings only.
10. **Policy HG10** of the Local Plan requires residential developments to contain a mix of units providing accommodation in a range of types, sizes and affordability, making 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 local townscape and landscape.
11. **Policy P5/3** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") states that average densities of new housing development will need to be increased across the area in order to maximise efficiency in the use of sites. Densities of less than 30 dwellings per hectare will not be acceptable. Local Planning Authorities should seek to maximise the use of land by applying the highest density possible which is compatible with maintaining local character.
12. The Local Development Framework Submission Draft 2006 **Policy ST6** proposes to identify Gamlingay as a Minor Rural Centre where developments up to a maximum size of 25 dwellings will be permitted on sites within village frameworks.
13. The Local Development Framework Submission Draft 2006 **Policy HG/3** states that proposals for housing developments will only be permitted if they provide an agreed mix of affordable housing types, including for Key Workers, to meet local needs. The amount of affordable housing to be sought will be approximately 50% of the dwellings for which planning permission may be given on all sites of two or more dwellings.

### **Consultation**

14. **Gamlingay Parish Council** recommends refusal. "The Council has no objection in principle for development of housing on this site. However it reiterates the issue of density and the requirement for affordable housing in this location. Please refer to previous comments relating to this site."
15. Commenting on the reserved matters application for 4 dwellings, the Parish Council had stated its strong objection to the density and design of the proposed units and that development was contrary to Local Plan policies on density and offered no affordable housing.
16. The **Local Highway Authority** sets out conditions to be attached to any consent. It requests that a safe pedestrian route should be provided from the development site to link with the existing footway to the east of the site to give access to village facilities. It is questioned as to how this is to be achieved given that there appears to be a pinch point within the highway verge in front of nos 16-20 West Road. If such pedestrian link cannot be achieved it is questioned whether this is really a suitable site for residential development.

17. The **Chief Environmental Health Officer** requests a condition be attached to any consent restricting the use of power driven machinery during the construction process. Informatives should be attached to any consent in respect of the use of driven pile foundations and the burning of waste/use of bonfires during the construction period.
18. The **Environment Agency** comments that the development site is adjacent to the “LS 35 non-inert landfill site”. It points out that, before the application can be adjudicated the applicant must commission a landfill gas investigation of the western most plots monitoring for the usual gases weekly for a minimum of four weeks. The buildings and services must be protected against gas ingress/egress to an appropriate degree based on the results of the monitoring and modern guidance such as CIRIA report 149.
19. The comments of the **Bedfordshire and River Ivel Internal Drainage Board** are awaited and will be reported at the meeting.

### **Representations**

20. The occupiers of 8 and 10 Fairfield point out that previously concerns have been expressed about instances of subsidence in and around that property and to the poor drainage that has resulted in the past to some flooding and the overflow of sewage. The new proposal to increase the number of properties on the site can only exacerbate these problems, particularly drainage, which has the potential to be a long-term health risk.

### **Applicant's Representations**

21. In a letter accompanying the application the applicants' agent points out that the principle of development is clearly established by the previous grant of outline planning permissions and this was not challenged by the Appeal Inspector. In relation to access, the proposal would involve improvements to the existing entrance and there has been correspondence with the Local Highway Authority on this point.
22. In relation to the form and layout of development, the previous application has highlighted a number of issues that will have a bearing on any scheme and specifically:
  - The need to have regard to the character of existing development in the vicinity.
  - The constraints due to the topography of the site and the fall in levels to the western boundary.
  - The relationship to existing properties off Fairfield to the north.
  - The trees on the site
  - The need to provide wider roads and a turning area given the number of properties now proposed.
  - The impact development would have on the village edge views from Dennis Green to the southwest, which the Appeal Inspector specifically referred to.
23. Having regard to the above and the need to obtain an appropriate mix of properties it is understood that officers are of the opinion that a scheme of 8 units along the lines of the illustrative layout, comprising 4 detached 2 bedroom retirement homes together with a terrace of 4 properties, would represent an acceptable and satisfactory form of development for the site.

**Planning Comments – Key Issues**

24. The key issues to be considered with this application are whether the principle of development of this site is acceptable having regard to development plan policies and planning history of the site; the density of development; the provision of affordable housing; and whether safe and satisfactory access can be provided to the public highway.
25. The site has benefited from outline planning consent for residential development since 1995. Although the most recent outline consent, for 4 dwellings, expired on 13<sup>th</sup> February 2006, I consider that it would be unreasonable to refuse the principle of development of this site unless it could be demonstrated that there has been a material change in circumstances. I am of the view that this is not the case and that the principle of the development of this site for residential use remains acceptable, subject to the satisfactory resolution of any matters referred to below.
26. The application is submitted in outline with all matters reserved, including the number of dwellings to be erected. Although the application is accompanied by an illustrative plan showing the erection of 8 dwellings it does not form part of the formal submission. Development Plan policies require new developments to achieve a minimum density of 30 dwellings per hectare, unless there are strong design grounds for not doing so. To achieve that density of this particular site would require the erection of 15 dwellings. It is my view that, given the topography and shape of the site, the relationship to adjacent properties and the need to minimise the impact of any development at the edge of the village, it might not be possible to achieve that density. However, this matter should be addressed in detail through a reserved matters application, when such matters as siting, levels and relationship to adjoining houses can be properly assessed.
27. The Parish Council has requested that there should be provision within any development for affordable housing. Under Policy HG7 of the Local Plan 2004 the requirement to provide affordable housing applies to a development of more than 10 dwellings. In such schemes up to 30% of the total number of dwellings to be built should be affordable. In the Local Development Framework Submission Draft 2006 (Policy HG/3) it is proposed that the threshold of 10 dwellings is removed and that the amount of affordable housing to be sought will be approximately 50% of the dwellings for which planning permission may be given on all sites of two or more dwellings. At the present time the proposed revisions to the policy carry limited weight and I understand that this particularly policy is likely to be the subject of representations during the current consultation process. If this is the case it is my view that any weight that can be attached at this stage would be further reduced.
28. In my view however it would be appropriate at this stage to attach a condition to any outline consent requiring the provision of affordable housing if the number of dwellings constructed on the site exceeds 10 in accordance with Policy HG7 of the Local Plan 2004.
29. The Local Highways Authority has questioned whether a safe pedestrian route can be provided that links to the existing footpath to the east of the site. Although the previous planning consent for 4 dwellings did not contain such a requirement the justification for a link to the existing footpath will increase if the number of dwellings is to increase. I have passed the comments of the Local Highways Authority to the applicants' agent and will report any response.

