

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 1 November 2006 at 10.00 a.m.

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

Councillors:	Dr DR Bard	RE Barrett
	JD Batchelor	Mrs PM Bear
	RF Bryant	Mrs PS Corney
	R Hall	Mrs SA Hatton
	Mrs CA Hunt	RB Martlew
	CR Nightingale	EJ Pateman
	A Riley	Mrs DP Roberts
	NJ Scarr	Mrs HM Smith
	Mrs DSK Spink MBE	JH Stewart
	RJ Turner	JF Williams

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Area Planning Officer), David Grech (Conservation Area and Design Officer), Gareth Jones (Head of Planning Services), Richard May (Democratic Services Manager), Andrew Moffat (Area Planning Officer), Rob Mungovan (Ecology Officer), Melissa Reynolds (Area Two Planning Officer), David Rush (Development Control Quality Manager), Ian Senior (Democratic Services Officer), Paul Sexton (Area Planning Officer), Pamela Thornton (Senior Planning Assistant) and Colin Tucker (Head of Legal Services)

Councillors AN Berent and Dr SEK van de Ven were in attendance, by invitation.

Apologies for absence were received from Councillors TD Bygott, Mrs A Elsby, Mrs JM Guest, Mrs CAED Murfitt and JA Quinlan.

### **CHAIRMAN'S ANNOUNCEMENTS**

Prior to commencement of the meeting, the Chairman :

1. reminded Members that South Cambridgeshire District Council had become the first Council in England to receive an Inspector's report finding the Core Strategy of its Local Development Framework to be sound. The Chairman, supported by the Planning and Economic Development Portfolio Holder and members of the Committee paid tribute to the effort made by planning policy officers in achieving this milestone.
2. congratulated those officers involved in securing the successful clearance of unlawful Traveller plots 1-17 at Pine View, Smithy Fen, Cottenham.
3. updated the Committee on the likely timetable for finalising mandatory planning training for Members, courtesy of the Planning Advisory Service.
4. announced a new procedure, in those cases where Members wished to overturn an officer's recommendation, for identifying and clarifying Members' reasons for doing so, and for voting to approve such reasons.
5. indicated that, in future, reports would highlight why they were being brought to

Committee.

6. invited Members to consider whether or not site visits and the meeting should take place on the same day (should the agenda be short enough) in the interests of cutting costs.
7. drew Members' attention to a more structured method of declaring personal and personal and prejudicial interests, the aim being to clarify the nature of such declarations for members of the Press and public present, and the precise wording for the purposes of the Minutes.

**1. GENERAL DECLARATION OF INTEREST**

Councillor SGM Kindersley declared a personal interest as a Cambridgeshire County Councillor with regard to all those items on the agenda involving input from that Authority.

**2. MINUTES OF PREVIOUS MEETING**

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 4<sup>th</sup> October 2006.

**3. S/0450/06/F - MELDRETH (REAR OF COMMUNAL ROOM, ADJ 23 ELIN WAY)**

Prior to considering this item, Members attended a site visit on 30<sup>th</sup> October 2006. The Committee **REFUSED** the application, contrary to the recommendation in the report from the Head of Planning Services. Members agreed the grounds for refusal as being

- the height of the garages
- their proximity to the boundary with no. 7 The Grange
- absence of space for screening along the boundary with no. 7 The Grange
- the garages' overbearing nature
- the adverse effect on the neighbours' amenities

Councillor Mrs DP Roberts declared a personal and prejudicial interest as Housing Portfolio Holder, withdrew from the Chamber, took no part in the debate and did not vote.

Councillor R Hall did not vote.

**4. S/1662/06/F – SHEPRETH (LAND ADJACENT 20 ANGLE LANE, SHEPRETH)**

The Committee **APPROVED** the application for the reasons set out in the report from the Head of Planning Services, subject to the Conditions referred to therein.

