

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

At a meeting of the Development and Conservation Control Committee held on
Wednesday, 2 August 2006 at 10.00 a.m.

PRESENT: Councillor NIC Wright – Chairman
Councillor SGM Kindersley – Vice-Chairman

Councillors:	RE Barrett	Mrs PM Bear
	RF Bryant	Mrs PS Corney
	Mrs A Elsby	Mrs JM Guest
	R Hall	Mrs SA Hatton
	Mrs CA Hunt	RB Martlew
	Mrs CAED Murfitt	CR Nightingale
	Dr JPR Orme	EJ Pateman
	Mrs DP Roberts	NJ Scarr
	Mrs HM Smith	Mrs DSK Spink MBE
	JH Stewart	RJ Turner
	JF Williams	

Apologies for absence were received from Councillors Dr DR Bard, JD Batchelor, Mrs VG Ford and JA Quinlan.

1. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 5th July 2006, subject to clarification of Minute no. 31 relating to Moor Drove, Histon, and to the addition thereto of Councillor SGM Kindersley's declaration of a personal interest as a Cambridgeshire County Councillor and by virtue of having met the occupants and nearby residents when Leader of the Council.

The clarification required was in relation to paragraph 50 of the Report presented to Members on 5th July. The Assistant Solicitor felt that there had been some ambiguity about Members' position on the points set out in the second part of that paragraph. Members confirmed that it was their view that there had not been a significant change in the relevant considerations but, to the extent that there was any doubt about this, there were nevertheless good reasons not to give the benefit of such doubt to the applicant. Members agreed that, as the development was already in existence, and continued to cause the very harm that had led to the original refusal of planning consent, this created a need to facilitate enforcement action and resist the attempt by the applicant to put pressure on the Council to allow him to stay.

The Assistant Solicitor referred Members to the contents of a letter, dated 1st August 2006 and from the Community Law Partnership, which raised several issues which it had asked to be referred to the Development and Conservation Control Committee.

The letter queried whether Councillors MJ Mason and Mrs DP Roberts should have declared personal interests and not voted due to their alleged friendship with neighbours of the applicant. The Assistant Solicitor stated that the ultimate decision as to whether or not to declare an interest was one for individual Members to make, but that Members would only be prevented from voting on a matter if their interest was personal *and* prejudicial. It was noted that Councillor Mason was no longer a Member of the Development and Conservation Control Committee but that he had spoken on the issue as the local Member. Councillor Mrs Roberts explained that, while she knew of the residents involved, this was purely on a professional basis and she had never actually

visited them. Councillor Mason was not present to comment.

The Head of Planning dealt with the planning points raised in the letter. In respect of the provision of sites and the investigation of suitable locations for such sites in the District, he stated that this work was required to inform the draft Local Development Framework but added that it would not be appropriate to delay determination of this planning issue until the Council had adopted that Framework. This point had been covered in the original report to Members.

The Head of Planning stated that the highway issue raised by the Community Law Partnership was one that had been fully covered in the original report to Members. He pointed out that the County Highway Engineer had recently reaffirmed his objection based on highway safety. Furthermore, if an acoustic fence was likely to have been an effective solution, this would have been identified at the planning appeal. Practically, it was not a viable solution.

The final point raised in the letter was to be dealt with by the Assistant Solicitor who would consider the request of the Community Law Partnership to delay enforcement action.

Those Members present, who had been present at the end of the Development and Conservation Control Committee meeting held on 5th July 2006 and had voted on this item then, **REAFFIRMED** the decisions made at that time. Councillor Dr JPR Orme had not been present at that meeting, and did not vote on this occasion either.

2. **S/0951/06/F - SAWSTON**

APPROVAL, as amended by drawings date stamped 12th July 2006 and further drawing date stamped 26th July 2006, for the reasons set out in the Head of Planning's report and subject to the Conditions referred to therein, with Condition 8 being amended to include Plot 13 under sub-section (a) and to delete Plot 13 from sub-sections (b) and (c).

Councillor Mrs SA Hatton (a local Member) observed that this application represented the last opportunity to ensure that the roads serving the development were brought up to a standard suitable for buses and other demands of modern day living. She urged Circle Anglia Housing Group to adjust its proposal accordingly. Members instructed officers to send a letter with the decision notice urging the applicant, together with Cambridgeshire County Council, to give serious consideration to widening these roads or providing passing bays along them.

Councillor Mrs SA Hatton declared a personal interest as Vice-Chairman of Sawston Parish Council and Chairman of its Planning Committee. She added that she never voted at Parish Planning Committee meetings, and was considering the matter afresh.

Councillor Mrs DP Roberts declared a personal interest as Housing Portfolio Holder at South Cambridgeshire District Council.

3. **S/1193/06/F - GREAT ABINGTON**

REFUSED, as amended by plan date stamped 20th July 2006, for the reasons set out in the Head of Planning's report.

4. **S/1152/06/F - LITTLE ABINGTON**

APPROVAL for the reasons set out in the Head of Planning's report, subject to the Conditions referred to therein.

5. S/1195/06/F – STEEPLE MORDEN

DELEGATED APPROVAL for the reasons set out in the Head of Planning's report, subject to safeguarding Conditions relating to landscaping, highway safety, details of Closed Circuit Television and lighting, and restoration of the land to its pre-existing state should use of the land for parking cease, and Environment Agency informatives. Given the need for such parking and the potential for removing existing parking from Station Road, Members deemed it unnecessary to refer the application to the Secretary of State as a departure from the Development Plan since the proposal, by reason of its scale and nature, was not considered to prejudice significantly the implementation of the Development Plan's policies and proposals.

Councillor Mrs CAED Murfitt declared a personal interest having attended a meeting with the Divisional County Councillor, and a representative from each of Guilden Morden, Steeple Morden and Ashwell Parish Councils.

6. S/0695/06/F - WATERBEACH

DELEGATED APPROVAL, for the reasons set out in the Head of Planning's report, subject to the prior completion of a Section 106 Legal Agreement requiring a financial contribution to education capacity, to the receipt of a revised drawing addressing the Conservation and Design Manager's concerns over the design of the properties, to the satisfactory resolution of landscaping issues, to the Conditions referred to in the report, and to no new material planning objections being raised through consultations with neighbours and the Parish Council about the revised site layout and design.

7. S/1119/06/F - LANDBEACH

APPROVAL for the reasons set out in the Head of Planning's report, subject to the Conditions referred to therein and to Condition 2 being amended to reflect standard tree protection measures during the construction period.

Councillor Mrs DP Roberts declared a personal interest as Housing Portfolio Holder, and did not vote.

8. S/1155/06/F - OVER

APPROVAL for the reasons set out in the Head of Planning's report, subject to the Conditions referred to therein.

9. S/0982/06/RM - WEST WRATTING

APPROVAL of Reserved Matters (siting, design and landscaping) in accordance with outline planning permission ref: S/1056/05/O dated 3rd August 2005, as amended by drawings number 1C, 2C, 3C and 4C date stamped 16th June 2006, for the reasons set out in the Head of Planning's report and subject to the Conditions referred to therein.

10. S/2309/05/F - WEST WICKHAM

REFUSED, as amended by Business Plan dated 14th February 2006 and plans numbered 004C date stamped 28th June 2006 and 003D, 005D and 006D date stamped 24th July 2006, for the reasons set out in the Head of Planning's report.

11. S/1127/06/O - LOLWORTH

APPROVAL, for the reasons set out in the Head of Planning's report, subject to the service of a Tree Preservation Order relating to two beech trees, a field maple, maple and walnut tree, and a group consisting of two Beech, one Oak, one Walnut, two Ash and one Horse Chestnut, and to the Conditions referred to in the report.

12. S/1069/06/F – BASSINGBOURN-CUM-KNEESWORTH

DELEGATED APPROVAL / DELEGATED REFUSAL. The application would be approved, for the reasons set out in the Head of Planning's report, subject to the submission of additional information that demonstrated that a safe and satisfactory access to the site could be provided to the north of that originally proposed in a way which would not have an adverse impact on the character of the area, and to the Conditions referred to in the report. The application would be refused if such additional information was not forthcoming.:

Councillor NJ Scarr was absent during the first part of the debate, and did not vote.

13. S/0938/06/F – CALDECOTE

DELEGATED REFUSAL for the reasons set out in the Head of Planning's report and for any other reasons identified by English Heritage and based on outstanding consultations responses from parish councils.

Councillor Mrs DSK Spink declared a personal interest by virtue of her acquaintance with the applicant's parents and brother, who live in the same village as Councillor Spink. She did not vote.

14. S/0371/06/O - HATLEY

APPROVAL for the reasons set out in the Head of Planning's report, subject to Conditions which, amongst other issues, preclude any development of the site unless a diversion of Public Footpath No 13 Hatley has been secured and which require the submission of a scheme for the ecological enhancement of the adjacent meadow land.

Councillor SGM Kindersley declared a personal and prejudicial interest by virtue of being an adjacent landowner, being Clerk to Hatley Parish Council and being acquainted with the applicants, withdrew from the Chamber, took no part in the debate and did not vote.

Councillor Dr JPR Orme was not present during the debate, and did not vote.

15. S/1198/06/F – HARDWICK

APPROVAL contrary to the recommendation contained in the Head of Planning's report. Having visited the site, Members took the view that, in the context of the existing property and the ribbon of development along St. Neots Road, the proposed extension was modest and designed in such a way as to minimise the loss of amenities to no. 69 St. Neots Road. Accordingly, they considered the proposal to accord generally with Policies P1/2, P1/3 and P9/2a of the Cambridgeshire and Peterborough Structure Plan 2003, and GB2 and HG13 of the South Cambridgeshire Local Plan 2004.

Councillor R Martlew declared a personal interest by virtue of his brother-in-law living at the nearby Red House Farm.

Councillor Dr JPR Orme had not attended the site visit, and did not vote.

Councillor JH Stewart declared a personal interest by virtue of having been present at the meeting of Hardwick Parish Council but had not contributed to that Council's consideration of the application. He was now considering the matter afresh.

16. S/0844/06/F - HASLINGFIELD

REFUSED for the reason set out in the Head of Planning's report.

Councillor SGM Kindersley declared a personal interest as County Councillor for the Gamlingay Electoral Division, which covers the Parish of Haslingfield.

17. S/1017/06/F - IMPINGTON

DELEGATED APPROVAL, as amended by plan date stamped 24th July 2006, for the reasons set out in the Head of Planning's report, subject to outstanding comments from the Local Highways Authority, and the Informatives and Conditions referred to therein. Members requested that an additional Condition be imposed, removing Permitted Development Rights in relation to the future provision of mezzanine floors.

Councillor Mrs HM Smith declared a personal interest as a member of Milton Parish Council.

18. S/0856/06/F - HISTON

REFUSED for the reasons set out in the Head of Planning's report.

Mr M Parish, Chairman of Histon Parish Council, had intended to address the meeting. In the event, he had to leave the Chamber prior to this part of the agenda being reached, and his comments were read out by the Committee Chairman.

19. S/2118/05/F – GREAT AND LITTLE CHISHILL

MINDED TO APPROVE the application, for the reasons set out in the Head of Planning's report, subject to it being referred to the Secretary of State as a departure from the Development Plan and not being called in for determination by her, and to the Conditions attached to the report presented to the Development and Conservation Control Committee on 7th December 2005.. The Decision Notice would be accompanied by a letter reminding the applicant that any changes to the approved drawing during construction works would require further approval.

20. S/1062/06/F - FEN DRAYTON

APPROVAL for the reasons set out in the Head of Planning's report, subject to the completion of an appropriate amendment to the Section 106 Legal Agreement dated 11th September 1991 to reflect use of the premises as a dwelling and the development of additional kennels, to the Conditions referred to in the report, and to an additional Condition requiring noise mitigation measures to be taken.

Councillor SGM Kindersley (Vice-Chairman) took the Chair for this item at the request of Councillor NIC Wright (Chairman and local Member).

21. CAMBOURNE SPORTS CENTRE: PROPOSED VARIATION TO SECTION 106 AGREEMENT

The Committee considered a report outlining proposed changes to the Cambourne Section 106 Legal Agreement that would prescribe a different sports centre than that originally envisaged.

Subsequent to the report being written, and the agenda published, the intended developer of the sports centre, Xpect Leisure, had issued a press release stating that it was withdrawing from the project. This would have meant that the Cambourne Consortium would once again assume responsibility for providing a sports centre, as had been envisaged in the original Section 106 Agreement.

However, a meeting between Xpect Leisure, South Cambridgeshire District Council officers, Cambourne Parish Council representatives and the Cambourne Consortium, had been held on Tuesday 1 August 2006 in order to resolve outstanding differences to the satisfaction of all concerned. As a result, Xpect Leisure had accepted, in principle, most of the requirements contained in the proposed Section 106 Agreement. However, some terms that had given particular cause for concern were discussed, and it was agreed by all those present on 1 August that the recommendation on 2 August to the Development and Conservation Control Committee should be amended accordingly from that which appeared in the agenda. The originally proposed Agreement would not be varied but, instead, an alternative Agreement would be prepared. As Xpect Leisure had not committed to returning to the project yet, it would be necessary for the original Section 106 Agreement to remain in place should no such commitment be forthcoming.

Xpect Leisure would no longer be required to provide nets for hall division and the cricket bays, although these would be costed so that fundraising could take place to pay for them within the build programme. In addition, a semi-sprung floor would be required (due to a drafting error, this had been stated to be fully-sprung). There would now be no requirement for air conditioning, sockets for gymnastics equipment, a spectator gallery (although viewing windows would be installed if the layout allowed. Council control over the relationship with outdoor facilities, user groups and sports development activities would be encouraged but would not now form part of the legal agreement. The requirement to agree the pricing with South Cambridgeshire District Council would be removed, as the Council would continue to have monitoring and enforcement powers. Xpect Leisure would facilitate the provision of public art by seeking funding from elsewhere. It was made clear that the crèche would be available to all users of the sports centre, not just members. The requirement for a disabled toilet at first floor level was omitted as this matter was covered by Building Regulations. Control of charging for parking would be the same as for the town centre car park adjacent to Morrisons, although Xpect Leisure did not intend introducing charges during the early years of the centre being open.

In terms of timing, officers would endeavour to negotiate an Agreement by the end of August 2006, at which time Xpect Leisure would release its business plan for confidential checking by the Council's consultant. Once the consultant had confirmed that the business case was sound, the Agreement would be completed and Xpect Leisure would start work on its planning application, which would be presented to the Planning Committee for decision in due course.

Councillor Mrs DSK Spink congratulated officers on their efforts in securing the future of this project, and the possible continued involvement of Xpect Leisure in it. The Vice-Chairman commended good business practice that, in due course, would deliver a solution which, though different from that originally planned, would become available in line with the established timetable.

The Committee **RESOLVED**

To authorise an alternative to the Cambourne Section 106 Legal Agreement, in accordance with the amended recommendation, namely that the new Agreement would now require:

1. that a sports hall be provided to Sport England standards, with a semi-sprung floor, and markings for four badminton courts, one basketball court, one netball court, one volleyball court, one five-a-side court and one hockey court; basketball goals and nets; floor sockets for volleyball; lighting to Sport England standards, Equipment store amounting to 60 square metres, Fire-proof mat store of 15 square metres. four changing rooms in line with Sport England guidelines (including benches, pegs, showers, toilets, and lockers). Changing facilities for officials, and a Café / bar;
2. that "Pay and Play" be applied, with a pricing structure comparable with that at similar local facilities;
3. that there be appropriate access to changing facilities for users of the Multi-Use Games Area ("MUGA"), pitches and bowls green;
4. that opening hours for the sports hall and changing rooms be the same as for the rest of the centre;
5. that the Crèche be available to all users of the Sports Centre;
6. that a Cleaners' store and first aid room be provided;
7. that the proposed disabled persons' toilet on the first floor be deleted from the plan, with disabled facilities being dealt with under the usual building regulations;
8. that the following facilities be provided without a pay and play requirement: swimming pool, spa/steam/sauna, gym, studio, members' changing facilities; and
9. that details of car parking be consistent with those contained in the Section 106 Agreement entered into by, and in relation to the car park at, Morrisons supermarket, namely that *"the use of the car park... by the public shall not preclude the right of the Owner, subject to the prior consent of the Council to levy a charge for use by members of the public of the car park..."*. Thus requiring the operator to get the District Council's permission to charge for parking.

22. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee noted a report on Appeals against planning applications and enforcement action and, in particular, written summaries of decisions relating to:

- Huntingdonshire Housing Partnership and MPM Properties Ltd – 98 no. residential units to include 29 affordable units, new means of access, public open space – Livanos House/Abberley House, Gt Shelford – Appeal allowed
- Park Hill Homes Ltd – Substitution of detached dwelling with two semi-detached dwellings – Plot 9, Eccles Close, Sawston – Appeal allowed

23. APPEALS STATISTICS

The Committee noted that an information report on Appeal statistics had been published

on the Council's website.

24. PERFORMANCE CRITERIA

The Committee noted that an information report on performance criteria had been published on the Council's website.

The Meeting ended at 2.45 p.m.

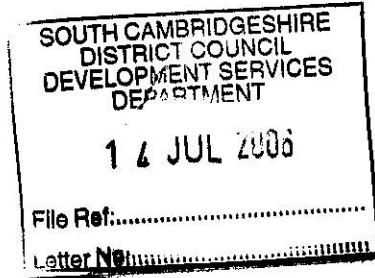


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Our ref: SF/FMF/104039
Your ref:

11 July 2006

Dear Mr Blazeby

PROPOSED EXTENSIONS AND CONVERSION OF BARN AND CART SHED INTO A DWELLING, ERECTION OF A GARAGE/OUTBUILDING, LAND ADJOINING MANOR FARM, MAIN STREET, CALDECOTE

I write with regard to the above mentioned Planning Application which I understand is to be considered by Committee at its August meeting. I write following an inspection of the representations received on the Application, on which I wish to make the following comments.

Firstly, the support of the Parish Council is welcomed. It will be seen that the benefit is perceived to be the improvement to the visual amenity of the area following the renovation of the buildings. In addition, reference is made to the improvements to car parking of the church and connections to the sewer. In this regard it should be explained that the applicant, Wim Kamper, is aware that the adjoining church has only very limited car parking in the lay-by on Main Street. At the present time, although another house in the vicinity allows cars to park within their property on Sundays, on occasions this too is inadequate. As a consequence, Mr Kamper agreed on an informal basis to permit cars to park within the site in connection with Sunday services. It should be stressed that this is an informal arrangement and that large areas of segregated hard surface areas are not to be created.

The applicant is also aware that at the present time, the church has no services other than electricity. Accordingly, it has been agreed that should Planning Permission be granted for the proposed conversion, essential services would be taken up to the joint boundary with the church so that the facilities would be there should there ever be a need. Again, it should be stressed that this is an informal arrangement for the benefit of the church only.

It would appear that the main objection to that proposed has been raised by Barbara Clarke, Conservation Assistant. It is noted in her first comment that "The main considerations are the physical impact on the historic fabric and the character of the curtilage Listed buildings and the impact on the setting of the Grade II farmhouse". In the opinion of the Conservation Assistant, the proposals would neither preserve nor enhance the character of the wider Conservation Area. This obviously is a subjective comment, as can be seen from the support of neighbours and the Parish Council, as from their perspective the proposals are seen to enhance the Conservation Area by the removal of the dilapidated buildings, replacing those demolished and renovating those remaining, so that the complex of farm buildings will have a sustainable future.

Nigel Blazeby, Planning Officer
South Cambridgeshire District Council

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Although a Listed Building Application was submitted in respect of the proposed demolition works, this was necessary as the site falls within the designated Conservation Area. It is still queried whether the barns are curtilage listed with the adjoining Manor Farm. At the time of listing in 1962, there was no reference to the barns in the listing description. It is also worthy to note that when Manor Farm House was compulsorily acquired by the District Council in 1989/90, no attempt was made to purchase the barns the subject of this application at the same time, thereby in effect dividing the curtilage.

Notwithstanding this point, it is considered that the comments made by Barbara Clarke on the overall proposal are slightly contradictory. It is considered that, from a historical perspective, the defining character of the now mostly dilapidated farm buildings comes from their group value. It is important to recognise that the buildings would have been developed over a period of time to suit various needs and therefore the buildings are not all contemporary with each other and that as a result the form, scale and construction methods of the buildings all vary. It is essential to acknowledge that the buildings are not contemporaneous with the adjoining Manor Farm House.

The group value of the buildings is clearly illustrated in the aerial photograph attached with the applications (Appendix 2, Photograph 1), which clearly shows the variety of buildings in height, form and materials located around a courtyard. This would appear to be the traditional former arrangement of farm buildings which, over time, is being lost. It is considered to be a significant major feature, worthy of retention, of this collection of farm buildings.

In point 2 of her representations, the Conservation Assistant states that "*The demolition of the sheds would be an enhancement*". However, whilst these buildings that are to be demolished are of poor quality, their removal and non-replacement would leave the chaff barn and the cart shed remaining as isolated buildings. This would not be an enhancement in our opinion as it would leave the two buildings isolated and neither relating well to each other nor to the farmhouse. There would be no historical context in which to place either remaining building.

Barbara Clarke also states that "*flooring over part of the chaff barn and installing a spiral staircase will affect the quality of the interior thereby harming its architectural character and resulting in damage to the historic fabric of this timber framed barn*". However, as shown on the submitted plans, the proposed mezzanine floor in the chaff barn, although it is a new insertion, will be independent of the original structure and so will not involve loss of historic fabric. It should be borne in mind that the building in question is a late 19th Century or early 20th Century building, of machine sawn timber, with concrete floor and plinth-structure which would not normally be listed in its own right. The mezzanine floor would in fact be no different to a hay loft as it would remain open to the rest of the barn, and this is not such an uncommon feature in farm buildings. Any improvement to the floor would not cause any loss of significant historic fabric.

Barbara Clarke also continues to state that "*The intrusive new openings would punctuate the principle components of this agricultural building to the detriment of its appearance*". The submitted plans show that the proposed windows make use of existing openings together with areas where the weatherboarding is missing and needs replacing. It is also noted on the drawings that the stud work is to remain and the windows to be inserted in sections between the studs, which is normal practice for this type of detail.

In her third point Barbara Clarke notes that "*the proposed extensions*" would detract from the character and appearance of the barns and erode their historic plan and form. This point is simply not understood. The "extensions" she refers to are the replacement elements which merely replicate the original layout and form of the complete courtyard, with the exception of



the entrance link which closes the courtyard off. This point can be clearly seen by comparing the layout of that proposed with the aerial photograph previously referred to.

Therefore, rather than eroding the historic plan and form as noted by Barbara Clarke, the proposals aim to restore it. Where the earlier buildings are being replaced, the form, detailing materials proposed largely reflect those that would have been employed – brick, timber weatherboarding, slate and pantiled roofs. The detailing in the proposed scheme has been kept deliberately simple, particularly on outward facing elevations, as this is generally how farm buildings are constructed. Within the courtyard, the proposed form is still traditional with simple openings and detailing. In order to avoid an overly domestic appearance, the number of glazed openings has been kept to a minimum and these are generally larger in size reflecting whole open fronted bays, again typical of this type of building. The glazing detail has been kept simple within hardwood frames.

It should be noted that there are good examples of such large glazed schemes on farm buildings in the vicinity of the site in Caldecote.

The only area where the appearance of the building is particularly modern is the glazed entrance link. It is considered that as this feature is the only one not replicating an earlier building and is therefore a completely new element, no attempt has been made to make this structure look old. It is a clear statement that this element is a new addition, and its visually lightweight construction and simple detailing have been proposed so that it does not draw attention away from the older elements of the grouping structures.

With regard to point 4, in which it is stated that *"the setting of the Listed farmhouse would be compromised by the proposals"*, the opposite is considered to be true as restoring the courtyard and farm buildings would reinstate and preserve the nucleic form of the farm buildings that were once used in association with Manor Farm House. Far from eroding the relationship, it would be reinforced by that proposed.

In point 5, it is stated that *"the best use of the building is that for which it was originally designed, and that no compelling evidence has been presented to show that an agricultural or storage use could not be maintained"*. As stated in the accompanying letter with the applications, as there is no land now attached to these barns, there is no demand for them to be used for agricultural purposes. In addition, it should be appreciated that as the size and scale of agricultural machinery has evolved, the form of the remaining buildings are unsuitable to accommodate most modern agricultural needs.

It is also stated by Barbara Clarke that *"A non agricultural use would be difficult to accommodate, by reason of the proximity to Manor Farm House"*, and this statement is concurred with.

The fact remains that any alternative use, even a low key storage use, would still require extensive repairs and improvements such as a new floor in the cart shed, new external boarding, internal lining, re-roofing including a new roof structure on the cart shed, installation of basic services etc. However, for a low key use that would not impact on Manor Farm, such investment would not show any return so by definition this would not be a sustainable form of development.

Objections are raised by the Conservation Assistant to the proposed garage, both in terms of its location, design and impact on the Listed Farmhouse. Again, these claims are disputed. At the present time, there are very limited views on the farm buildings from Manor Farm as can be seen from the aerial photograph which was attached with the Planning Application (Appendix 2 Photograph 15). The boundary with the application site is well treed along the position of the

proposed garage and stores, and this planting would be retained. In addition, it is considered that location of the garage/store, its siting, scale and design reflect those of the existing buildings within the current curtilage of the Farmhouse. The fact that these buildings all lie at different angles to each other reinforces the piecemeal way in which traditional farm buildings have evolved over the years.

It is noted that objections are raised to the proposed concrete hard standing, and the applicant is willing to amend this to either a loose gravel, shingle driveway with grass margins or reinforced grass. Amended plans will be forwarded shortly for your consideration.

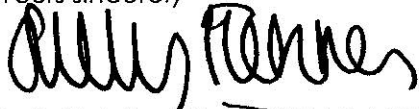
To conclude it has been demonstrated how the comments of the Conservation Assistant are disputed. It is submitted that the proposals will ensure the retention of an historic courtyard form of agricultural buildings, with the renovation of the two structures worthy of preservation. The design is sympathetic to the existing form, with minimal exterior openings. Failure to grant planning permission would result in the inevitable loss of this interesting complex of farm buildings to the detriment of the setting of Manor Farm House and the Conservation Area in general.

It should be noted that the change of use would be in accordance with policies both in the adopted and emerging Plan and with guidance in PPG 15, as detailed in the statement accompanying the Planning Application.

It is, therefore, requested that these points are taken into account when presenting your report to the Planning Committee.

Should you have any concerns about particular details of that proposed, please do not hesitate to contact me. The applicant would be more than willing to consider incorporating minor amendments if so requested.

Yours sincerely



Sally Fletcher BSc (Hons) MA MRTPL
Associate

cc: Mr Wim Kamper
Rod Mepham
All District Councillors

APPENDIX 1 - S/1062/06/F - FEN DRAYTON

**CHANGE OF USE FROM FARM SHOP TO DWELLING IN ASSOCIATION WITH
DOG TRAINING AND
ERECTION OF ADDITIONAL/RETENTION OF EXISTING KENNELS**

AT

40a MIDDLETON WAY, FEN DRAYTON

APPLICANTS: Mr & Mrs R Ingle

Prepared for

**Director of Development Services
South Cambridgeshire District Council
South Cambridgeshire Hall
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Prepared by:

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June 2006

RT/LMJ/SCDC/Middleton Way/rpt

1.0 INTRODUCTION

This report has been prepared by Roland Thomas MRICS of Acorus Rural Property Services Ltd on the instructions of South Cambridgeshire District Council.

The aim of the report will be to assess the submitted application against the provisions of the development plan and in particular Planning Policy Statement 7 (PPS7) Sustainable Development in Rural Areas.

2.0 SITE VISIT AND INSPECTION

A visit and site inspection was undertaken on Wednesday 21 June 2006 during which time observations were made where appropriate and the application discussed with Mr and Mrs R Ingle.

Site Background

Mr and Mrs Ingle originally acquired Number 40 Middleton Way, a former land settlement association holding, which included the main dwelling and glasshouses extending to approximately 3.5 acres (1.4 hectares).

Initially Mr Ingle utilised the glasshouses and the unit was under an agricultural regime although due to changing economic conditions he decided to consider other income generating alternatives and ultimately in 1988 the original dwelling was sold and the balance of the land retained, thereafter subsequently known as 40a Middleton Way.

Mr and Mrs Ingle now live in Fen Drayton approximately three quarters of a mile from the site.

3.0 BACKGROUND

Proposals

The application proposals include:-

- i) change of use of farm shop to dwelling,
- ii) erection of new kennel block, and
- iii) retention of existing kennels.

4.0 EXISTING BUSINESS OPERATIONS

The site at present extends to approximately 3.5 acres (1.4 hectares) and includes the original farm shop which forms the subject for the reuse proposals to a dwelling and two blocks of glasshouses in poor condition. The existing brick dog kennel unit contains six double kennels for up to twelve dogs and a garage/work shop.

On the day of my visit there were four dogs being housed, albeit with the capacity for twelve. The dogs are all owned by Mr Ingle who presently really only utilises the site for personal pleasure although there have in the past been larger numbers of dogs.

Mr Ingle is currently licensed and regulated by the National Greyhound Racing Club who have strict criteria in terms of supervision and management of any establishment, one of which being a prerequisite for residence on site to service the unit.

It is Mr Ingle's intention to expand the unit by erecting a new block of twenty double kennels incorporating two units for storage etc which would give a total capacity with the existing unit of up to fifty two dogs, although the aim is to enable thirty racing dogs to be housed with spare kennel space for sick/lame dogs and breeding of one litter per year.

The supporting documentation with the application includes a letter from the proprietor of Henlow Greyhound Stadium in Bedfordshire and states that due to expansion and modernisation they are actively seeking more graded greyhounds and would therefore welcome an increase in racing dogs. Mr Ingle is seeking professional status as a greyhound trainer which would be of overall benefit to his proposed establishment.

The kennels at the site have their own exercising ranges and the balance of the land utilised for resting/recuperating dogs together with providing space for training traps.

The former farm shop as I understand since 1996 has been used for more informal storage purposes.

5.0 BASIS OF ASSESSMENT

PPS7 states that there may be instances where special justification exists for new isolated dwellings associated with rural based enterprises and in these cases the enterprise itself, including any development necessary for the operation of the enterprise must be acceptable in planning terms and permitted in that rural location, regardless of the consideration of any proposed associated dwellings.

Local Planning Authorities should apply the same stringent levels of assessment to applications for such new occupational dwellings as they apply to applications for agricultural and forestry workers dwellings, therefore the same criteria and principles in Paragraphs 3 – 13 of Annex A of PPS7 would be applied and in the manner and to the extent that they are relevant to the nature of the enterprise concerned.

5.1 Change of Use of former Farm Shop to Dwelling

PPS7 Annex A Paragraph 12 states that if a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an

established one, it should normally, for the first three years, be provided by a caravan or a wooden structure which can be easily dismantled, or other temporary accommodation. It should satisfy the following criteria:

- (i) clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions);
- (ii) functional need (see paragraph 4 of this Annex);
- (iii) clear evidence that the proposed enterprise has been planned on a sound financial basis;
- (iv) 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
- (v) other normal planning requirements, e.g. on siting and access, are satisfied.

5.2 Erection/Retention of Kennel Buildings

In terms of the kennel buildings themselves, I consider the key criteria again to be PPS7 and in this respect the Government's key objectives are:-

- (i) To raise the quality of life and the environment in rural areas through the promotion of:
 - thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of local environments and neighbourhoods;
 - sustainable economic growth and diversification;

- good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside; and
- continued protection of the open countryside for the benefit of all, with the highest level of protection for our most valued landscapes and environmental resources.