30. The Environment Agency has pointed out that the site is adjacent to a non-inert landfill site and has requested that the applicant commissions a landfill gas investigation of the western most plots with monitoring taking place for a minimum of 4 weeks. I have passed these comments to the applicants' agent but have requested that if such work has to be carried out in advance of the determination of the planning application then it should be withdrawn at this stage and resubmitted once any investigative work is complete. Given that the application is in outline with all matters reserved I have also asked the Environment Agency whether this matter could be dealt with by condition.
31. Conditions can be imposed on any consent requiring the submission of schemes for the disposal of foul and surface water drainage.

### Recommendation

32. That, subject to confirmation from the Environment Agency that the matter of site investigation can be dealt with by condition, and the further comments of the applicant/Local Highways Authority on the ability/need to provide a satisfactory pedestrian link to the existing footpath to the east of the site, outline consent be granted subject to the following conditions;
1. Standard Condition B - Time limited permission (RCB)
  2. SC1 - Reserved Matters a), b), c) & d) (RC1 Outline only)
  3. SC5 - Details a), e), & j) (RC5)
  4. SC52 - Implementation of Landscaping (RC52)
  5. SC60 - Boundary Treatment – all boundaries (RC60)
  6. Scheme for foul water drainage
  7. Scheme for surface water drainage
  8. SC26 - During the period of construction. (08.00hrs, 08.00hrs, 18.00 hrs & 13.00hrs (RC26)
  9. CS Para A2(a)(c) - Details of highway layout
  10. CS Para C2 - Temporary Parking
  11. CS Para D1 - Visibility 2.4m x 70.0m south
  12. CS Para D3 - Visibility
  13. CS Para E1 - Kerb Radii 7.5m
  14. Requirement for a scheme of affordable housing should number of houses built on the site exceed 10
- + Any conditions required by the Environment Agency

### 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: **P5/3 (Density)**
  - South Cambridgeshire Local Plan 2004: **SE3 (Development in Limited Rural Growth Settlements)**
  - **SE9 (Village Edges)**
  - **HG7 (Affordable Housing on Sites Within Village Frameworks)**
  - **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:
  - Highway safety

- Residential amenity
- Drainage issues
- Affordable housing

**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
- Local Development Framework Submission Draft 2006
- Planning File Refs: S/0034/06/O; S/0266/04/F; S/2229/00/F

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## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

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1<sup>st</sup> March 2006

**S/0257/06/F - Coton  
Erection of 19 Affordable Dwellings  
for Granta Housing Society**

**Recommendation: Delegated Approval/Refusal  
Determination Date: 12<sup>th</sup> May 2006 – (Major Application)**

**Background**

1. Members will recall granting delegated powers of approval for a scheme of 19 affordable dwellings at the above site at the January 2006 meeting under planning ref. S/2050/05/F (report attached as Appendix 1).
2. The application was withdrawn on 19<sup>th</sup> January 2006 by the applicants following their failure to produce the necessary Flood Risk Assessment (FRA) within the prescribed timescales (ie this is a major application and had to be determined within 13 weeks).

**The Proposal**

3. The full planning application, submitted on 10<sup>th</sup> February 2006, seeks to resubmit the previous scheme but with a revised layout to include footpaths on either side of a 5m width access road following Members' (and that of Parish Council's) request at the earlier meeting to introduce at least one footpath to improve highway safety. The revised plan also shows areas of dropped kerbs for vehicular access over the footpaths.
4. In order to provide the footpaths the front gardens to plots 14-19 have been reduced in depth by approximately 1.8m and the dwellings repositioned approximately 0.6m to the east and plots 1-6 have been repositioned approximately 2.5m to the east bringing plot 1 2.5m closer to No. 8 Silverdale Close than was proposed in the earlier scheme.
5. The ramp/rumble strip between the new access and the existing Silverdale Close development has been omitted.
6. The house types, heights, designs and window positions are identical to the previous scheme.
7. Regrettably the application is not accompanied by the required FRA but the applicants are now in contact with the Environment Agency and it is understood that an assessment will shortly be submitted and I anticipate that it will be possible to overcome identified problems with surface water disposal by technical means within the confines of the site and that this is likely to meet with the approval of the Environment Agency.

**Consultations**

8. The consultation period began on 15<sup>th</sup> February 2006 and does not expire until 10<sup>th</sup> March 2006. In light of this it is possible that new material issues could arise after Members have considered the application. For this reason I am seeking only

delegated authority to proceed. Further, I am attaching a copy of the December 2005 report and the relevant minute.