Councillor Dr S van de Ven (the local Member but not a member of the Committee) declared a personal and prejudicial interest because of her friendship with a resident of Angle Lane, Shepreth (though not a direct neighbour of the applicants), withdrew from the Chamber, took no part in the debate and did not vote.

**5. S/1551/06/O – HISTON (39 HOME CLOSE)**

The Committee **APPROVED** the application, as amended in writing on 18<sup>th</sup> October 2006, for the reasons set out in the report from the Head of Planning Services, subject to the Conditions referred to therein.

**6. S/1752/06/F – FOWLMERE (30 PIPERS CLOSE)**

The Committee **APPROVED** the application for the reasons set out in the report from the

Head of Planning Services, subject to the Conditions referred to therein, and to an additional Condition that the occupation of the extension remains at all times ancillary to the existing dwelling.

Councillor Mrs DP Roberts declared a personal interest as a member of Fowlmere Parish Council, but was now considering the application afresh.

**7. S/2423/05/F - STAPLEFORD (12 PRIAMS WAY)**

Prior to considering this item, Members attended a site visit on 30<sup>th</sup> October 2006. The Committee **REFUSED** the amendment, contrary to the recommendation in the report from the Head of Planning Services. Members agreed the grounds for refusal as being

- the depth of the extension and its proximity to neighbouring properties
- the additional eaves height resulting in an unduly overbearing extension and a significant loss of light to the occupiers of numbers 10 and 14 Priams Way.

Accordingly, the proposal did not accord with Policy HG12 of the South Cambridgeshire Local Plan 2004.

The Committee **APPROVED** the issue and service of an Enforcement Notice, with a one month compliance period.

Members requested that Building Control officers assess the drains that had been installed and the damp proof course level in relation to site levels.

**8. S/0559/06/O – WILLINGHAM (LAND REAR OF 2 SHORT LANE AND ADJACENT 23 LONG LANE)**

The Committee **APPROVED** the application for the reasons set out in the report from the Head of Planning Services, subject to the Conditions referred to in the report.

**9. S/0375/06/F – WILLINGHAM (PLOT 2, LONGACRES, THE PADDOCKS, MEADOW ROAD)**

The Committee **APPROVED** the application for a temporary period of three years, subject to safeguarding Conditions.

**10. S/0402/06/F – WILLINGHAM (PLOT 5 MEADOW ROAD)**

The Committee **APPROVED** the application for a temporary period of three years, subject to safeguarding Conditions.

**11. S/6364/06/F – CAMBOURNE (49 BROAD STREET, GREAT CAMBOURNE)**

The Committee **REFUSED** the application, contrary to the recommendation in the report from the Head of Planning Services. Members agreed the grounds for refusal as being that the proposal was not in accordance with the Masterplan and Design Guide policies of the South Cambridgeshire Local Plan 2004.

The Committee **APPROVED** the issue and service of an Enforcement Notice with the extent of the compliance period being delegated to the Head of Planning Services.

**12. S/1371/92/O – CAMBOURNE (SUBMISSION OF MASTERPLAN REVISION 30)**

The Committee **APPROVED** Masterplan Revision 30.

**12 (a) Upper Cambourne allotments and village green car park development briefing document**

The Committee **APPROVED** the Upper Cambourne Allotments and Village Green Car Park Briefing Plan as part of the Cambourne Design Guide.

**13. S/1772/06/F - FULBOURN (24 GEOFFREY BISHOP AVENUE)**

The Committee **APPROVED** the application for the reasons set out in the report from the Head of Planning Services, subject to the Conditions referred to therein.

**14. KEY ACTIONS FOLLOWING RECEIPT OF THE MAJORS' AND CPA AUDIT REPORTS**

The Committee **ENDORSED** the conclusions set out in paragraph 11 of the report from the Head of Planning Services, and **RECOMMENDED** that Cabinet adopt them as an Action Plan in response to the findings of the Audit Commission's Environment Inspection in July 2006 and the investigation carried out by the Department for Communities and Local Government (formerly the Office of the Deputy Prime Minister).