(ii) To promote more sustainable patterns of development:

- focusing most development in, or next to, existing towns and villages;
- preventing urban sprawl;
- discouraging the development of 'greenfield' land, and, where such land must be used, ensuring it is not used wastefully;
- promoting a range of uses to maximise the potential benefits of the countryside fringing urban areas; and
- providing appropriate leisure opportunities to enable urban and rural dwellers to enjoy the wider countryside.

(iii) Promoting the development of the English regions by improving their economic performance so that all are able to reach their full potential - by developing competitive, diverse and thriving rural enterprise that provides a range of jobs and underpins strong economies.

(iv) To promote sustainable, diverse and adaptable agriculture sectors where farming achieves high environmental standards, minimising impact on natural resources, and manages valued landscapes and biodiversity; contributes both directly and indirectly to rural economic diversity; is itself competitive and profitable; and provides high quality products that the public wants.

Paragraph 15 states that planning policy should provide a positive framework for facilitating sustainable development that supports traditional land based activities

and makes the most of new leisure and recreation opportunities that require a countryside location.

6.0 COMMENTS AND OBSERVATIONS

6.1 Change of Use of Former Farm Shop to Dwelling

6.1.1 Evidence and Intention to Develop the Enterprise

Naturally part of the proposals include the retention and erection of additional greyhound kennels and from the information submitted together with my observations on site, I'm reasonably satisfied that there is an intention to develop the unit and it would certainly appear that Mr Ingle has the relevant expertise and knowledge in terms of the technicalities of training through his long standing interest.

6.1.2 Functional Need

The application submitted is largely dependant on the proposals i.e. to increase the number of dogs to around thirty five with potential for additional kennelling. On the basis that the application for the dwelling forms part of the overall scheme to develop the business once this is at the levels suggested then I consider that there will be a functional need to be on site in terms of providing a range of managerial duties such as feeding, exercising dogs, training and supervision. Also I am aware of the potential value of racing greyhounds and that site security is of paramount importance.

6.1.3 Financial Test

Clearly at the present stage the unit is not commercially viable largely forming a hobby/personal interest for Mr Ingle although a cash flow projection for the proposed greyhound training business has been provided based on approximately thirty greyhounds being housed by the end of Summer 2006. On the basis of the budget provided for the proposals I am reasonably satisfied that the enterprise has been planned on a sound financial basis. However, actual figures will ultimately need to be provided to support any permanent dwelling.

6.1.4 Other Accommodation

As previously mentioned the original house Number 40 Middleton Way was sold off I understand in 1988 and I acknowledge that this was a substantial time ago and at a stage where there was apparently no need for a dwelling to service an on site business.

Mr and Mrs Ingle currently live in Fen Drayton about three quarters of a mile from the site and their son also lives in Fen Drayton a similar distance from the subject site.

6.1.5 Other Issues

There is currently adequate existing access and in terms of siting this is for the existing former farm shop which is an established building, the proposals merely relate to a change of use.

6.2 Comments and Observations in terms of the Erection/Retention of Dog Buildings

I consider the key criteria to be as follows:-

6.2.1 Appropriate Development

One of the key issues, particularly bearing in mind the status of the location, is the appropriateness of the development. Mr Ingle contends that the development as such is an appropriate use in this semi rural location and coupled with the fact that the nature of the enterprise does in itself generally require a rural or semi rural location, I tend to concur that the use is generally acceptable.

6.2.2 Siting and Design

The existing dog kennel unit is a little under 40 square metres and the proposed new kennels slightly over 100 square metres and as such do not therefore represent a substantial development in terms of size.

The units would be sited within relative close proximity to the proposed dwelling and provide access to the dog ranging paddocks.

The existing unit is of relatively modest brick construction with a mono pitch tin roof and the proposed new building will be of block work with either facing brick or rendering externally again with a mono pitched roof with profiled steel cladding. Eaves height is approximately 2.2. metres and the building as such reasonably compact/low key.

6.2.3 Environmental and Landscape Quality

As previously stated the unit originally formed part of the land settlement association holding with a range of other units in the locality. These other units over the years have gradually become less and less viable in terms of traditional agricultural/horticultural activities and as a result former glasshouses have either been removed or generally become redundant.

We do not consider that the proposed buildings will have any significant detriment on the environment or landscape quality and possibly a planning gain could be achieved by the removal of the derelict/semi derelict glasshouses.

In addition any impact of the existing/new dog kennels could potentially be mitigated via the incorporation of additional landscaping.

6.2.4 Other Issues

The unit is relatively close to other dwellings along Middleton Way and there is a possible conflict with neighbourhood amenity in terms of potential noise and smells etc emanating from the site although at the date of my visit albeit with only a modest number of dogs, there was no particular noise or smell from the existing kennels. Also, the direction of the prevailing westerly wind would carry any potential smells/noise away from Middleton Way.

7.0 CONCLUSION

In respect of the change of use of the former shop to an occupational dwelling I have assessed this in terms of a temporary dwelling since this is based on future proposals. From my observations and the information submitted, I consider that the criteria in PPS7 to be generally satisfied and would be supportive of temporary consent for approximately three years so as to allow the full establishment of the unit. Thereafter, for any permanent accommodation, I would apply the criteria relevant to permanent dwellings and would want to be fully satisfied particularly of the functional and financial aspects together with the overall sustainability of the unit.

In terms of the retention and new kennels which run alongside the change of use proposals, again I am not opposed to the scheme as presented although I do feel it would be prudent to invite proposals in terms of a planning gain particularly in respect of removal of derelict glasshouses and landscaping. Also the Planning Authority may wish further details/confirmation in respect of any impact on neighbourhood amenity from any potential noise/smell. In addition I would seek a Section 106 Agreement so as to tie the land buildings and dwelling as one overall unit.

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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

<u>Ref. No.</u>	<u>Details</u>	<u>Decision and Date</u>
S/1207/04/F	Mr & Mrs Allen R/O 32 Fen End Willingham Dwelling and garage (Delegated Refusal)	Dismissed 26/06/2006
S/1581/04/F	MPM Properties and Huntingdonshire Housing Partnership Livanos House & Abberley House, Granhams Road, Great Shelford 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. (Officer recommendation to approve).	Allowed 26/06/2006
S/1263/05/F	W & J Carter Adj 24 Mill Lane Bassingbourn House (Delegated refusal)	Dismissed 26/06/2006
S/1879/05/F	Park Hill Homes Ltd R/O 16,18,20 Cambridge Road Sawston 2 houses (Officer Recommendation to Approve)	Allowed 26/06/2006
S/2446/04/O	Mr T Day R/O 97 New Road Haslingfield Dwelling (Delegated Refusal)	Dismissed 05/07/2006
S/1137/04/F	Optima (Cambridge) Ltd Croydon House Farm Croydon Conversion of agricultural buildings to 4 home/work dwellings (mixed use classes C3 & B1) car parking and alterations to access (Officer Recommendation to Approve)	Dismissed 06/07/2006

S/2088/05/O	Mr I R Quince College Barn, Common Road Weston Colville Erection of 3 houses (Delegated Refusal)	Dismissed 06/07/2006
S/1922/05/F	Mr & Mrs P Hobbs 56 High Street Teversham Dwelling (Delegated Refusal)	Dismissed 14/07/2006

2. Appeals received

<u>Ref. No.</u>	<u>Details</u>	<u>Date</u>
S/2154/05/F	Mr & Mrs Turner R/o 22 West Drive, Highfields Caldecote Dwelling & garage (Delegated Refusal)	27/06/2006
PLAENF 1495	Car Park Valeting Ltd Tesco Stores, Viking Way Bar Hill Enforcement against change of use of carparking spaces to use for a car valeting operation	27/06/2006
S/2155/05/F	A & J Rogers 6 High Street Little Abington Extension (Delegated Refusal)	30/06/2006
S/0510/05/LDC 21/06/2006	3 Thornton Way Girton Appeal against requirement of certificate that all residents should be employed at the Hotel Felix. (Delegated Approval)	K J (Holdings) Ltd
S/0172/06/F	Mr & Mrs T Nash 57 St Neots Road Hardwick Extensions (Delegated Refusal)	03/07/2006

S/0461/06/F	Mr & Mrs Bresnan 52 Fairfield Gamlingay Front Extension (Delegated Refusal)	04/07/2006
S/0348/06/O	Mr D Fairey Land R/O Newdigate House, Horseheath Road, Linton, Linton Residential Development (Delegated Refusal)	05/07/2006

3. Appeals received

<u>Ref. No.</u>	<u>Details</u>	<u>Date</u>
S/0429/06/O	Mr & Mrs Jakes 42 Over Road Willingham Erection of two dwellings (Delegated Refusal)	10/07/2006
S/2194/05/O	Messrs J & A Dossett Former GPO Telephone Exchange, Ermine Way Arrington Erection of bungalow following demolition of existing buildings (Delegated Refusal)	10/07/2006
S/0618/06/O	Mr D J Harradine Clive Hall Drive/Mills Lane Longstanton Two bungalows (Officer Recommendation to Refuse)	12/07/2006

4. Local Inquiry and Informal Hearing dates scheduled before the next meeting on 6th September 2006

<u>Ref. No.</u>	<u>Details</u>	<u>Date/Time/Venue</u>
S/1203/04/F	Mr & Mrs J Culbert Keepers Cottage, Haverhill Road Stapleford Erection of dwelling and garage following demolition of existing Dwelling (Hearing)	22/08/2006 Swansley Room 10.00 am
S/0137/05/F	Graftonbury Properties Ltd Wimbish Manor Estate, Fowlmere Road Shepreth Erection of house and garage (Hearing)	23/08/2006 Monkfield Room 10.00am

S/1186/05/O	Mr R Joyce Frog End Farm, Barton Road Haslingfield House (Hearing)	24/08/2006 Swansley Room 10.00am
S/0958/05/F	Hogger Homes Ltd Adj 17 Gog Magog Way Stapleford Dwelling (Hearing)	25/08/2006 Swansley Room 10.00am

5. Appeals withdrawn or postponed

<u>Ref. No.</u>	<u>Details</u>	<u>Reason and Date</u>
S/2022/05/O	Mr & Mrs A Bouland 2 Cuckoo Lane Rampton Erection of bungalow to replace existing mobile home	Withdrawn 27/06/2006
E518	Mr T Spicer Adj 12 The Common West Wrattling Enforcement against unauthorised extension of area of hard Standing - Enforcement Notice withdrawn.	Withdrawn Enforcement Notice 29/06/2006

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

<u>Ref. No.</u>	<u>Details</u>	<u>Date</u>
S/1100/04/F	Mr & Mrs Hogg 1 Bourn Road Caxton House and garage (Hearing)	12/09/2006 Confirmed
S/2518/04/F	Houston Crest Properties (UK) Ltd Land at Landbeach Lakes, Ely Road Landbeach Hotel (Hearing)	19/09/2006 Confirmed
S/2194/01/F	Mr I Quince Land at Station Road Gamlingay Erection of egg production unit and storage building together with access (Hearing)	20/09/2006 Offered/

S/0475/05/O	Mr D J Harradine Clive Hall Drive/Mills Lane Longstanton 3 Bungalows (Hearing)	26/09/2006 Confirmed
S/0856/05/F	Mr & Mrs J McGiven Green Hedge Farm, Gog Magog Way Stapleford Change of use of land from agricultural to garden land. (Hearing)	27/09/2006 Confirmed
S/0857/05/F	Mr M Laverty & Mrs D Burrelli Green Hedge Farm, Gog Magog Way Stapleford Change of use of land from agricultural to garden land (Hearing)	27/09/2006 Confirmed
E524	L Dockerill Land adj to the level crossing, Mill Lane (and A1301) Sawston Enforcement against use of the land for unauthorised storage of plant and materials (Hearing)	03/10/2006 Confirmed

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

<u>Ref. No.</u>	<u>Details</u>	<u>Date</u>
S/1670/05/F	Mr G Heslop 28-32 High Street Madingley Erection of 4 houses following demolition of existing 2 Bungalows (Hearing)	04/10/2006 Offered/
S/1663/04/F	Cambridge Wind Farm Ltd Land South West of Huntingdon Road (A14) Boxworth (Local Inquiry) Wind farm comprising 16 wind turbines, anemometry mast, substation and associated infrastructure	17/10/2006 Confirmed
S/1926/05/F	Stannifer Developments Ltd A10 between A14 Milton junction & River Great Ouse Highway improvements to the A10 (Local Inquiry)	20/02/2007 Offered/

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL PLANNING APPEAL STATISTICS

FROM 1ST APRIL 2006 TO 30TH JUNE 2006
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Total Number of Appeals Received	36
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Appeals Against Planning Decisions and Non-Determination	Written Representations	19
	Informal Hearings	6
	Local Inquiries	3
Appeals Against Enforcement Notices	Written Representations	3
	Informal Hearings	4
	Local Inquiries	1

Total Number of Decisions Received	27
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Appeals Against Planning Decisions and Non-Determination	Written Representations	16
	Informal Hearings	5
	Local Inquiries	1
Appeals Against Enforcement Notices	Written Representations	5
	Informal Hearings	0
	Local Inquiries	0

Number and % of Decisions Received Dismissed	19	70%
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Appeals Against Planning Decisions and Non-Determination	Written Representations	10	63%
	Informal Hearings	4	80%
	Local Inquiries	0	0%
Appeals Against Enforcement Notices	Written Representations	5	100%
	Informal Hearings	-	-
	Local Inquiries	-	-

Number and % of Decisions Received Allowed	8	30%
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Appeals Against Planning Decisions and Non-Determination	Written Representations	6	37%
	Informal Hearings	1	20%
	Local Inquiries	1	100%
Appeals Against Enforcement Notices	Written Representations	0	0%
	Informal Hearings	-	-
	Local Inquiries	-	-

Total Number of Appeals Withdrawn	7
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Invalid Appeals	1
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee2nd August 2006**AUTHOR/S:** Development Control Quality Manager

PERFORMANCE CRITERIA - FOR INFORMATION**Quarterly Statistics**

1. In the first quarter of 2006, the number of applications received by South Cambridgeshire increased by 11% over the corresponding period in 2005. In England there was a 2% decrease.
2. The percentage of all decisions taken within the eight week period in the District was 77% compared with 81% in England. The equivalent figure for householder development was 88.8% compared with the national figure of 90%.
3. The percentage of decisions delegated to officers in this quarter was 87%. On average authorities in England delegated 86% of decisions to officers. The Government has set a target of 90%.
4. On the "excluding major and minor applications" where the Government target is 80% in eight weeks, the Council achieved 85% whilst on the "minor" category where we are urged to decide 65% in eight weeks the Council achieved 72%. The more difficult target is the Government's 60% in thirteen weeks for major applications. Here the Council achieved 61%.
5. The graphs, which are available in electronic form and included in the bulletin, illustrate the picture in Cambridgeshire for each of these development types during the year ending 31st March 2006 and the quarter January to March 2006.

Major Applications

6. On 5th November 2004 the Government issued its proposed planning best value performance standards for 2005/2006. South Cambridgeshire was one of 77 authorities specified as expected to determine 57% of major applications within thirteen weeks in 2005/2006. The authorities were identified on the basis of their performance in the year ending June 2004 falling below 40%. The Authority was not named in the "minor" or "other" categories.
7. In the year ending June 2004, South Cambridgeshire determined 32% of major applications within thirteen weeks. This increased to 39% in the year ending March 2005. In the year ending March 2006, 61% have been determined in less than thirteen weeks. This achieves the Best Value Performance Indicator.
8. This improvement has been achieved by continual and careful monitoring of progress of each application, greater priority being afforded to them and use of conditions, if necessary, to ensure that Section 106 obligations are secured before any development commences.

Retrospective Applications

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

Thus in the first quarter of 2006, the number of retrospective applications submitted was 19. This represented 2.8% of all applications submitted during that quarter. Of the 16 retrospective applications which have been determined, (three are still in progress) 75% have been approved and 25% refused. During the quarter 80% of all applications were approved.