## Planning Comments

9. The scheme is essentially the same as that already considered. The two principal changes being the new access arrangements and the repositioning of plots 1-6 2.5m to the east. I await the comments of the Local Highways Authority in relation to the access. In relation to the impact on No. 8 Silverdale Close, I do not consider the closer proximity to result in any materially greater impact on the amenity of the occupiers of this property than in the previous scheme. There is still a generous 10m between properties including an area of landscaping to help soften any visual impact.

## Recommendation

10. Delegated powers of approval/refusal be granted subject to no new material issues being raised as a result of the notification and consultation exercise, the submission and satisfactory resolution of a Flood Risk Assessment and the comments of the Local Highways Authority in relation to the access revisions and subject to conditions contained within the previous report (attached as Appendix 1) and any additional conditions deemed necessary following the consultation exercise.

## 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: **GB2, HG7, HG8, HG10**  
Cambridgeshire and Peterborough Structure Plan 2003: - **P1/2, P1/3, P5/4, P5/5, P9/2a**
2. The development approved is not considered to be significantly detrimental to the following material considerations, which have been raised during the consultation exercise:
  - Residential amenity
  - Justification and need/availability of alternative sites.
  - Impact on character and appearance of the village, countryside and Green Belt
  - Impact on openness of Cambridge Green Belt.
  - Highway safety

**Background Papers:** the following background papers were used in the preparation of this report: Planning Files reference S/2050/05/F and S/0257/06/F, South Cambridgeshire Local Plan 2004, Cambridgeshire and Peterborough Structure Plan 2003.

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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee 4<sup>th</sup> January 2006  
**AUTHOR/S:** Director of Development Services

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**S/2050/05/F - Coton  
Erection of 19 Affordable Dwellings, Land off Silverdale Close  
for Granta Housing Society**

**Recommendation: Delegated Approval  
Determination Date: 25<sup>th</sup> January 2006 – (Major Application)**

Members of Committee will visit the site on Tuesday 3<sup>rd</sup> January 2006.

**Site and Proposal**

1. The application site lies to the south west of the village and is a 0.64 hectare piece of agricultural land lying adjacent to, but outside of, the Coton village framework, within the countryside and within the Cambridge Green Belt.
2. To the north is housing along Whitwell Way including two dwellings that sit behind those fronting Whitwell Way which are the closest to the site in this direction. To the east lies a development of 12 affordable houses that are also adjacent but outside of the village framework and in the Green Belt.
3. To the west is a treed area and to the south the land is open.
4. Between the site and the housing at Whitwell way is a strip of land along the northern edge of the site. It is understood that underground services exist which would require this land to remain open and un-planted.
5. The full application, submitted on 26<sup>th</sup> October 2005 seeks to erect 19 affordable dwellings on the site. The proposed mix of dwellings is as follows:
  - a) 9 x 2-bedroom houses (3 pairs of semi-detached and 1 terrace of 3)
  - b) 4 x 3-bedroom houses (2 pairs of semi-detached)
  - c) 6 x bungalows including 1 x disabled person's bungalow (3 pairs of semi-detached)
6. Vehicular access to the site would be via the existing affordable housing scheme to the east.
7. There are no public footpaths on or close to the site.

**Planning History**

8. Planning permission for residential development on a larger site, including the application site but extending eastwards to the rear garden boundaries of Silverdale Avenue and extending south to the Bin Brook was refused in 1959, 1972 and 1973.
9. The scheme of 12 affordable dwellings to the east of the site was approved in March 1998 (ref. **S/1425/97/F**)

**Planning Policy**

10. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 (the Structure Plan) states that development in the countryside will be restricted unless the proposal can be demonstrated to be essential in a particular rural location.
11. **Policy P1/3** of the Structure Plan states that a high standard of design and sustainability will be required for all new development which minimises the need to travel and reduces car dependency. In addition development is expected to provide a sense of place which responds to the local character of the built environment and takes account of community requirements by including a mix of housing opportunities and designing for the needs of all sections of the community.
12. **Policies P5/4 and P5/5** of the Structure Plan encourages housing which meets, amongst others, affordable housing needs.
13. **Policy P9/2a** of the Structure Plan refers to the Green Belt and, amongst other criteria, the need to maintain and enhance the quality of the setting of Cambridge. It states that development will be limited to uses appropriate to a rural area.
14. **Policy GB2** of the South Cambridgeshire 2004 Local Plan 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, amongst others, affordable housing in accordance with the 'exceptions policy' (Policy HG8) where no suitable sites are available outside the Green Belt.
15. **Paragraph 3.13** states: "Dwellings will not normally be permitted in the Green Belt. Exceptionally, where there is an identified need for affordable housing (defined at Policy HG7) and where the District Council is satisfied that no other suitable sites exist, Green Belt sites may be used subject to other policies in the Local Plan..."
16. **Policy HG7** of the Local Plan, amongst other criteria, defines what 'affordable housing' is, when it is required, who qualifies for it and what is meant by 'housing need'.
17. **Policy HG8** of the Local Plan states that, as an exception to the normal operation of the policies of the Plan, planning permission may be granted for schemes of 100% affordable housing designed to meet identified local housing needs on sites within or adjoining villages providing the following criteria are all met:
  - a) The proposal includes secure arrangements for ensuring that all the dwellings within the scheme provide affordable housing in perpetuity for those in 'housing need' as defined in Policy HG7;
  - b) The number, size, design, mix and tenure of the dwellings are all confined to, and appropriate to, the strict extent of the identified local need;
  - c) The site of the proposal is well related to the built-up area of the settlement and the scale of the scheme is appropriate to the size and character of the village;
  - d) The development does not damage the character of the village or the rural landscape.
18. **Paragraph 4.22** states "PPG2 (Planning Policy Guidance) 'Green Belts' states that limited affordable housing may be appropriate within the Green Belt. However, given the nature of the Cambridge Green Belt, which is relatively small in extent, and the need to avoid prejudicing other strategic and local policies, the District Council will implement this policy with caution. Before planning permission is granted for such