As Monitoring Officer, the Head of Legal Services was anxious to see clear target dates for the achievement of each part of the Action Plan and to ensure that the Committee received regular performance management reports.

Councillor Mrs DSK Spink paid tribute to the manner in which officers had addressed the concerns raised by the Audit Commission and DCLG.

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

The Committee noted a report on Appeals against planning applications and enforcement action.

**16. APPEAL STATISTICS - 1 JULY 2006 TO 30 SEPTEMBER 2006**

The Committee noted that an information report and set of graphs on Appeal statistics had been published on the Council's website.

The Head of Planning Services highlighted the Council's performance as being better than the national average.

**17. PERFORMANCE CRITERIA**

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

The Development Control Quality Manager highlighted one aspect of the report, namely that, in the year ending June 2004, South Cambridgeshire District Council had determined 32% of major applications within 13 weeks. This figure had increased to 40% in the year ending June 2005. In the year ending June 2006, 72% of major applications were determined in fewer than 13 weeks. The Council had therefore achieved its Best Value Performance Indicator.

**18. TO RECEIVE THE MINUTES OF THE PLANNING SUB-COMMITTEE MEETINGS HELD ON 4TH AUGUST 2006 AND 8TH SEPTEMBER 2006**

The Committee noted that the Minutes of the Planning Sub-Committee meetings held on 4<sup>th</sup> August 2006 and 8<sup>th</sup> September 2006 had been published on the Council's website, and received them for information.

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**The Meeting ended at 1.00 p.m.**

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25<sup>th</sup> September 2006

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Mr Paul Derry  
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Dear Sir,

**LONG LANE, WILLINGHAM, SOUTH CAMBRIDGESHIRE  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 HIGHWAY SAFETY APPRAISAL**

I refer to your email dated 25<sup>th</sup> September 2006 requesting comments on Morris and Partners response to the Highway Safety Appraisal report produced in June 2006.

As requested, I would confirm that I have no objections on the principle of the proposed access arrangements as highlighted on the sketch referenced VC.164.2.

I would recommend that the proposals are the subject of formal Stage 1, 2 and 3 Road Safety Audits on detailed drawings as opposed to the submitted architects drawing.

I would also confirm that a similar response has been sent to Hugh Reynolds from Morris and Partners.

Should you wish to discuss this matter further, please do not hesitate to contact me.