Enforcement Statistics (Quarter ending March 2006)

10. Statistics for the previous quarter are in brackets.

Enforcement Notices	4	(7)
Stop Notices	0	(1)
Planning Contravention Notices	8	(1)
Breach of Condition Notices	0	(0)
Amenity Notices	0	(1)
Number of Complaints	104	(81)
Prosecutions	1	(0)
Injunctions	0	(1)

Local Government (Access to Information) Act 1986

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

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

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

Mrs Melissa Reynolds	(01954) 713237	Mr Andrew Moffat	(01954) 713169
Mr Nigel Blazeby	(01954) 713165	Mr David Rush	(01954) 713153
Mr Paul Sexton	(01954) 713255	Mr Bob Morgan	(01954) 713395
Mrs Jane Green	(01954) 713164		

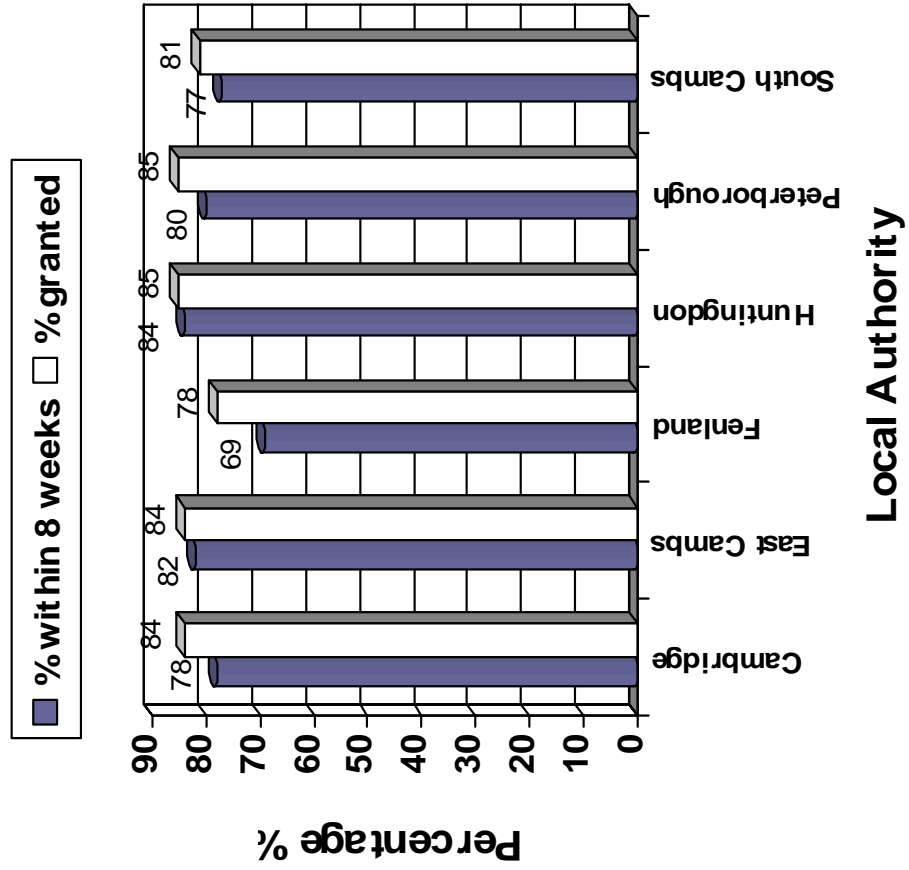
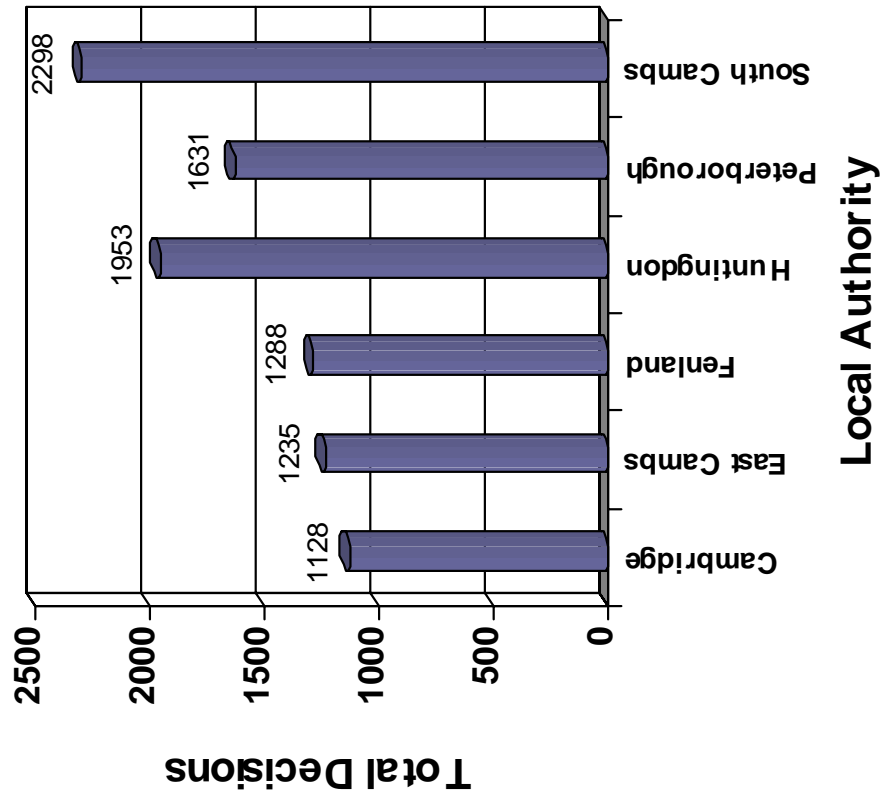
Contact Officer: David Rush - Development Control Quality Manager
Telephone: (01954) 713153

FOR INFORMATION

Planning Decisions for the year ending 31 March 2006

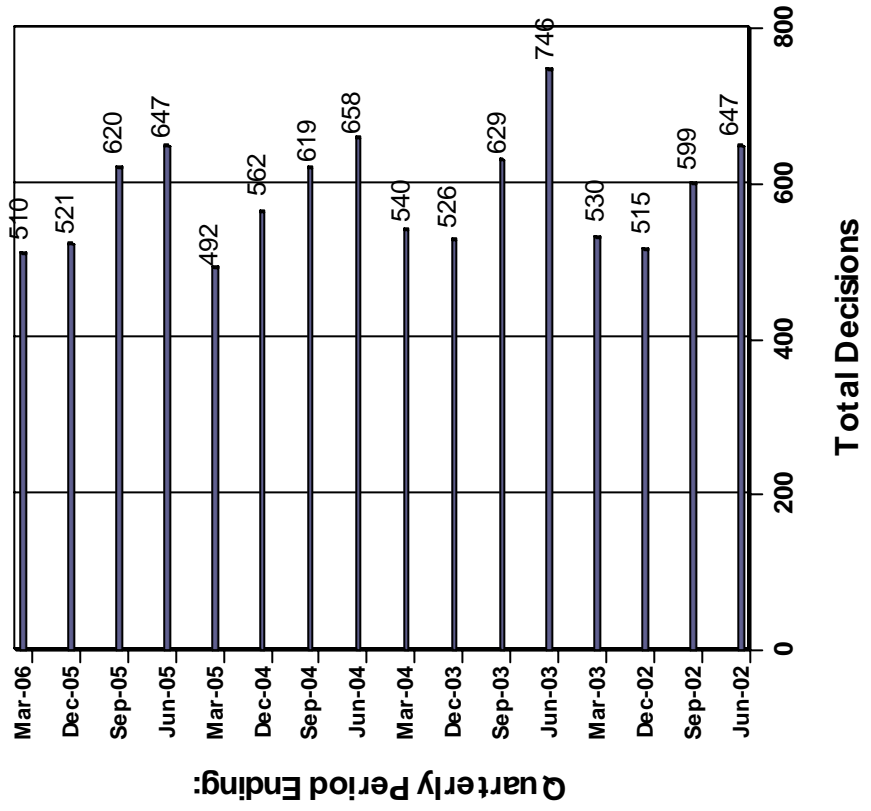


South
Cambridgeshire
District Council

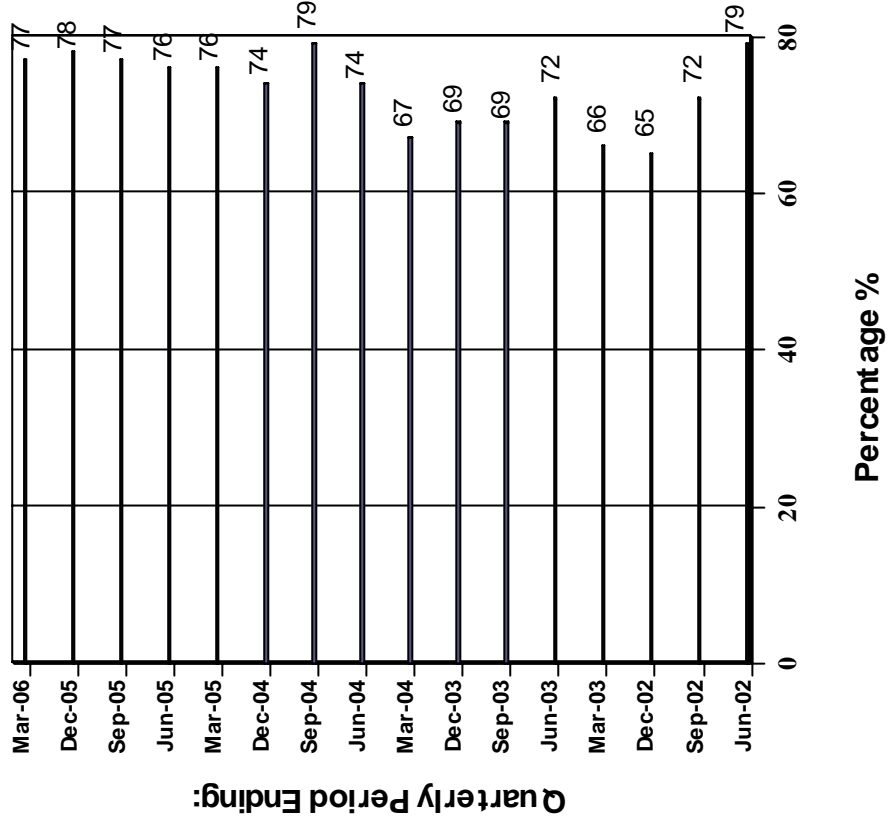




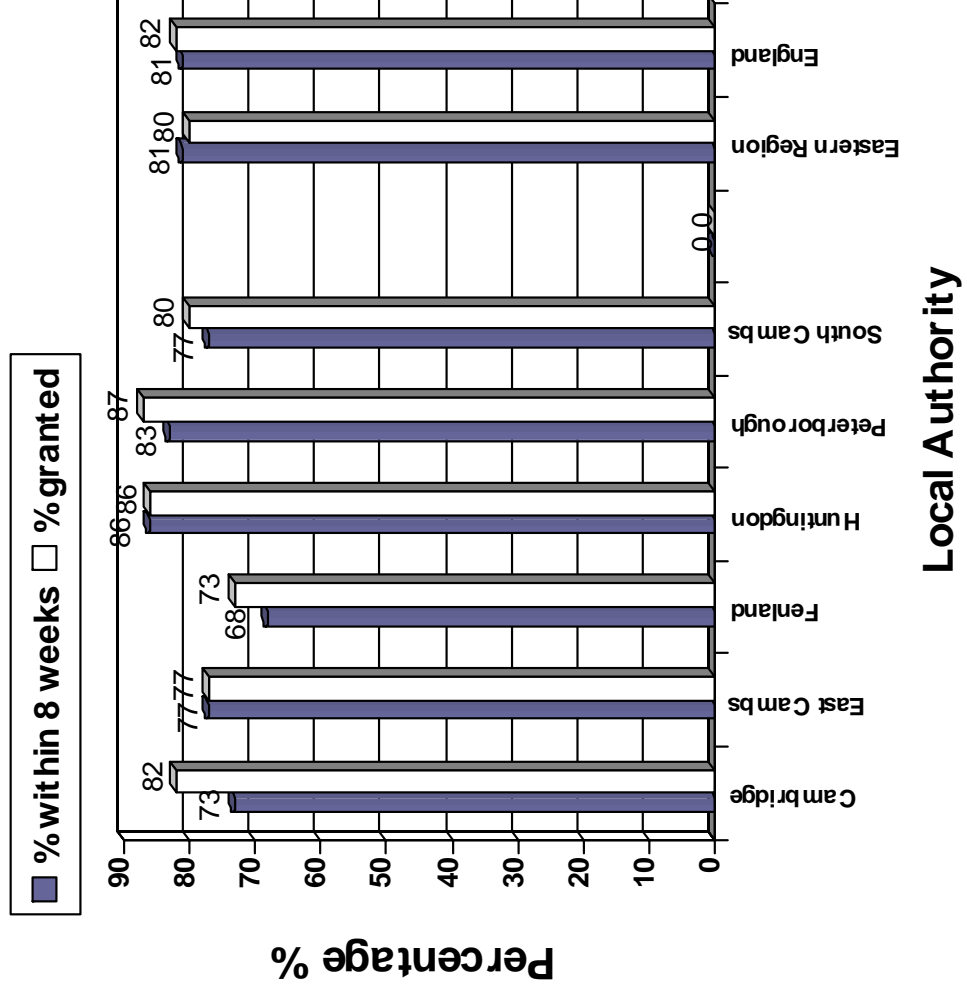
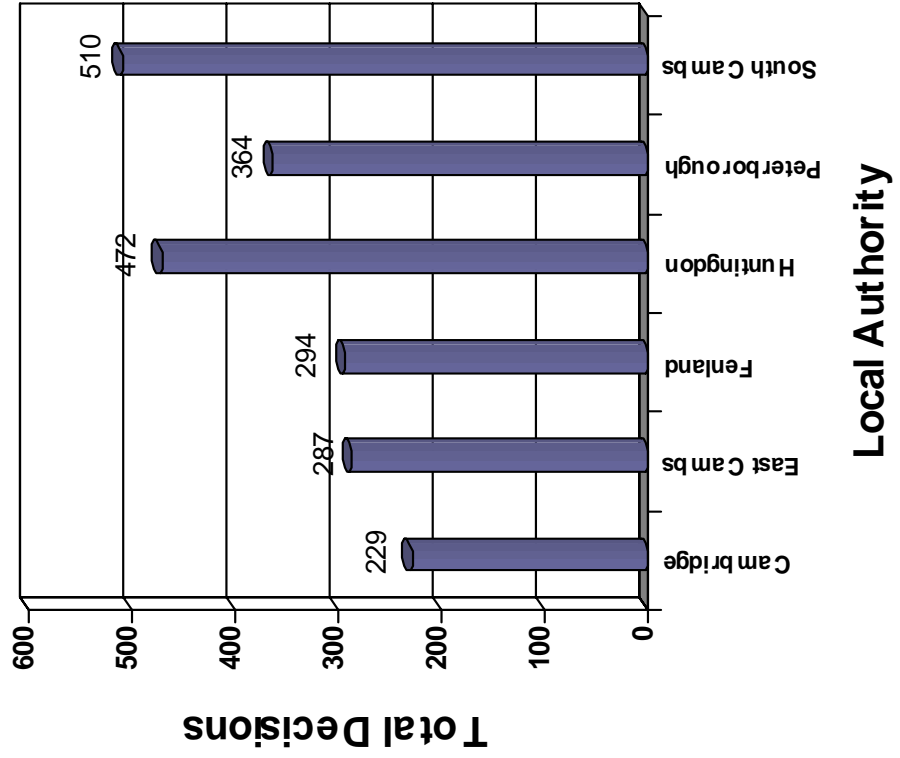
Total Decisions issued Quarterly by South Cambs