**APPENDIX 1**

development, the District Council will have to be assured that no alternative appropriate sites can be found for the scale and type of development proposed and that the scheme fulfils all the criteria set out in the Council's policies, including those relating to the impact of new development on local surroundings".

19. **Policy HG10** of the Local Plan states that "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".

**Consultation**

20. **Coton Parish Council**

Makes no recommendation. It comments:

"The PC has given a no recommendation for this application, this was with a majority of one in a vote, but there were many concerns raised and comments are as follows:

1. There are no pavements. There will be 19 new dwellings each with two car parking spaces. The Parish Council met with Granta to discuss the original plans early in the year and informed them then that it was felt there should be pavements but they have completely ignored this in the present plans. Could not the houses be set back slightly to allow pavements? The road should be a strict no parking zone if it is to be as narrow as it seems.
2. The new development will lead to an increase in traffic through the village and especially Whitwell Way/Silverdale Avenue, where there is already a dangerous situation caused by parking problems.
3. There is concern that the road to the south of the plan leading to the special bungalow will at some stage lead to an even larger development into the Green Belt especially as the farmer who owns the land, can now it seems, not access his remaining land.
4. In the South Cambs Local Plan 19.09 it stipulates 'sewage treatment within Coton has very limited spare capacity and may require upgrading to accept flow from any proposed development' since this came out, permission has already been granted for 8 new houses in the village.
5. It is felt as has always been said that there should be more bungalows included in this development, not necessarily only for the elderly.
6. The Parish Council would like to see a copy of the housing survey results which showed there is a need for more housing in Coton".

21. **Environment Agency**

"Large site, ambiguous surface water proposals. Recommend a Flood Risk Assessment be requested"

22. **Chief Environmental Health Officer**

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No objections but expresses concern that problems could arise during the construction period from noise and suggests that a condition be applied to any planning consent to restrict the hours of use of power operated machinery during the construction period. In addition he requires that 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 necessary to deal with contamination.

23. **Local Highways Authority**

"I have no objection to the use of a shared surface access way arrangement as shown.

However, the interface between the existing carriageway/footways of Silverdale Close and the new public domain should comprise a 2.0m deep ramp/rumble strip.

The footways of Silverdale Close should extend past the ramp/rumble strip for a min distance of 1.8m.

This requirement will clearly require the alignment of the new domain and / or the alignment of the existing footway of Silverdale Close to be altered.

I look forward to receiving an amended layout plan addressing the above issue in due course".

24. **The Police Architectural Liaison Officer**

"Other than to recommend street lighting for the main road through the development I have no comment to make"

25. **Cambridgeshire Fire and Rescue Service**

Requests that adequate provision be made for fire hydrants.

26. **Ecology Officer**

Comments are awaited

27. **Landscape Design Officer**

Comments are awaited

28. **Commercial Director**

Comments are awaited

29. **Housing Development Manager**

"The proposals meet the needs of the village. There have been consultations with local residents and the Parish Council, who are in support of this scheme. Most of the existing residents will transfer over to Granta when the scheme is completed. As the scheme also incorporates bungalows for older residents it will ensure continuity for Coton residents who want to stay in the village. The other family size units will ensure a balanced sustainable community".

30. **Land Drainage Manager**

Comments are awaited

31. **Affordable Housing Panel**

Met on 14<sup>th</sup> December 2005 (after preparation of this report). Its comments will be reported verbally.

### Representations

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32. Six letters of objection have been received from the occupiers of Nos. 3, 91a, 91b and Harvest View, Whitwell Way. The points of objection are summarised below:
33. Insufficient justification for developing on this Green Belt site. Other sites should be developed instead. This proposal represents sprawl into the Green Belt that will detract from the village environment.
34. This development is intended to house the occupants of the Airey Houses while they are developed which demonstrates that it is not the case that no other sites are available. Even if there is further need there are other alternatives which are not Green Belt such as:
  - a) The green facing the Airey Houses on Silverdale Avenue
  - b) Vacant land between the school and the timber yard on Whitwell Way
  - c) Existing vacant and derelict houses in the village
  - d) Part of the Recreation Ground which is underutilised
35. Although these sites may not be willingly offered for sale Compulsory Purchase Powers should be used. Preservation of the Green Belt should be the overriding priority.
36. Will the development be timed appropriately with the redevelopment of the Airey houses so that disruption to elderly residents' lives is kept to an absolute minimum?
37. Development will exacerbate already serious traffic problems in Whitwell Way especially in relation to the close proximity of the school.
38. This development may lead to a further development of the field. Given the likelihood of further development on this site an Environmental Impact Assessment should be undertaken. The design should not include scope for further expansion.
39. Drainage issues – gardens in Whitwell Way are generally waterlogged after heavy rain.
40. The concentration of low cost housing runs counter to the Government's aim of achieving a better social mix and ensuring communities are inclusive.
41. Design and materials are out of keeping and will negatively impact on the surroundings and Green Belt. The development is too tightly packed.
42. The lack of footpaths and narrowness of road will be a danger to pedestrians especially to the elderly and children who will learn that it is ok to play in the road.
43. The mix does not include enough bungalows – especially important as the population of Coton is aging as younger people are unable to afford houses here. There is also no wardened housing – the village has none of this.
44. The only access to the field to the south if the development is allowed would be through the site. Parked cars will make it difficult for the farmer and his machinery to gain access.
45. The plans contained within the application do not show the two houses set back from Whitwell Way.
46. Windows that face north in the rear of dwellings will overlook the rear of the two houses set back from Whitwell Way, 91a and 91b