Yours faithfully  
 For and on behalf of Atkins Consultants Limited

*Peter Affolter*

Peter Affolter  
 Principal Road Safety Engineer

CC: Rachel Forkin

Len

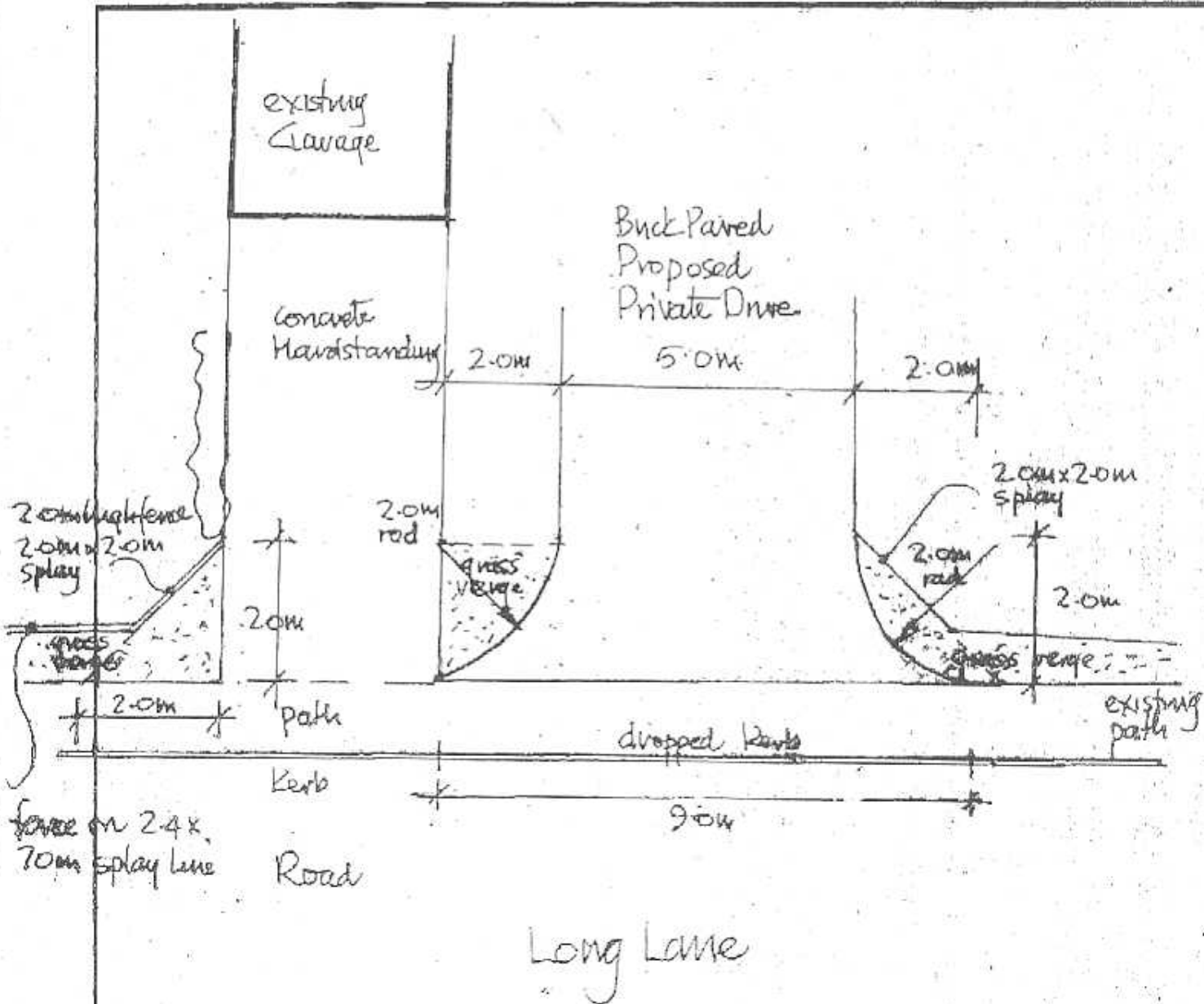
NOTES: Work: Realign of 2 Short Lane

Client: R. J. Laffling Esq

Reference No.: VC.1642 Willingham

Date: Aug 2006 Sheet No: ONE

Description of notes: 1/100 Road Entry Detail S/0559/06/0





LONG LANE, WILLINGHAM, SOUTH CAMBRIDGESHIRE

PROPOSED RESIDENTIAL DEVELOPMENT

HIGHWAY SAFETY APPRAISAL

**1.0 INTRODUCTION**

This report has been produced as a result of a highway safety appraisal carried out at the request of the Initiating Group, Atkins Highways and Transportation based at the Cambridge Office.

The appraisal considered the access arrangement associated with a proposed residential development on land adjacent to number 23 Long Lane (and to the rear of number 2 Short Lane) in Willingham, South Cambridgeshire.

The proposals will involve the removal of old dilapidated greenhouses on the site and the erection of five dwellings, two three-bed semi detached dwellings and three four-bed detached dwellings.

This planning application is in outline form and this highway safety appraisal is only concerned with the proposed access arrangement from the development to Long Lane.

The report has been prepared for submission directly to the Cambridge Office of Atkins Highways and Transportation in Cambridge.