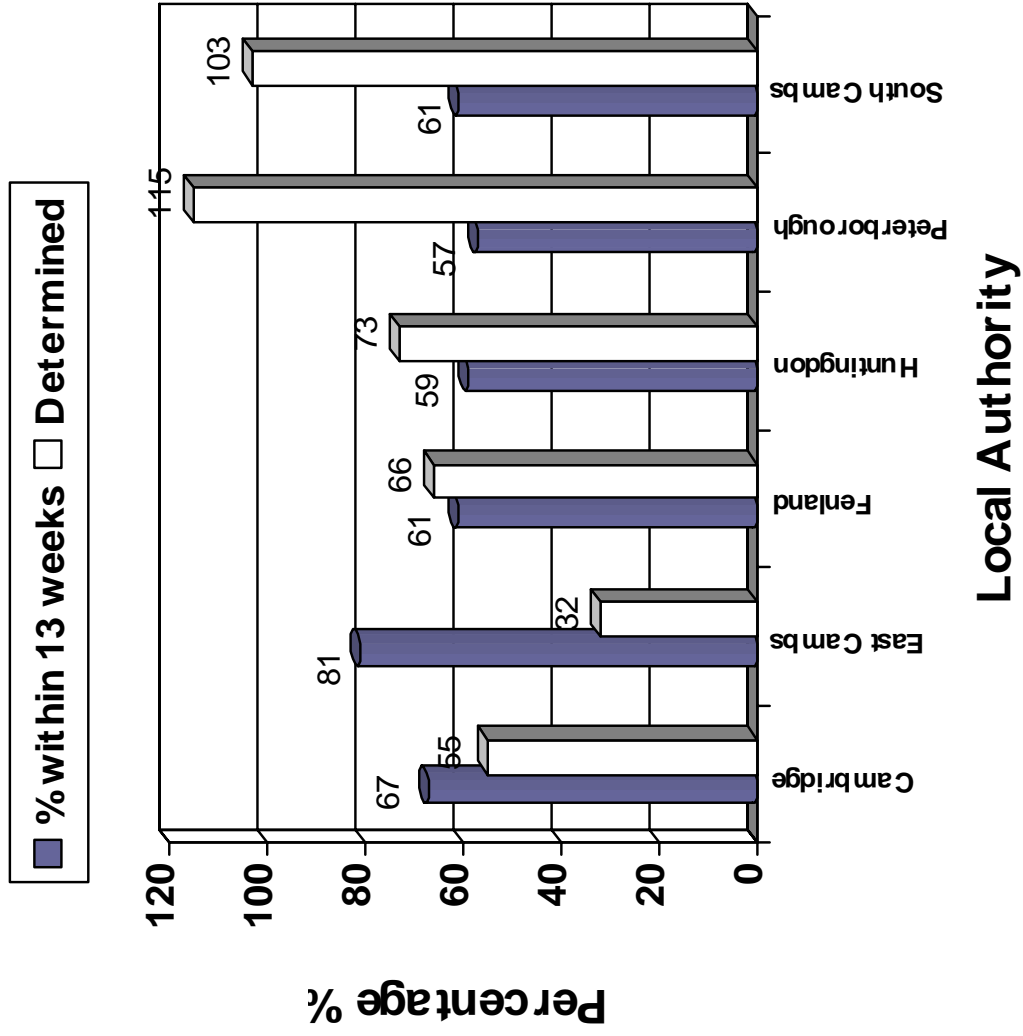
% of all Applications Determined Within 8 weeks



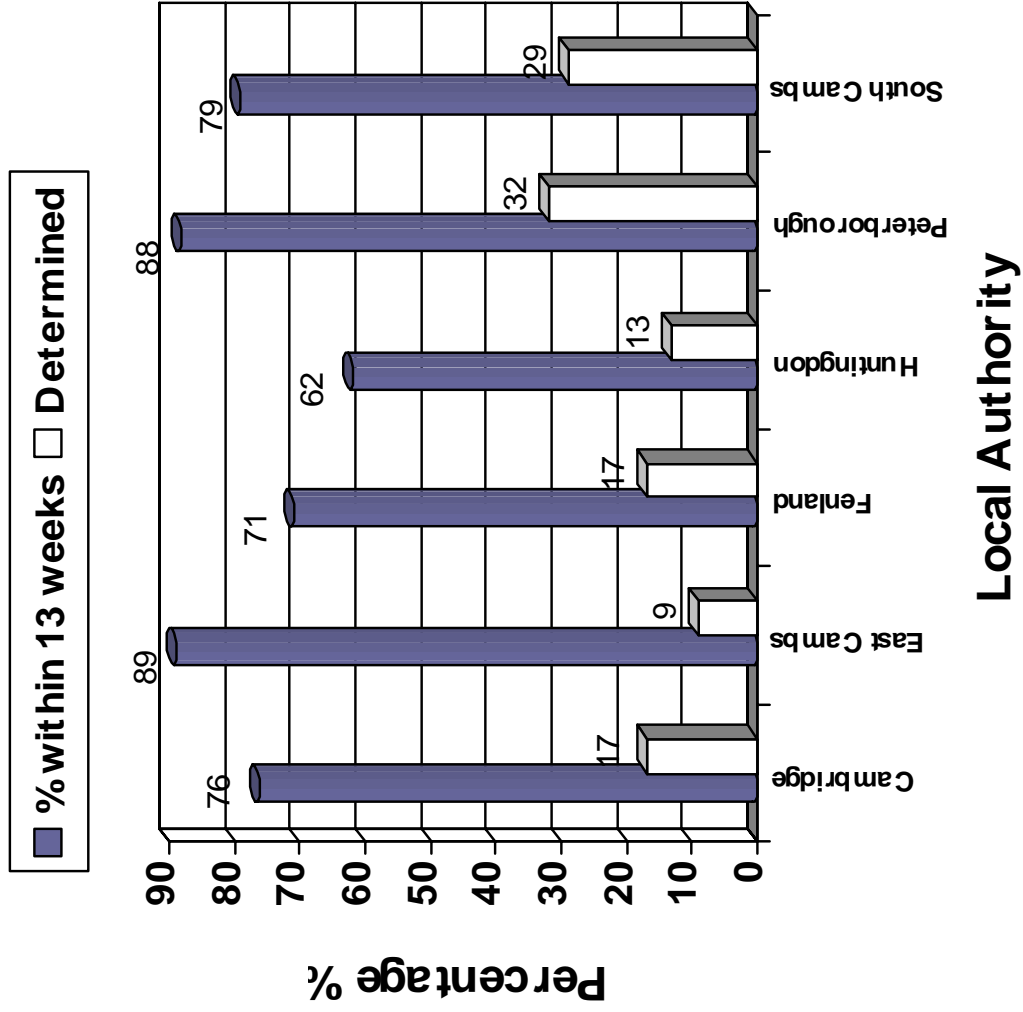
Planning Decisions for Quarter Jan – Mar 2006 - England – 81% within 8 weeks



Planning decisions by development type and speed of evaluation.
Major Decisions, year ending 31 March 2006
 (Govt target 60% within 13 weeks)



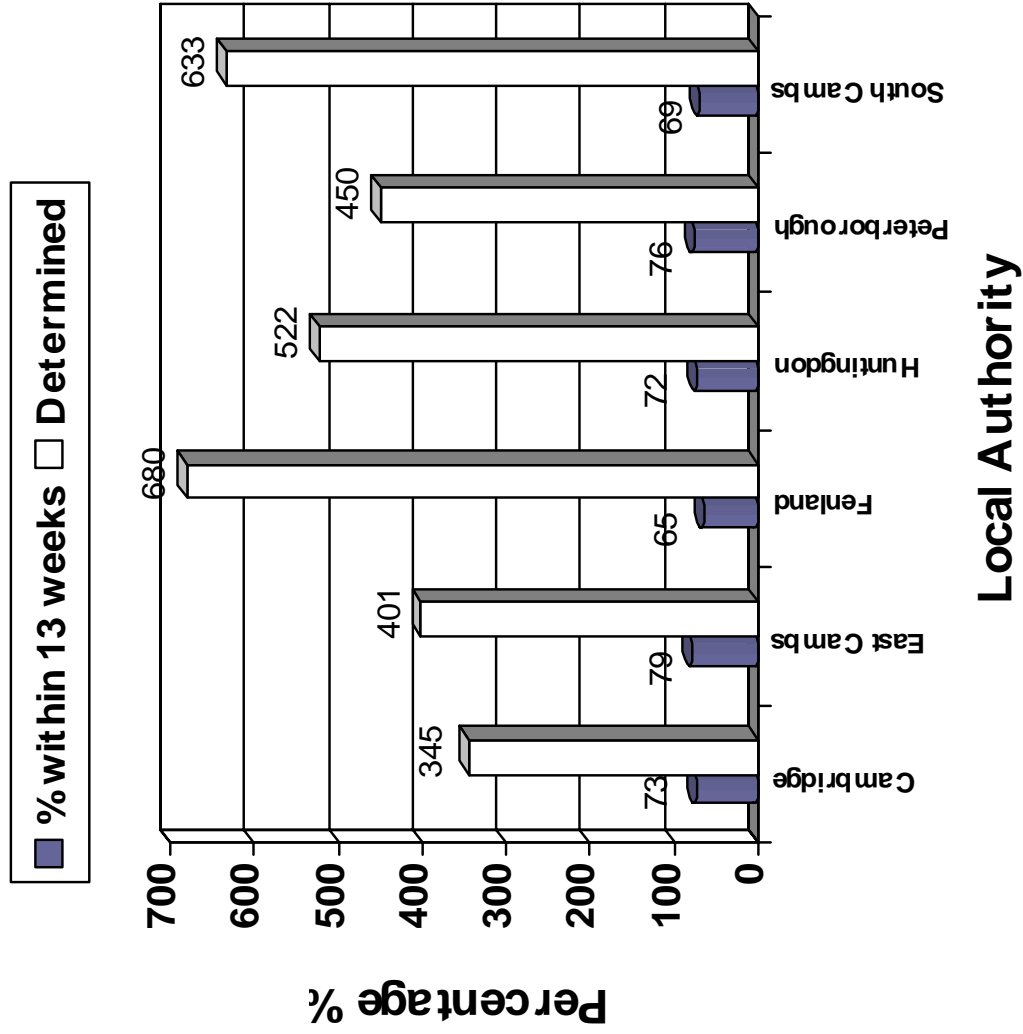
**Planning decisions by development type and speed of evaluation.
Major Decisions for Quarter, Jan – Mar 2006
(In England 68% were determined within 13 weeks)**



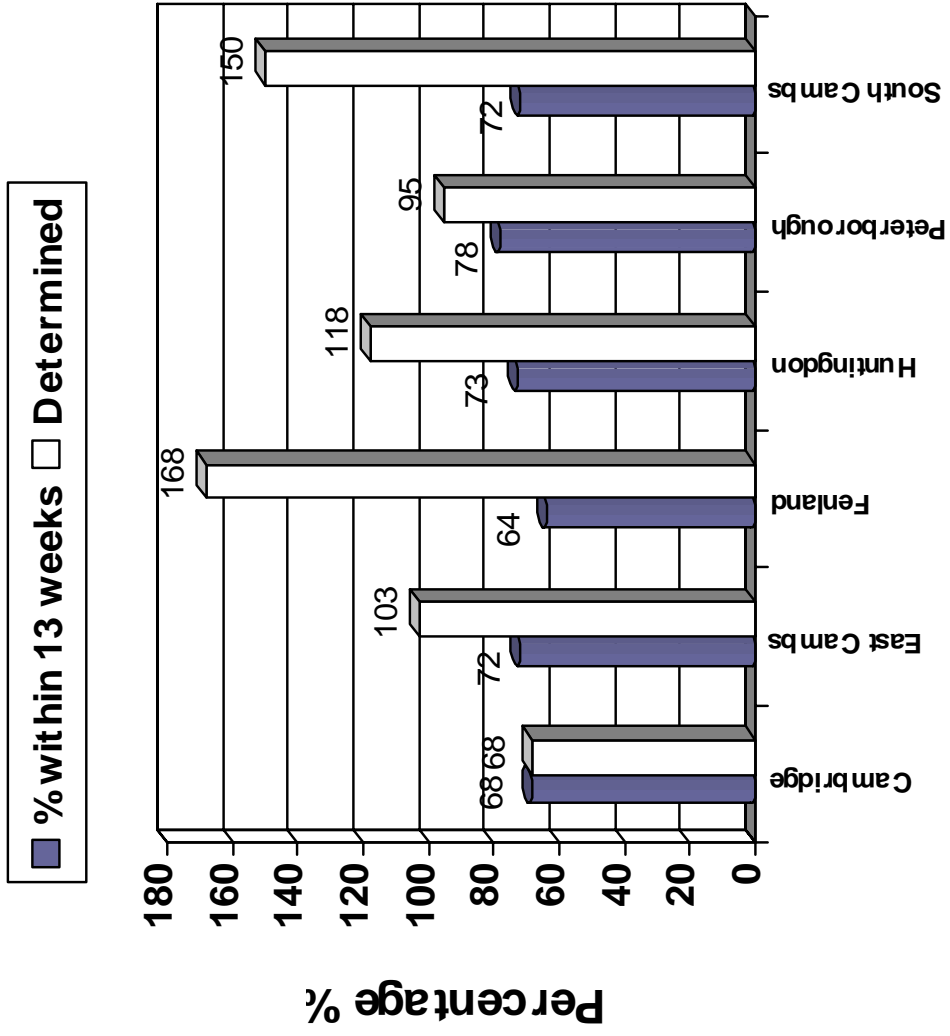
Planning decisions by development type and speed of evaluation.

Minor Decisions, year ending March 2006

(Govt target 65% within 8 weeks)

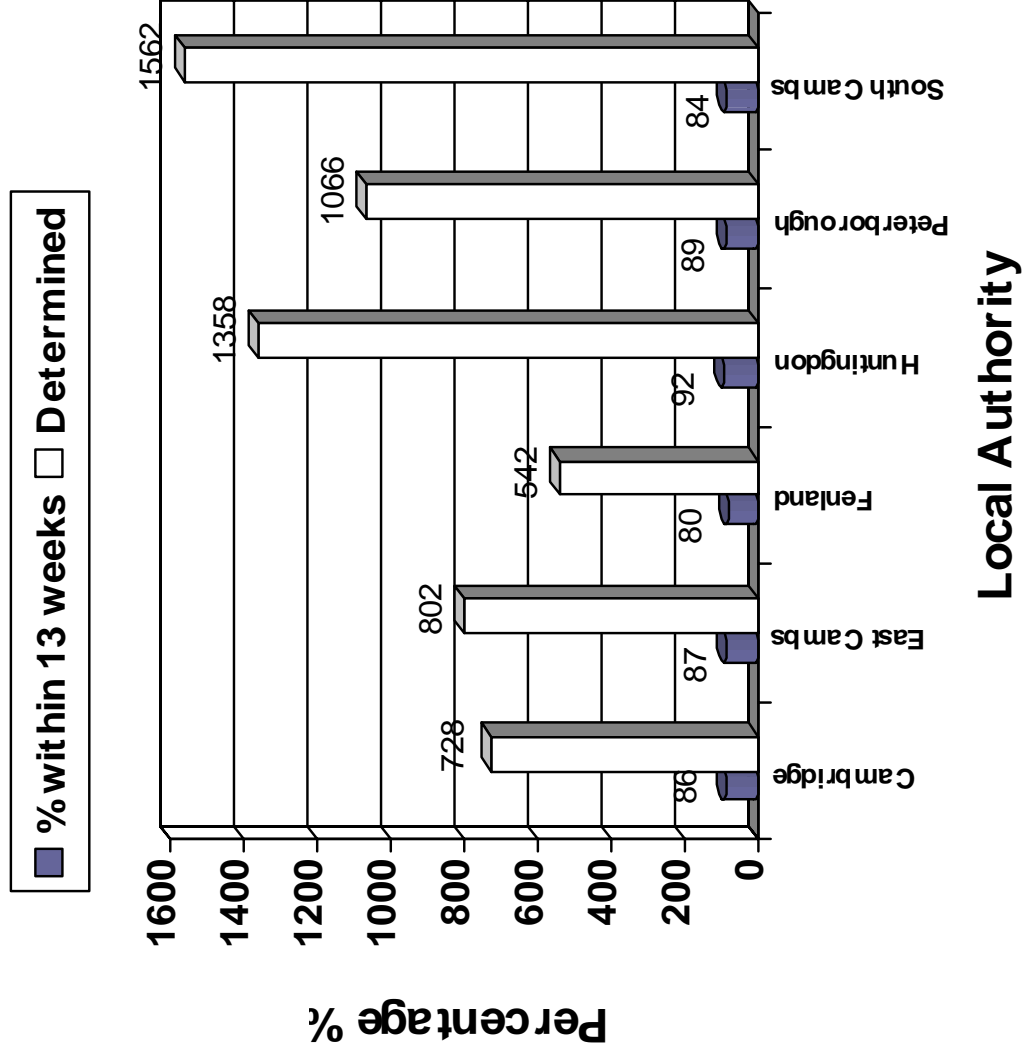


Planning decisions by development type and speed of evaluation.
Minor Decisions for Quarter, Jan – Mar 2006
 (In England 75% were determined within 8 weeks)