**Planning Comments – Key Issues**

47. The key issues to consider in the determination of this application are:
- a) The need for the development
  - b) The impact on the Cambridge Green Belt and alternative sites.
  - c) The Impact of the development on the character and visual quality of the area.
  - d) The layout of the scheme including highways and landscaping
  - e) Residential amenity
- The need for the development***
48. The site lies outside but adjoining the Coton village framework and within the countryside and Green Belt. The erection of housing on such sites contravenes general planning policies relating to development in the countryside and Green Belt. However, this proposal has been put forward in response to a defined local need for low-cost housing (as confirmed by this Authority's Development Manager) and therefore needs to be considered in terms of the rural exceptions policy for housing (HG8 of the Local Plan).
49. All 19 dwellings on the site would be affordable and this would be secured through a Section 106 Legal Agreement required by condition. This Council's Development Manager has confirmed that the number, size, design, mix and tenure of the properties proposed is appropriate to the extent of the identified local need.
- The impact on the Cambridge Green Belt and alternative sites***
50. This proposal is appropriate in the Green Belt provided no suitable sites are available outside of the Green Belt, as stated in Policy GB2 of the Local Plan.
51. I am not aware of any sites within the village that could accommodate the numbers of affordable homes that have been identified as being required in the most current local needs survey. There are two areas of land outside of the village that are not within the Green Belt. However I do not believe that these are either available, can be properly accessed or would be capable of accommodating the numbers of dwellings identified in the needs survey or that they are necessarily suitable sites for housing development. I have written to the applicants asking them to address the issue of alternative sites. Their comments will be reported verbally at the meeting.
52. The issue of alternative sites was also considered during the development of the 12 affordable houses to the east of the site. The findings, at that time, were that there were no suitable alternative sites available. The following is an extract from the report to Planning Committee at that time:
- “The Parish Council has been active over a number of years in the search to find an affordable housing site. However none of the land outside the Green Belt has been found to be suitable. In particular the land to the rear of the Public House on the Cambridge Road is difficult to access, as is the former sewage plant site off Brookfield Road. The land adjacent to the School (i.e. north of Whitwell Way) was looked at but discounted due to its prominence on rising ground”.
53. Local residents have suggested alternative sites which are listed above. The first of these is a green area within the village that fronts houses in Silverdale Avenue. Apart from providing an important area of open space this area of land could not accommodate the number of dwellings that are needed. In addition it is faced by dwellings on its four sides and it is difficult to see how it could be developed to provide a satisfactory level of residential amenity.

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54. The second site mentioned is vacant land between the school and the timber yard on Whitwell Way. Whilst this site is both outside the village and outside of the Green Belt I do not consider it suitable due to the adjoining land uses and not of sufficient size to accommodate the number of dwellings required.
55. The third site mentioned is existing derelict and vacant housing within the village. It is difficult to see how these could be secured as affordable housing and in any case I am not aware that there are sufficient of these to meet the identified need. Even with the redevelopment of the existing Airey houses and the development of this proposal it is unlikely that the housing need will be met. I therefore cannot see the need being met in this way.
56. The fourth site mentioned is the recreation ground which is large for a village of this size. However, this lies within the Green Belt and is not therefore necessarily of any more merit than the proposal, provided that this proposal is acceptable in every other respect.
57. The impact of the proposal on the openness of the Green Belt is such that this parcel of open land will be lost to it. However the loss should be balanced against the need for affordable housing and having regard to the location of the site which has existing housing on two of its flanks. In this respect it is a logical extension of existing housing and, apart from the obvious loss of the openness of the site, will not unduly impact on the openness of the surrounding land.

***Impact on the character and visual quality of the area***

58. Policy HG8 of the Local Plan requires affordable housing schemes to be well related to, rather than isolated from, the built up part of the village. The proposed site lies directly adjacent to the village framework and adjacent to an existing development of affordable housing. It does not extend any further west than dwellings along Whitwell Way nor any further south than the existing affordable housing. There is already planting on the western boundary and the development includes scope for additional planting along this boundary. To the south the land is open and I am concerned that the 3m shown for landscaping will be insufficient to help soften the new houses and help assimilate them into the rural surroundings. I have written to the applicants requesting that they increase this area to at least 5m to enable more substantial planting. I have not yet received a written response but in a telephone conversation the applicants have expressed their willingness to provide this – Members will be updated at the meeting.

***General layout issues***

59. The scheme incorporates a good mix of 2 and 3 bedroom houses and bungalows which, as stated above, has been drawn up following discussions with this Authority's Development Manager, in response to local need. The relationship between the dwellings in terms of window-to-window distances and privacy of amenity areas is acceptable. The proposal is not required in policy to meet the minimum standard of 30 dwellings/hectare as an exception site but nevertheless the density of the scheme does in fact equate to 30 dwellings/hectare which is in keeping with the character of the area particularly the affordable housing to the east.
60. The layout road is some 6m in width and does not include the provision of footpaths. This has been heavily criticised by local residents but is not considered to pose any dangers by the Highways Authority. I have no reason to disagree with it and I am aware of similar housing schemes that have worked successfully. I note the Local Highways Authority has requested amendments to the scheme (detailed above). I have written to the applicants requesting they address these points. Members will be updated verbally at the committee meeting.