The Appraisal Team membership was as follows:

- Peter Affolter – BSc MIHT - Principal Road Safety Engineer, and
- Samantha Hughes – BSc (Hons) MIHT - Assistant Road Safety Engineer.

A site inspection was undertaken during the morning of Tuesday 13<sup>th</sup> June 2006 to view the site of the proposed development and determine if there are any physical restrictions that may prevent the design of a safe access arrangement onto Long Lane.

At the time of the site inspection the weather was fine, sunny, dry and very warm. The road surface was dry.

## 2.0 ACCIDENT RECORD

An assessment of the accident record in the vicinity of the area of Long Lane, Short Lane and Church Street in Willingham has been undertaken for the latest 5-year period January 2001 to December 2005. This revealed two recorded slight injury accidents.

- The first accident occurred at the junction of Church Street with Long Lane on Thursday the 5<sup>th</sup> February 2004 at 1200 hours. The weather was fine and the road surface wet/damp.

Vehicle 2 was turning right into Long Lane from Church Street and was hit from behind by vehicle 1, (driver failed to stop).

- The second accident occurred at the junction of Green Street and Church Street on Monday the 22<sup>nd</sup> August 2005 at 1803 hours. The weather was raining and windy and the road surface wet.

A female driver of vehicle 1 was turning left from Green Street lost control and left the carriageway to the offside striking a telegraph pole near the library, the driver and passenger fled from the scene.

## 3.0 SITE OBSERVATIONS

The site of the proposed development is currently overgrown garden land and was previously in horticultural use. There is an existing hard standing and a garage (for number 2 Short Lane) located adjacent (just north) of the proposed 5.0 metre wide private drive to the residential development.

Long Lane is a one-way street running from north to south and Short Street is a one-way street running east to west. The width of Long Lane varies between Church Street and Berrycroft and is approximately 4.0 metres wide opposite the location of the proposed private drive. There is a narrow footway on both sides of Long Lane approximately 1.0 metres wide.

At the time of the site inspection there were three vehicles parked on the west side of Long Lane, one of which was a BT transit van parked opposite the location of the proposed private drive. Any vehicle parked opposite the proposed private drive would make it difficult for a vehicle to access/egress the development in one manoeuvre and may even result in overrun of the footway.

The site inspection occurred near mid-day and traffic flow was very light. However, there were a few mothers with their children who used the footway on the east side of Long Lane.

There is a high close boarded fence located at the back of a narrow verge adjacent to the back of the footway (either side of the hard standing and existing garage mentioned above) which runs in a northerly direction to a dwarf wall adjacent to property number 2 Short Street and in a southerly direction to the access to number 23 Long Lane. (See Image 1 below).

The visibility to the left from the proposed private drive is currently restricted with the close boarded fence (most of which will be removed with the new drive) and thick vegetation adjacent to access to the garage for number 23 Long Lane. (See Image 3 below).



Image 3 - Looking south from existing hard standing at close boarded fence and vegetation

#### 4.0 PROPOSED ACCESS PROPOSALS

The access proposals (produced by Architects Morris and Partners) involve providing a 5.0 metre wide private drive (located adjacent to the existing hard standing and garage to number 2 Short Street) including a common turning area at the end of the drive. This facility is to be provided prior to the occupation of any of the dwellings.

The application drawing shows two 2.0 metre by 2.0 metre splays from the private drive to the back of verge and a visibility splay of 2.4 metres by 70.0 metres to the north of the site (Long Lane is a one-way street running from north to south).

## 5.0 CONCLUSIONS

Although the architects drawing indicates a visibility splay of 2.4 metres by 70.0 metres to the right it is not clear if all the existing close boarded fence and vegetation is to be removed. Also, the existing hard standing is within the visibility splay where a vehicle could park completely obstructing the visibility to the right.