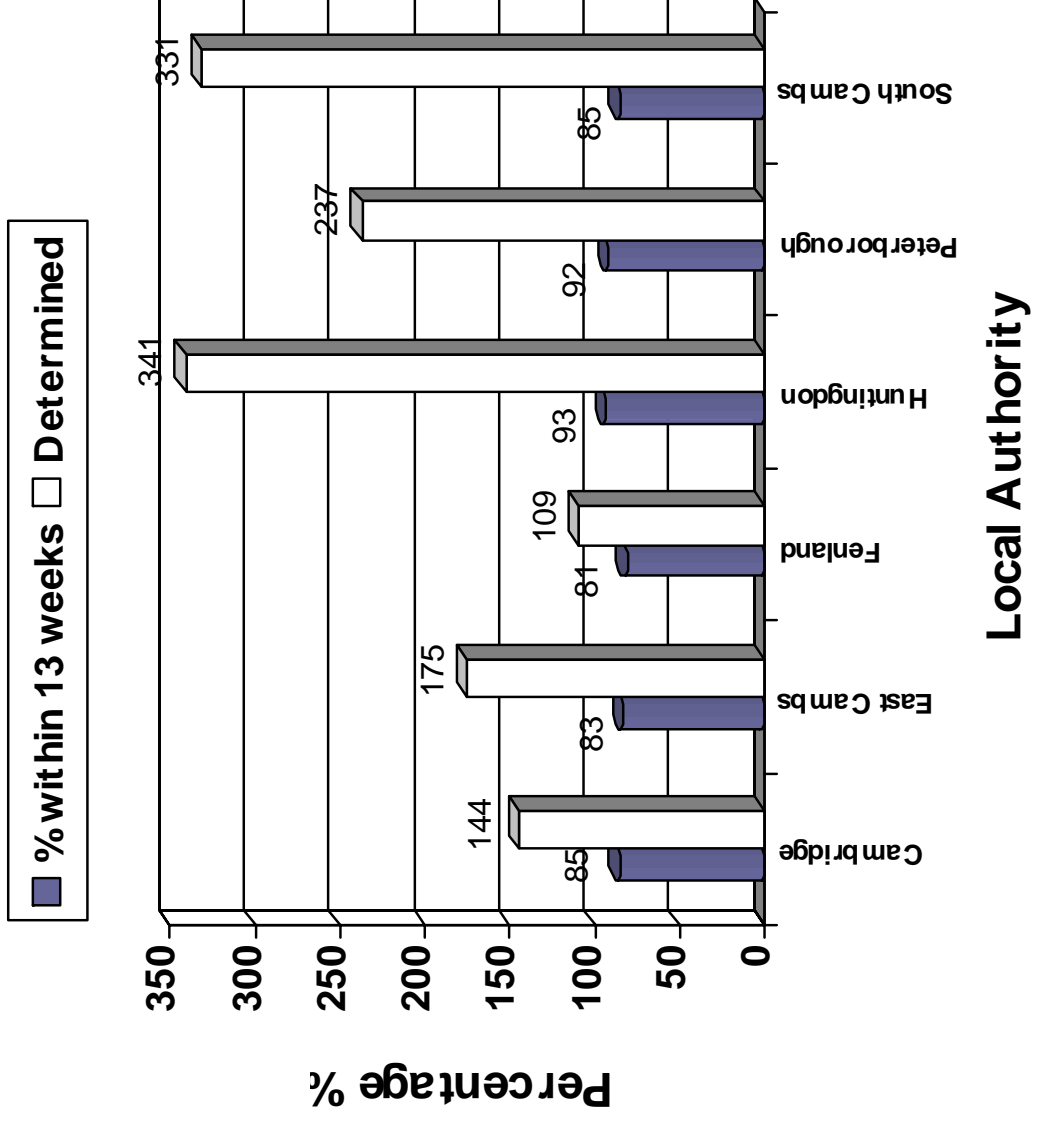


Local Authority

Planning decisions by development type and speed of evaluation.
Other Decisions, year ending 31 March 2006
 (Govt target 80% within 8 weeks)

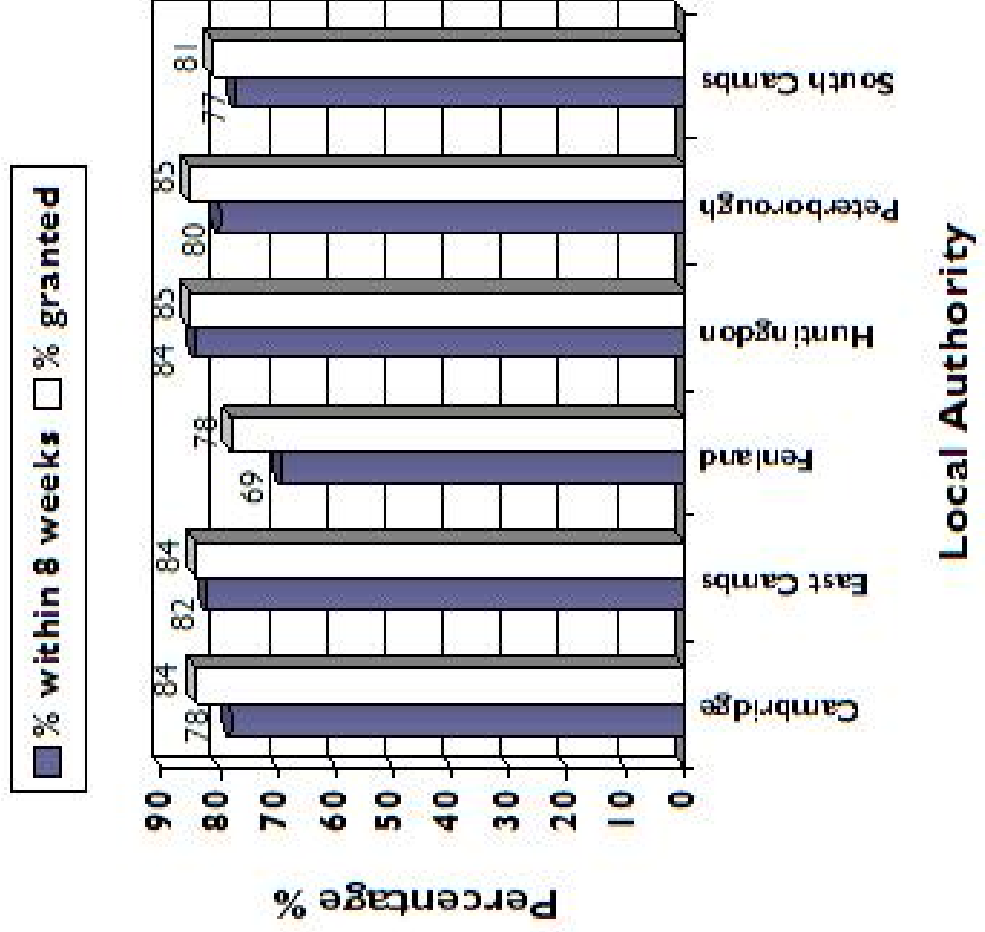
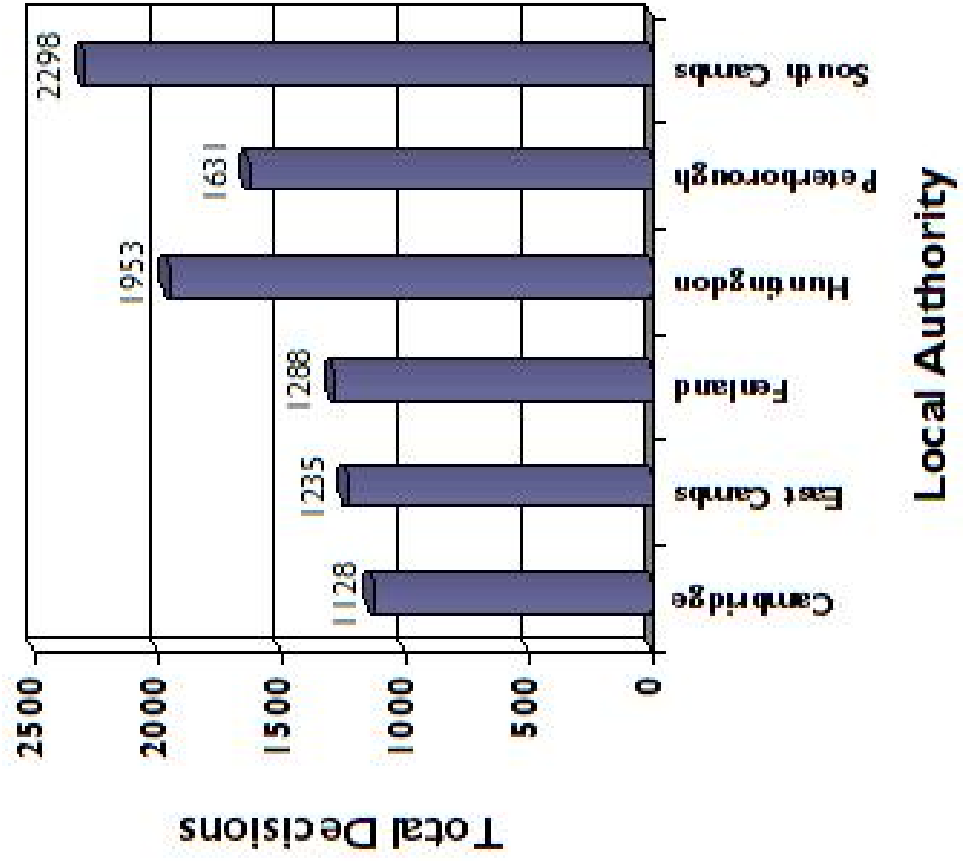
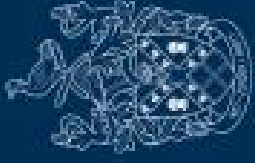


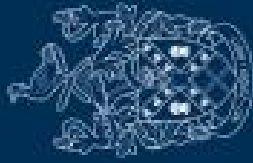
**Planning decisions by development type and speed of evaluation.
Other Decisions for Quarter, Jan - Mar 2006
(In England 87% were determined within 8 weeks)**



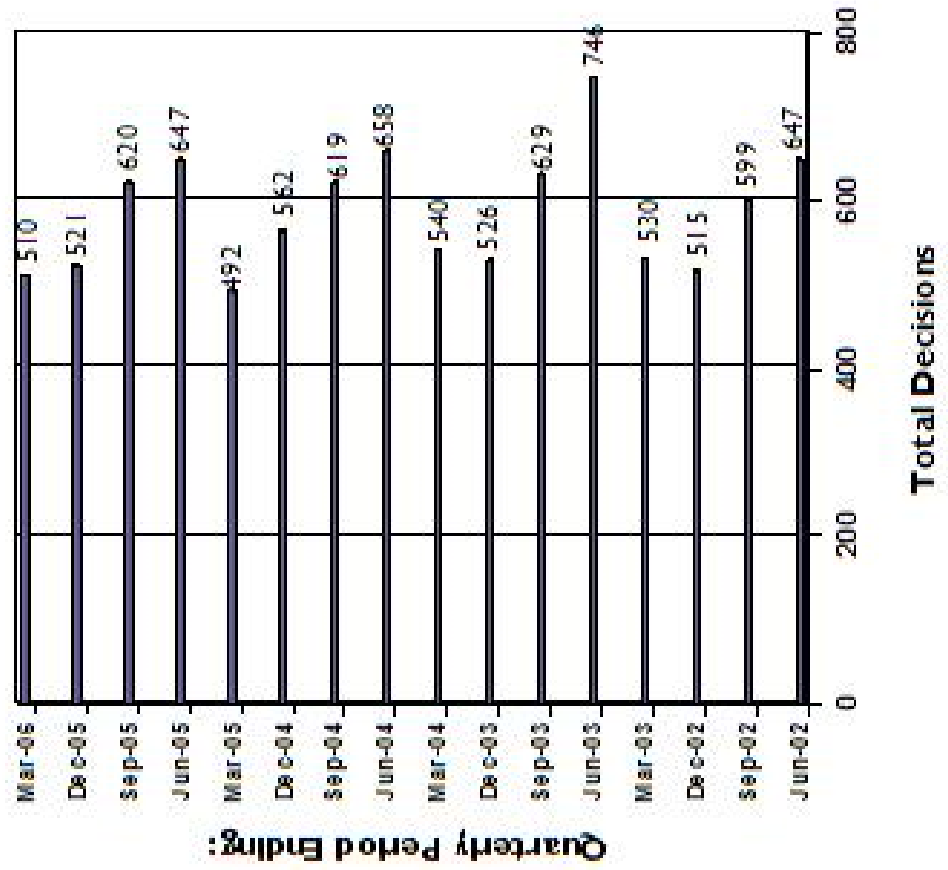
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Planning Decisions for the year ending 31 March 2006