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61. The site provides two car parking spaces per dwelling (with the exception of the single space for the disabled bungalow) which conforms to the Local Plan car parking standards. The planting area shown proposed for the middle of the site could be used for additional visitor parking if necessary but it would be to the visual detriment of the overall layout to lose this green area.
62. Other issues of ecology and space for refuse vehicles have yet to be established following outstanding consultation responses.
63. With regard to highway safety, I note that this is a strong local concern due to additional vehicle movements within the village and in particular along Whitwell Way and in relation to vehicular movements within the site. I note however, that the Local Highways Authority is not objecting. I am not aware of any issues that would lead me to disagree with its view.

***Residential amenity***

64. I note that in all of the objections received from neighbours the only concern with regard to residential amenity is potential overlooking to the rear of Nos. 91a and 91b. I consider that the distance between the rear of new properties and the rear of both 91a and 91b, approximately 37-41m, is sufficient to ensure that adequate levels of privacy are maintained. In addition there is a good degree of planting, including trees, on the rear boundaries of these properties which will help to ensure privacy further.
65. Additional planting is proposed along the eastern edge of the site to help ensure that the existing affordable houses are not adversely affected. No first floor windows are proposed in the eastern elevation of plot 1 and plot 19 is a bungalow.
66. Within the development, as stated above, there is a good level of privacy for future occupiers of dwellings, however it will be important to ensure that no further windows are inserted into some of the first floor elevations and the bathroom windows are obscure glazed. This can be controlled by conditions.

***Other issues:******Drainage***

67. I have written requesting a Flood Risk Assessment. When this is received I will request the Environment Agency consider it. If this can be achieved in advance of the meeting, Members will be updated verbally. I have also written to Anglian Water requesting assurance that the existing sewerage infrastructure will be adequate to accommodate the additional dwellings. Again its response will be reported verbally.

***Open space***

68. The proposal does not exceed the threshold of 21 dwellings referred to in Local Plan Policy RT2 and there is therefore no requirement to provide public open space.

***Airey housing scheme***

69. This proposal is being considered entirely separately to the proposals to redevelop the existing Airey houses. It may be fortuitous if this scheme were to assist residents of the existing housing but that is not part of the consideration of this proposal. It is unlikely that together both schemes will exceed the level of housing need in the village.

***Environmental Impact Assessment***

70. The proposal has been screened. It is the formal opinion of the Local Planning Authority that this development does not require an EIA.



**Concentration – social mix**

71. I would prefer to see better integration of affordable homes with market dwellings, however, the constraints of the village are such that I do not believe this can be achieved. In order to meet the housing need, therefore, exception sites are necessary.

**Further development**

72. The access layout would allow for future expansion of the site to the south. I would have concerns about the impact of such a proposal on the visual quality of the surroundings but this would be a matter for consideration at a later date if such a proposal were suggested. It should not affect the consideration of this proposal.

**Design and materials**

73. I do not find the design to be unacceptable. The elevations are relatively simple as is the general form of the dwellings. I consider this to be appropriate in the surroundings. Consideration of materials can be a condition of any permission granted.

**Recommendation**

Delegated Approval subject to a revised layout plan showing additional land for planting on the southern boundary, the submission and satisfactory outcome of consideration of a Flood Risk Assessment, an amended layout plan addressing Local Highways Authorities comments and subject to the following conditions and any arising from the outstanding consultations and subject to those further consultations:

1. The development hereby permitted shall be begun before the expiration of 3 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 begin until a binding undertaking prepared in accordance with the requirements of Section 106 of the Town and Country Planning Act 1990 for the provision of 100% affordable housing shall have been entered into with 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 Policies HG7 and HG8 of the Local Plan 2004). (Reason – To ensure the provision of affordable housing in perpetuity for qualifying persons only. The proposal would otherwise be contrary to the Development Plan without the overriding identified need for affordable housing in this location in accordance with Policies HG7 and HG8 of the South Cambridgeshire Local Plan 2004).
3. No development shall commence until details of the materials to be used for the external walls and roofs of the buildings and all hard surfaces within the site 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 HG7, HG8 and HG10 of the South Cambridgeshire Local Plan 2004).
4. No development shall take place 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 their 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 in

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accordance with the requirements of Policies HG7, HG8, HG10 and EN5 of the South Cambridgeshire Local Plan 2004).