There is also concern of what visibility is to be provided to the left as it is not clear what is proposed with the remaining close boarded fence and vegetation as shown in image 3.

## 6.0 RECOMMENDATION

Before approval is granted to this planning application it is recommended that additional information is provided to satisfy the concerns listed below:-

- Additional information is required to ensure that the visibility splay of 2.4 metres by 70.0 metres to the right is clear of any obstructions including the removal of all vegetation (to reduce the risk of vegetation growth causing an obstruction).
- Additional information is required to ensure visibility to the left is sufficient to ensure a driver from the private drive can observe pedestrians walking in the footway before pulling out onto Long Lane.
- Ensure that vehicles can complete the left-turn in and left-turn out manoeuvres to/from the private drive without overrun of the footway outside of the 2.0 metre by 2.0 metre splays.

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

10<sup>th</sup> May 2006

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S/0559/06/O - WILLINGHAM

**Proposed Residential Development at Land Rear of 2 Short Lane and Adjacent  
23 Long Lane For Mr RJ and Mrs JL Laffling**

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

**Site and Proposal**

1. This application, received on 21<sup>st</sup> March 2006, proposes the erection of five dwellings on a 0.15 hectare site to the rear of 2 Short Lane at a density of 33/ha. The application is in outline form, with only the proposed access being determined at this time. The siting, design of the dwellings and landscaping are to be agreed at a later date.
2. The proposals are for the removal of old and dilapidated greenhouses on the site and the erection of two three-bed semi detached dwellings (93 sq m each), and three four-bed detached dwellings (112 sq m each). The density equates to 33.3 dph.
3. Long Lane is characterised by a mixture of bungalows and two-storey dwellings along the lane frontage, many having long rear gardens, with greenhouses and other outbuildings located to the rear.
4. The site is currently overgrown garden land, and was previously in horticultural use. The site lies within the village settlement limit, and contains no specific Local Plan designations.

**Planning History**

5. **S/0824/80/O**- Planning permission was refused for residential development on the site by Decision Notice dated 12<sup>th</sup> July 1982. The three reasons for refusal stated the following:
  1. The access to the site is inadequate other than to serve a small development of no more than three dwellings, which if built would result in a piecemeal development poorly related to the existing development surrounding the site.
  2. The application, if approved, would set a precedent for the development of other restricted sites within Willingham served by inadequate accesses.
  3. There is sufficient land with planning permission in Willingham to satisfy the short-term needs of the village.
6. **S/0338/84/O**- Planning permission was refused for storage and offices on the site by Decision Notice dated 11<sup>th</sup> April 1984. The two reasons for refusal stated the following:

1. The introduction of a commercial use of the scale proposed would be detrimental to the amenities of the surrounding residential properties by reason of general disturbance and the increased traffic generated.
  2. The proposed access to the site is inadequate and below the standard required by reason of its restricted width and visibility.
7. **S/2007/05/O** - Residential development on the application site. This application was refused by decision notice dated 9<sup>th</sup> January 2006. This decision notice contained three reasons for refusal:
1. Inadequate information has been submitted to demonstrate that vehicle to vehicle visibility splays to a private access road (if serving in excess of one dwelling) can be achieved within the application site area. A frontage survey is required indicating the proposed splays in their entirety so that the extent of effect of the splays on land edged blue can be established. The applicant has not demonstrated that adequate visibility splays can be achieved within the application site.
  2. Inadequate information has been submitted to demonstrate how foul and particularly surface water drainage from the site will be undertaken, and whether contaminated land is present on any part of the site.
  3. Given the location of the application site, its configuration and relationships to adjacent dwellings insufficient information has been submitted on the number, size and scale of dwellings to be accommodated on the site. Development of the site with fewer than five dwellings would, in the opinion of the Local Planning Authority, represent inefficient use of the land contrary to Policy SE2 of the South Cambridgeshire Local Plan 2004.