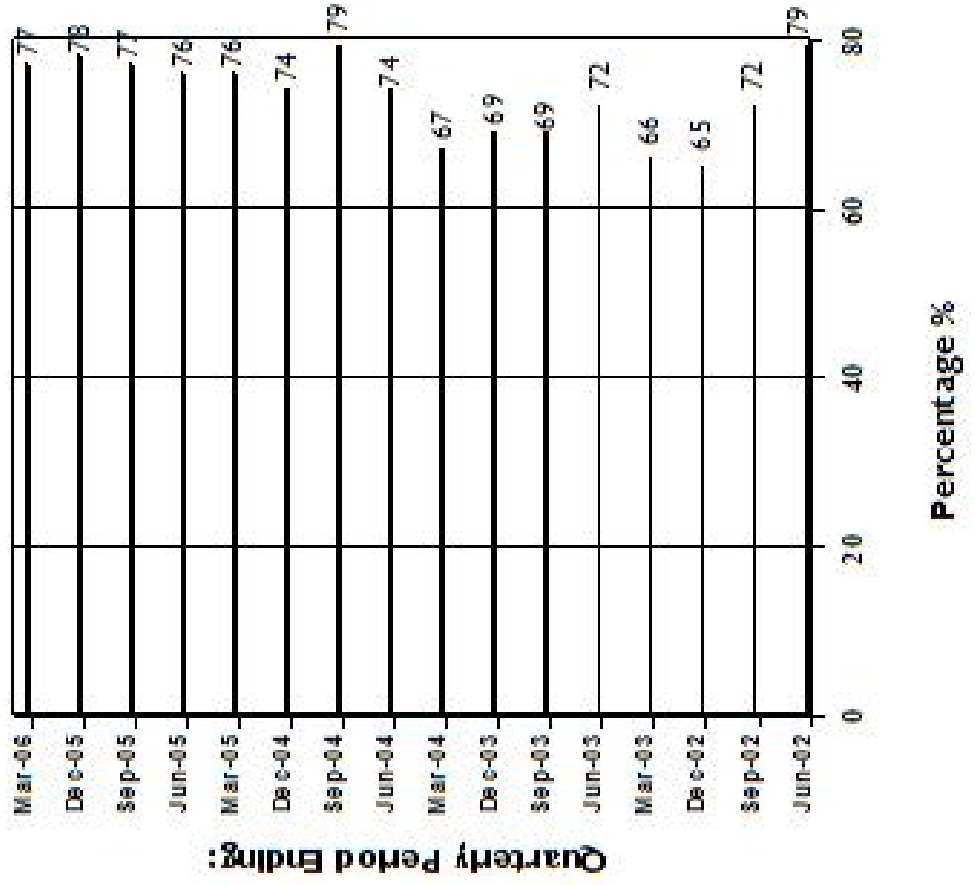




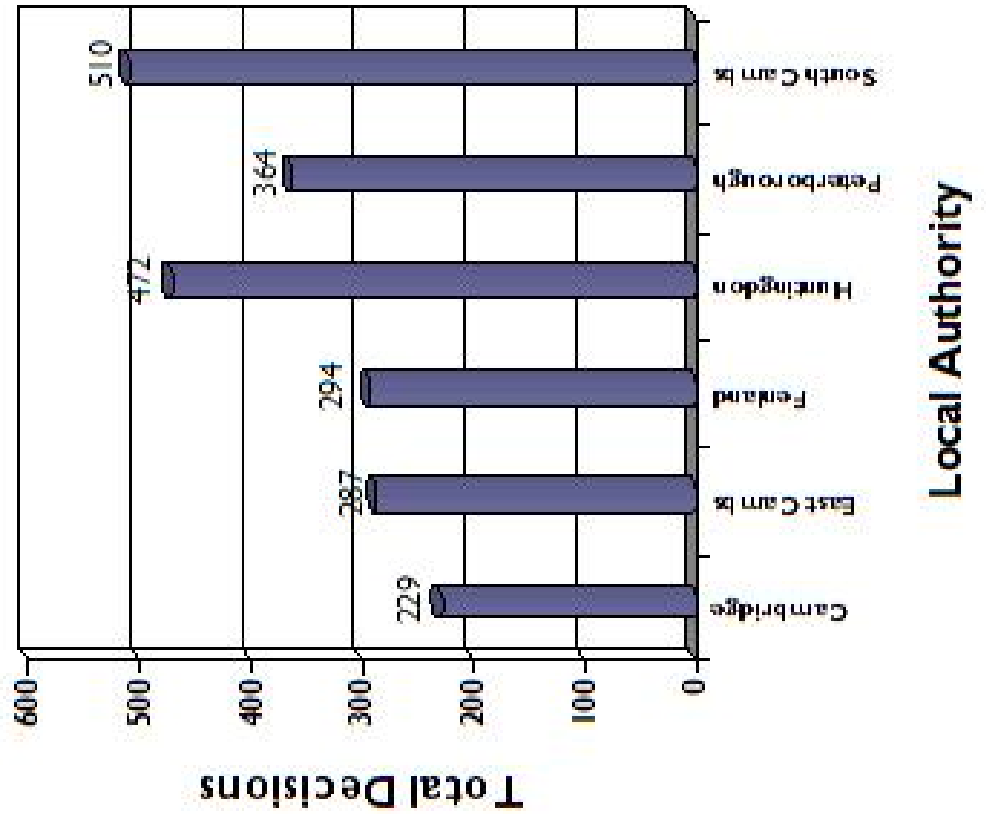
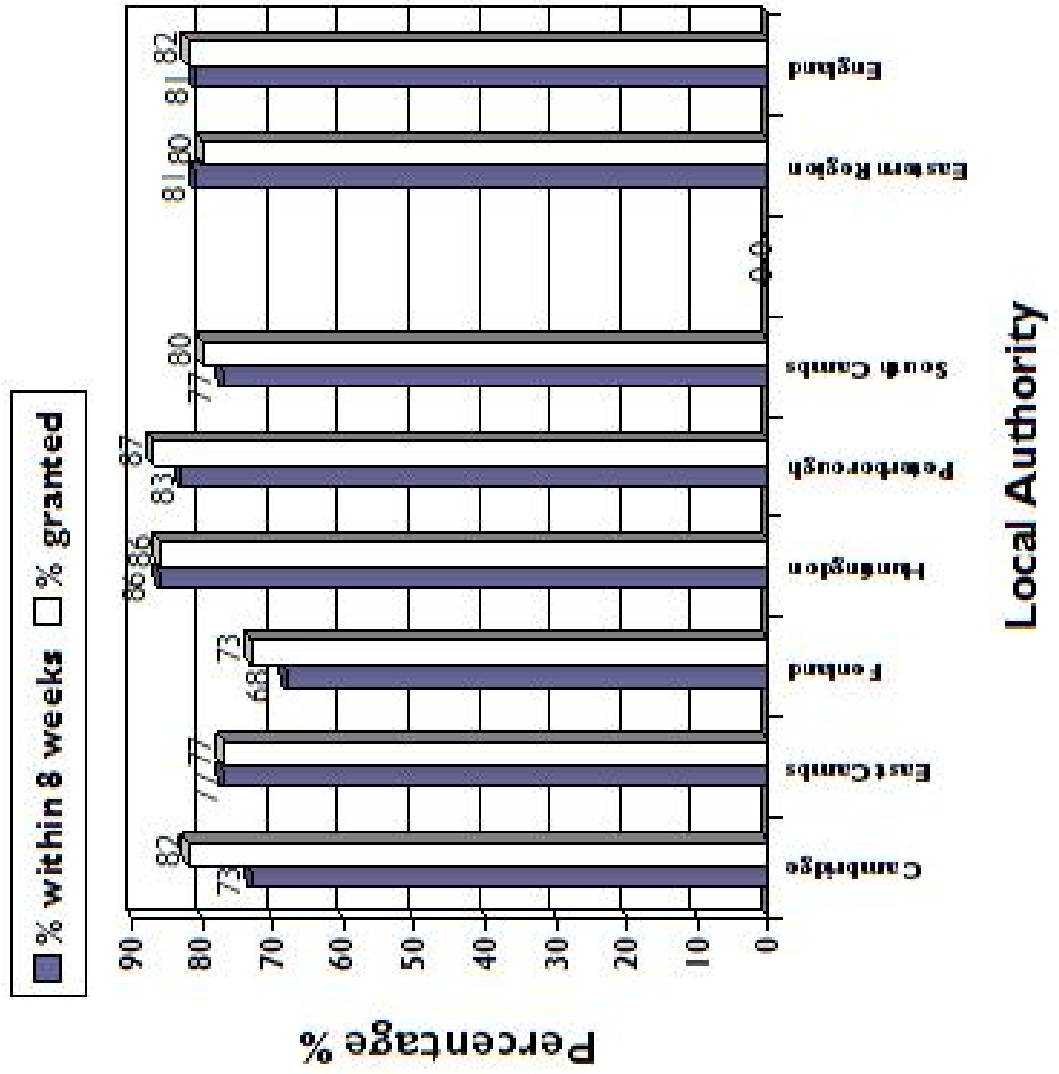
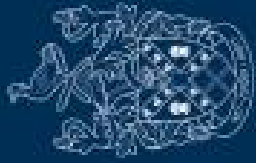
**Total Decisions issued
Quarterly by South Cambs**



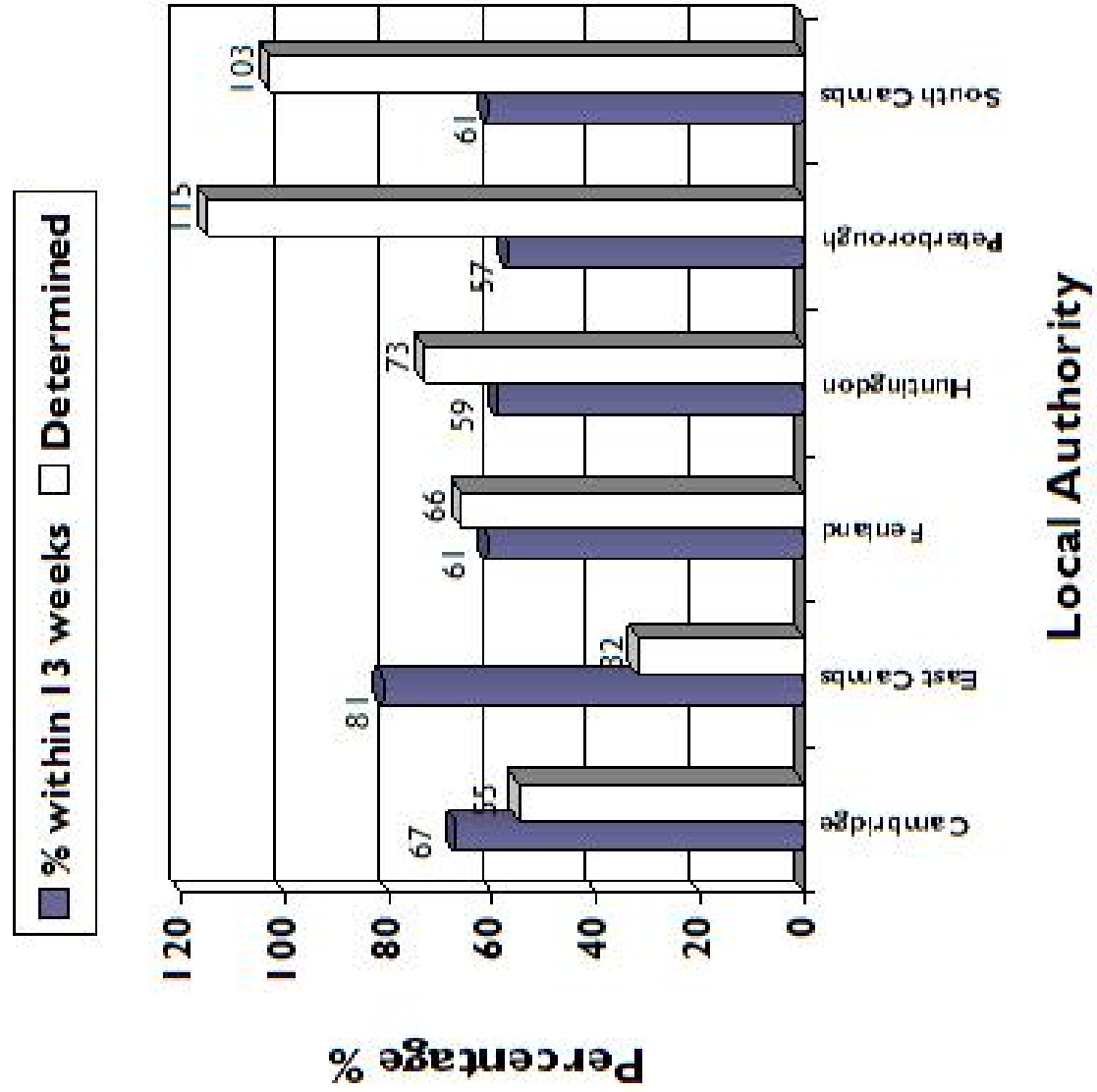
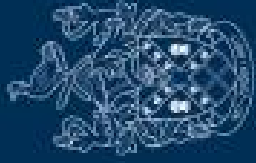
**% of all Applications
Determined Within 8 weeks**



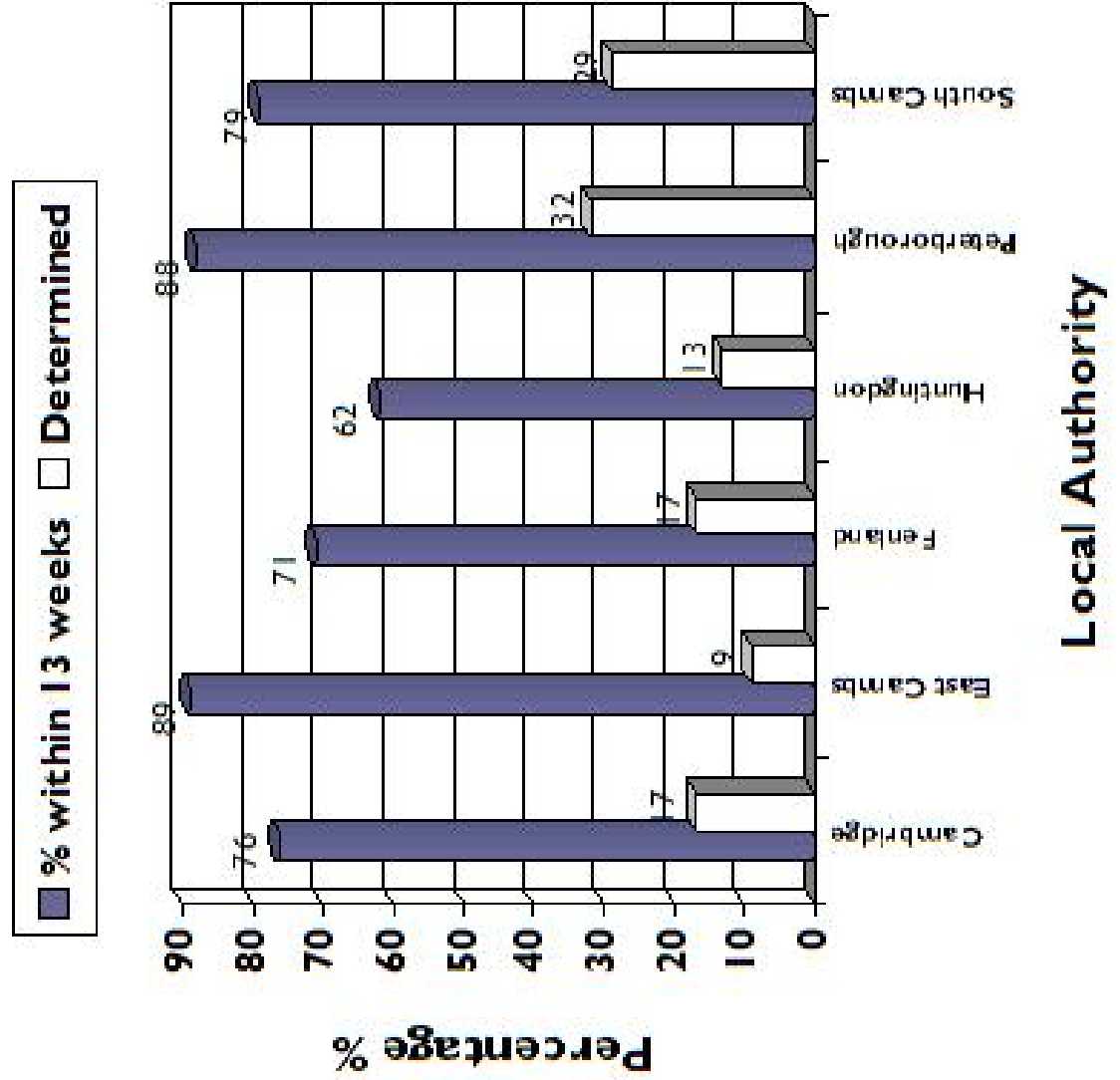
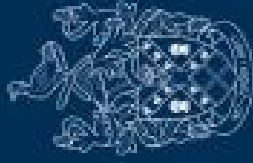
Planning Decisions for Quarter Jan – Mar 2006 - England – 81% within 8 weeks