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. (Reason - To enhance the quality of the development and to assimilate it within the area in accordance with the requirements of Policies HG7, HG8, HG10 and EN5 of the South Cambridgeshire Local Plan 2004).
6. Details of the treatment of all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the work completed in accordance with the approved details before the buildings 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 in accordance with the requirements of Policies HG7, HG8 and HG10 of the South Cambridgeshire Local Plan 2004).
7. The first floor windows in the elevations, detailed below, of the buildings, hereby permitted, shall be fitted and permanently maintained with obscured glass.
  - North – plots 11 and 13
  - East – plots 1 and 15
  - South – plots 9 and 12
  - West – plots 2 and 14(Reason – To safeguard the privacy of occupiers of adjoining properties and to ensure an adequate level of privacy throughout the development in accordance with the requirements of Policies HG7, HG8 and HG10 of the South Cambridgeshire Local Plan 2004).
8. No further windows, doors or openings of any kind shall be inserted in the first floor elevations, detailed below, of the development, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:
  - North – plots 11 and 13
  - East – plots 1 and 3
  - South – plots 9 and 12
  - West – plots 2 and 4(Reason – To safeguard the privacy of occupiers of adjoining properties and to ensure an adequate level of privacy throughout the development in accordance with the requirements of Policies HG7, HG8 and HG10 of the South Cambridgeshire Local Plan 2004).
9. Prior to the commencement of development a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service shall be submitted to and approved in writing by the Local Planning Authority; no development shall take place otherwise than in accordance with the approved scheme.  
(Reason – To secure the provision of fire hydrants for the benefit of future occupiers of the development hereby permitted).
10. 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

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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 construction).

11. No development shall commence until details of the surface water and foul water drainage 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 satisfactory drainage of the site and the satisfactory disposal of foul sewage from the site in accordance with the requirements of Policies HG7, HG8 and HG10 of the South Cambridgeshire Local Plan 2004).
12. No development of the proposed sheds shall commence until details of these sheds 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 HG7, HG8 and HG10 of the South Cambridgeshire Local Plan 2004).
13. No development shall commence until a plan, showing details of the areas to be used for necessary refuse storage has 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 HG7, HG8 and HG10 of the South Cambridgeshire Local Plan 2004).
14. The development shall not be occupied until space has been laid out within the site (in accordance with plan no. 11524 06 Rev B attached hereto) for 2 cars to be parked for each dwelling on plots 1-5 and 7-19 inclusive and for one car to be parked on plot 6, and those areas shall not thereafter be used for any purpose other than the parking of vehicles. (Reason - To ensure adequate space is provided and thereafter maintained on site for the parking and turning of vehicles.)
15. 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 and E).
  - ii) PART 2, (Minor operations), Classes A (erection of gates, walls or fences) (Reason - To safeguard the character of the area and retain affordable housing in accordance with the requirements of Policies HG7, HG8 and HG10 of the South Cambridgeshire Local Plan 2004).
16. Prior to any 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 then 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

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writing with the Local Planning Authority before work is undertaken. Copies of all reports should be submitted to and approved in writing by the Local Planning Authority. (Reason – To ensure the future occupiers of the development are not adversely affected by land contamination)

### **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.

Environment Agency Standing Advice

### **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:** GB2, HG7, HG8, HG10

**Cambridgeshire and Peterborough Structure Plan 2003:** - P1/2, P1/3, P5/4, P5/5, P9/2a

2. The development is not considered to be significantly detrimental to the following material considerations, which have been raised during the consultation exercise:
  - Residential amenity
  - Justification and need/availability of alternative sites.
  - Impact on character and appearance of the village, countryside and Green Belt
  - Impact on openness of Cambridge Green Belt.
  - Highway safety

**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 reference S/2050/05/F and S/1425/97/F

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

**S/2050/05/F - Coton**

*Minutes:*

**DELEGATED APPROVAL**, for the reasons set out in the report from the Director of Development Services, subject to a revised layout plan showing additional land for planting on the southern boundary, the submission of a Flood Risk Assessment satisfactory to the Local Planning Authority, an amended layout plan addressing Local Highways Authority comments including the provision of a footway, with dropped curbs where appropriate, whilst retaining appropriate access width, to the Conditions referred to in the report, any other Conditions deemed appropriate as a result of outstanding consultations, and to those further consultations

Councillor JD Batchelor abstained from voting.

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**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/1909/04/O	Mr & Mrs Cole 66 Cambridge Road <b>Great Shelford</b> 3 houses and garages (Delegated Refusal)	Dismissed 01/02/2006
S/2533/04/O	Mr & Mrs Cole 66 Cambridge Road <b>Great Shelford</b> 2 houses and garages (Delegated Refusal)	Dismissed 01/02/2006
S/0917/05/O	Mr & Mrs G Cole 66 Cambridge Road <b>Great Shelford</b> 4 dwellings following demolition of existing dwelling (Delegated Refusal)	Dismissed 01/02/2006

**2. Summaries of recent decisions of interest****Miss Joanna Gordon Clark – Use of land as residential caravan sites – Former Orchard land – Water Lane, Smithy Fen, Cottenham - Appeal dismissed**

1. This was an appeal against an enforcement notice requiring the use of the land to cease, for the caravans/mobile homes and ancillary development to be removed and the land to be restored to its condition before the breach of control took place. The landowner made the appeal following trespass by others. It was made on the grounds that the steps required were excessive and the time for compliance was too short. The appeal was heard by way of written representations.
2. It was claimed that the notice was invalid because more than one breach of control had been identified and the notice also required the land to be restored to its condition before the change of use had taken place. The appellant also questioned the fairness of a notice on her as landowner, rather than as a contravener. The inspector found nothing wrong in the Council's approach.
3. The inspector found that to remedy the breach of planning control and the harm to amenity, that all of the unauthorised development should be removed from the site. The appellant's concern was that she would have to bear the cost herself and within a limited timescale. The inspector acknowledged this fact in concluding "... I urge the Council to adopt a sympathetic

attitude to the appellant's plight and to defray the costs of a situation that was not of her making ... (but) that is as far as I am able to go". The decision how to seek compliance remains with the Council. The Council had already conceded that the land need not be returned to an orchard, but to the condition it was in immediately prior to serving the enforcement notice.