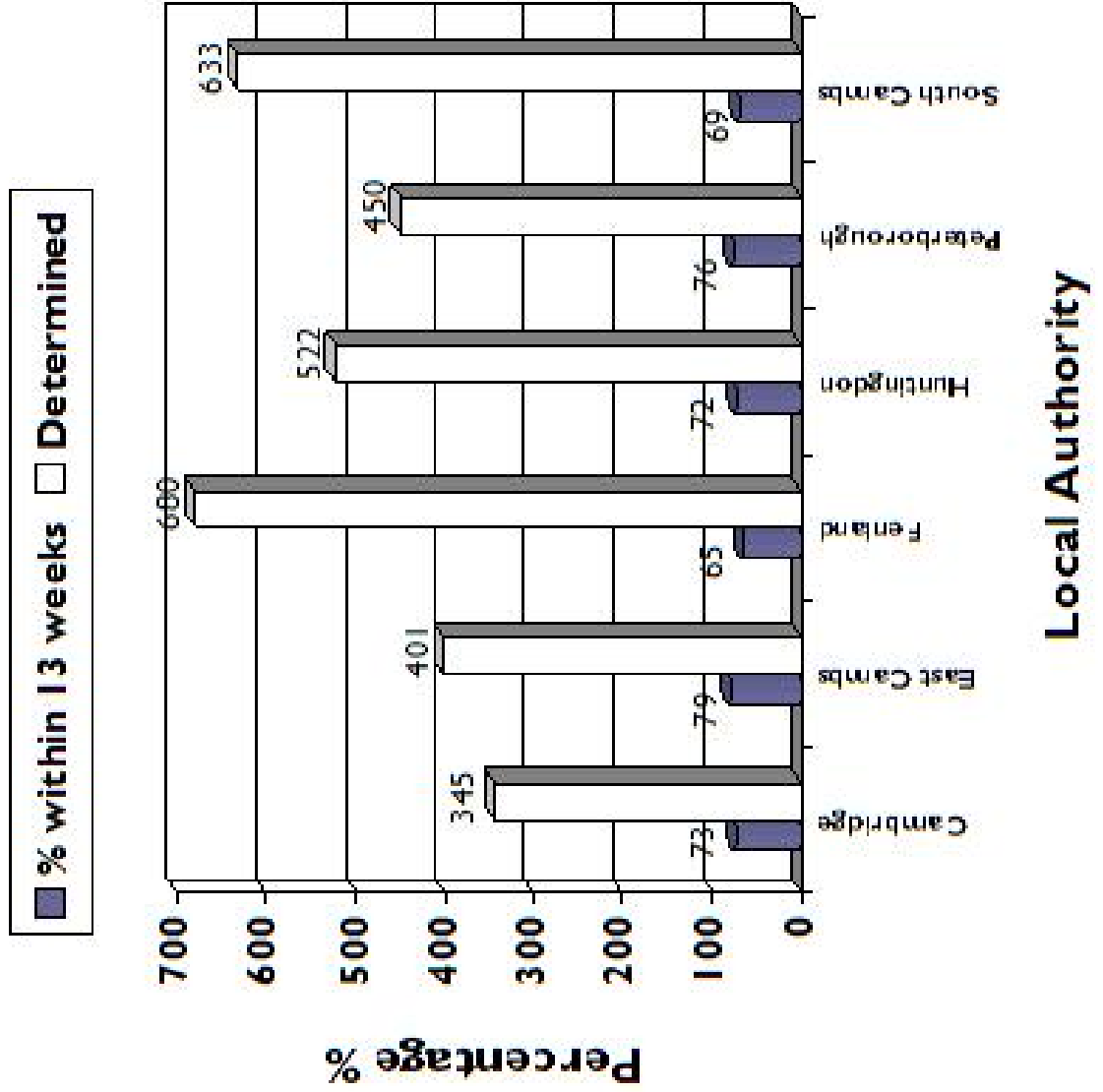
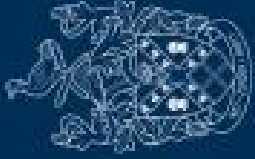
**Planning decisions by development type and speed of evaluation.
Major Decisions, year ending 31 March 2006
(Govt target 60% within 13 weeks)**



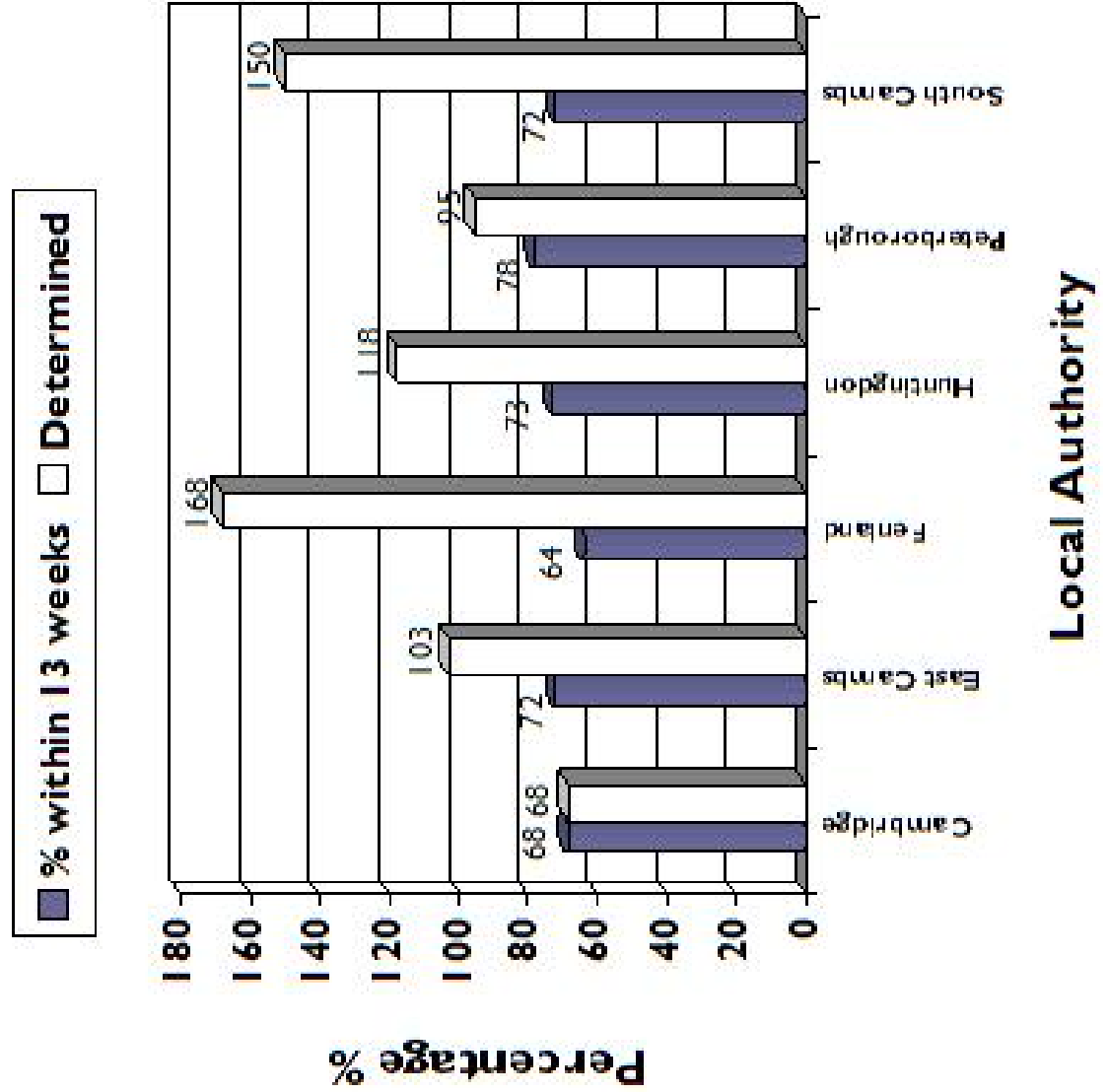
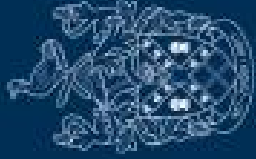
**Planning decisions by development type and speed of evaluation.
Major Decisions for Quarter, Jan – Mar 2006
(In England 68% were determined within 13 weeks)**



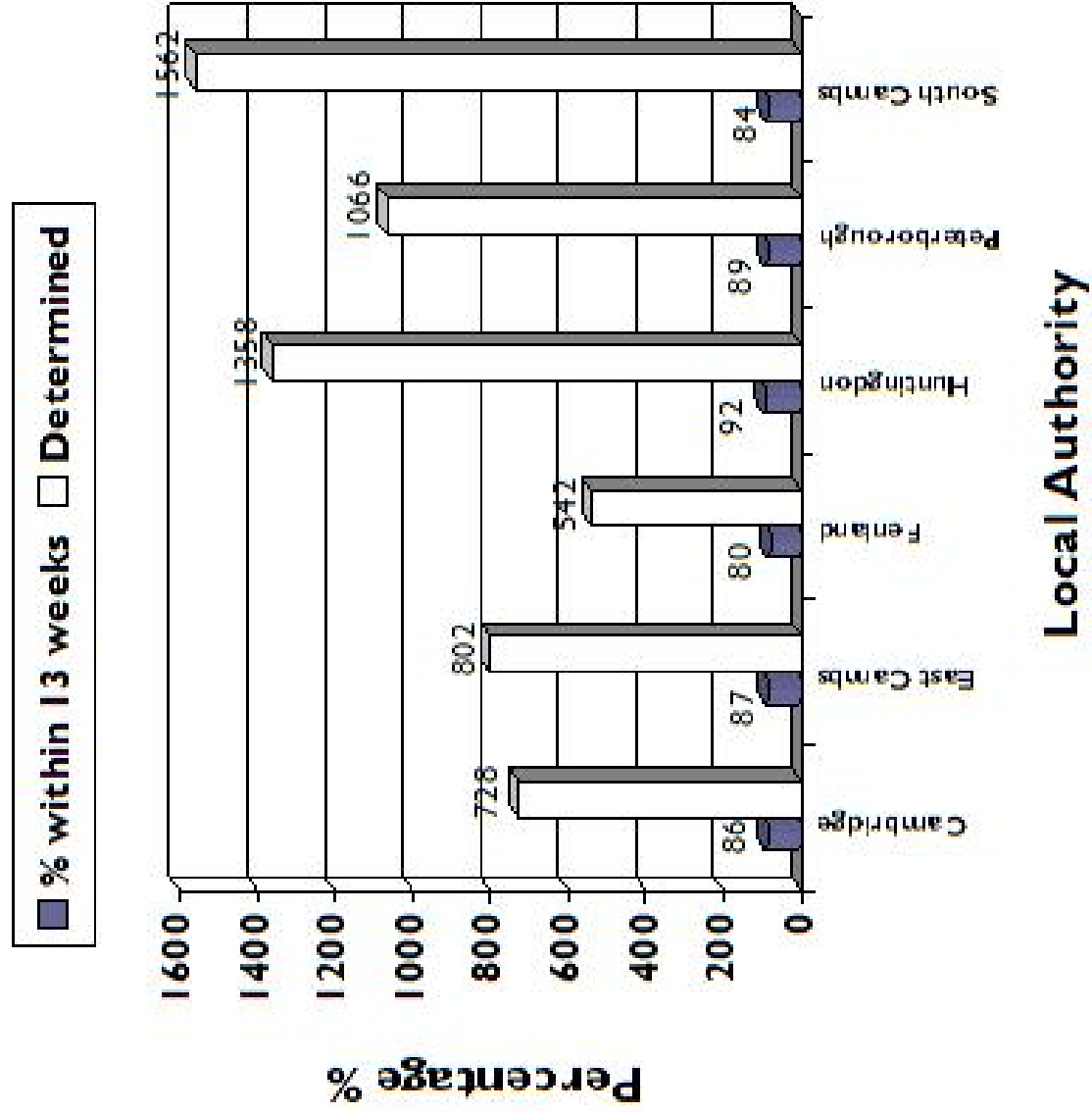
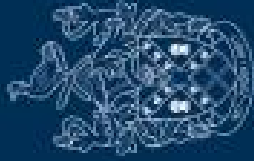
**Planning decisions by development type and speed of evaluation.
 Minor Decisions, year ending March 2006
 (Govt target 65% within 8 weeks)**



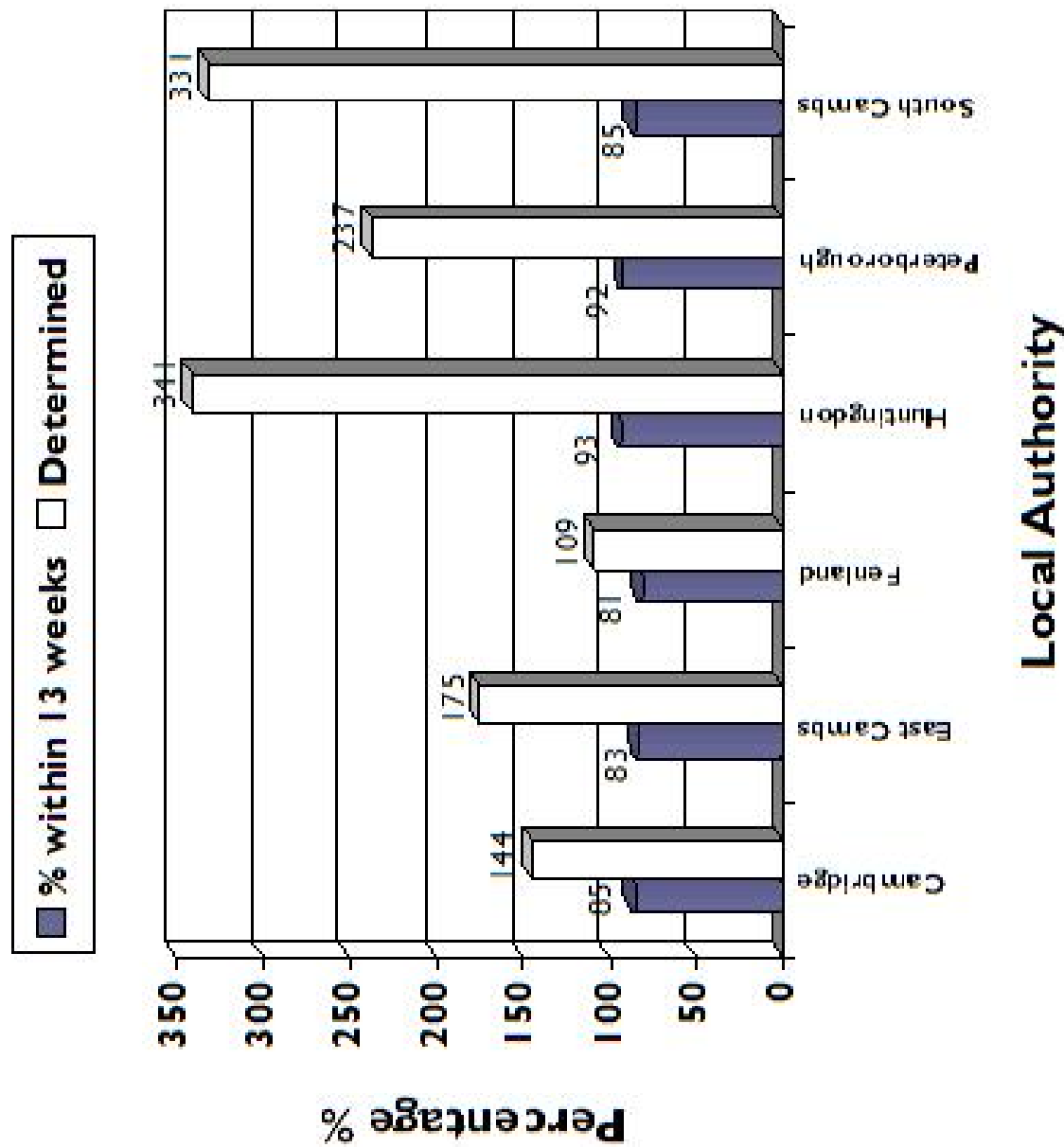
Planning decisions by development type and speed of evaluation.
Minor Decisions for Quarter, Jan – Mar 2006
 (In England 75% were determined within 8 weeks)



**Planning decisions by development type and speed of evaluation.
Other Decisions, year ending 31 March 2006
(Govt target 80% within 8 weeks)**



Planning decisions by development type and speed of evaluation.
Other Decisions for Quarter, Jan - Mar 2006
 (In England 87% were determined within 8 weeks)



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