4. The period for compliance was also tied in to that for enforcement appeals at Pine View and Victoria View. Taking those decisions into account, the inspector confirmed that the use of the land should not be extended beyond three months. This was as the Council had requested. However, the period for removal of drains, septic tanks and other services, accesses, hardstandings and restoration of the land was extended from three to twelve months.
5. The decision therefore means that the unauthorised occupation of the land should cease on or before 14<sup>th</sup> March 2006 and the remedial works completed on or before 14<sup>th</sup> December 2006.

### 3. Appeals received

Ref. No.	Details	Date
S/1581/04/F	MPM Properties and Huntingdonshire Housing Partnership Livanos House & Abberley House, Granhams Road <b>Great Shelford</b> Residential development through new build development and residential conversion of Livanos House (98 No. units in total to include 29 affordable units), new means of access, new internal access roads and footways, public open space, hard and soft landscaping and other ancillary elements at Livanos House/ Abberley House. (Non-determination)	05/01/2006
S/1485/05/F	Camping & Caravan Club 19 Cabbage Moor <b>Great Shelford</b> Change of use to allow for the siting of 15 static caravans (Delegated Refusal)	12/01/2006
S/1263/05/F	W & J Carter Adj 24 Mill Lane <b>Bassingbourn-cum-Kneesworth</b> House (Delegated Refusal)	17/01/2006
S/1514/04/O	Mr & Mrs R Rutherford Adj & R/o 34 Fen End <b>Willingham</b> Dwelling (Delegated Refusal)	19/01/2006



S/2022/05/O	Mr & Mrs A Bouland 2 Cuckoo Lane <b>Rampton</b> Erection of bungalow to replace existing mobile home (Officer Recommendation to Refuse)	23/01/2006
S/1878/05/F	Bovis Homes Ltd Land off Kay Hitch Way and Chivers Way <b>Histon</b> erection of 46 sheltered retirement apartments (Delegated Refusal)	25/01/2006
S/2087/05/F	Dr & Mrs P O'Donovan 74 High Street <b>West Wrating</b> Conservatory, extension and alterations (Delegated Refusal)	30/01/2006
S/2148/05/LB	Dr & Mrs P O'Donovan 74 High Street <b>West Wrating</b> Internal & external alterations and conversion of former coach house, stable and loft stores to residential use with new cellar, adjacent workshop and first floor study. Conservatory extension and new entrance doorway. Internal changes to provide internal window to kitchen and access at first floor to new bathroom. (Delegated Refusal)	30/01/2006
S/1879/05/F	Park Hill Homes Ltd R/o 16,18,20 Cambridge Road <b>Sawston</b> 2 houses (Officer Recommendation to Approve)	01/02/2006
S/2040/05/F	Mr David Frost & Mr Derek Frost Meadow View off High Street <b>Fen Ditton</b> Dwelling (Officer Recommendation to Approve)	02/02/2006
S/0689/05/F	E W Pepper Ltd Bury Lane Fruit Farm <b>Meldreth</b> Change of Use of Land from Agricultural to Storage and Display of External Paving Materials and Erection of 2 Buildings for Use as showroom and studio (Delegated Refusal)	02/02/2006

S/0568/05/F J Clements 08/02/2006  
 R/o Clements Hardware Store, 136 High Street  
**Cottenham**  
 Conversion of engineering workshop into bungalow  
 (Officer Recommendation to Refuse)

#### 4. Local Inquiry and Informal Hearing dates scheduled before the next meeting on 5<sup>th</sup> April 2006

Ref. No.	Details	Date/Time/Venue
S/2316/04/F	CMA Ltd Manor Farm Business Park <b>Shingay</b> Alterations and conversion of buildings to live/work dwelling (mixed uses classes C3 & B1) (Hearing)	08/03/2006 Monkfield Room 10.00am
S/2505/04/F	Mr & Mrs A Brown Schole Road <b>Willingham</b> Siting of 2 gypsy caravans (retrospective) utility block and mobile medical unit for disabled person (Local Inquiry Reconvened)	10/03/2006 Swansley Room 10.00am
E503	Mr R Worboys & Mr R Wood Poplar Farm, off Poplar Farm Close <b>Bassingbourn</b> Enforcement against change of use from agriculture to storage of building and road making materials and depot for ground engineering business (Local Inquiry)	14/03/2006 Swansley Room 10.00am
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)	21/03/2006 Swansley Room 10.00am

#### 5. Appeals withdrawn or postponed

Ref. No.	Details	Reason and Date
E501	Mr P Denny Unit 135 Cambridge Road <b>Milton</b> Enforcement against change of use from warehouse/storage to use for retail sales and associated showroom	Withdrawn  19/01/2006

E511	Mr R Kennedy & Ms C Romeyer 2 Manor Farm Barns <b>Litlington</b> Enforcement against change of use of land to garden land and retention of garden room (retrospective application)	Withdrawn 26/01/2006
S/2128/04/F	David Charles Ltd Bluebell Wood Caravan Site, Ely Road <b>Landbeach</b> Redevelopment of mobile home park to provide 16 retirement mobile units and excavation of amenity lake	Withdrawn 06/02/2006
E506E	Michael Hegarty Plot 11 Orchard View, Smithy Fen <b>Cottenham</b> Enforcement of removal of caravans, sheds other ancillary structures and hard standings	Withdrawn 07/02/2006

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

<b>Ref. No.</b>	<b>Details</b>	<b>Date</b>
S/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
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 (Local Inquiry)	17/10/2006 Confirmed To sit for 12 days

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