### **Planning Policy**

#### **Cambridgeshire and Peterborough Structure Plan 2003**

8. **Policy P1/3** explains that a high standard of design and sustainability for all new development will be required which creates a compact form of development through the promotion of higher densities, and provides a sense of place which 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**

9. **Policy SE2** states that Willingham is designated as a Rural Growth Settlement, and residential development and redevelopment will be permitted on unallocated land within village frameworks provided that:
  1. The retention of the site in its present form is not essential to the character of the village;
  2. The development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours;
  3. The village has the necessary infrastructure capacity;
  4. Residential development would not conflict with another policy of the Plan.



10. **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.
11. **Policy HG10** explains that residential developments will be required to contain a mix of units providing accommodation in a range of types, sizes and affordability, making the best use of the site and promoting a sense of community which reflects local needs. The design and layout of schemes should be informed by the wider character and context of the local townscape and landscape.
12. **Policy HG11** relates to criteria to be considered in the consideration of applications for backland development.

#### **South Cambridgeshire LDF Submission Documents**

13. **Policy ST/5** states that Willingham has been selected as a Minor Rural Centre. Residential development up to a maximum scheme size of 25 dwellings will be permitted within village frameworks.
14. **Policy DP/3** states that all development proposals must provide appropriate access from the highway network, and have car parking kept to a minimum (as far as is compatible with its location and maximum car parking standards).

#### **Consultation**

15. **Willingham Parish Council** - Recommends refusal of the application on the grounds of overdevelopment of the site; lack of adequate detail; concern over the visibility splay on to Long Lane (as it is used as a pedestrian school route and as the proposed houses fronting Long Lane are sited close to number 23, which would make it difficult for vehicles exiting from the proposed development to see pedestrians approaching from the south). Members also wished to draw attention to two old cooking apple trees on the property, probably part of an orchard formerly on the site. It is suggested that it be checked whether these trees are an old Willingham variety before any permission was granted leading to their removal.
16. **Local Highways Authority** - Notes that a common turning area should be provided at the end of the private drive. Such a facility should be provided prior to the occupation of any of the dwellings and thereafter maintained. It is noted that the application site area edged red satisfactorily includes such adjacent land or number 2 over which the visibility splay crosses. Unfortunately the layout plan gives no indication of how the visibility splay is to be provided ie the plan identifies a close boarded fence within the splay but is this to be removed, lowered, set back behind the splay?
17. **Old West Internal Drainage Board** - It is stated in the application that surface water will be disposed of via soakaways. Providing that this method of surface water disposal is used to accommodate all the run-off from the site, the Board's surface water receiving system will not be affected by this proposal. If any other method of surface water disposal is used in connection with the proposal, the Board must be re-consulted.
18. **Chief Environmental Health Officer** - Concerned that problems of noise could arise from the development during the period of construction and suggests a condition to minimise the effects.

19. **Cambridgeshire Fire and Rescue** - Is of the opinion that additional water supplies for firefighting are not required.
20. **County Financial Planning Officer** - Contributions are required of £2,750 per dwelling. Therefore, in the case of this application contributions are required of £13,750. This will help provide facilities at the village school, the secondary school at Cottenham and various community facilities and amenities.
21. **Environment Agency** - No objections.
22. **County Archaeology Officer** - The application site lies within an area of archaeological potential, and excavations carried out nearby in 1997 revealed features ranging from pre-historic to medieval in date, and it is possible that additional (as yet unknown) archaeological features may survive on the site that could be damaged or destroyed by the proposed development. It is therefore recommended that the site is subject to a programme of archaeological investigation to confirm the presence or absence, date, character and significance of any archaeological deposits that may be present. This programme of work can be secured through the inclusion of a negative condition in any planning consent.

#### **Representations**

23. The current owners/occupiers of numbers 8 and 10 Short Lane state that, under Local Plan Policy HG11, proposed development should be in keeping with the intrinsic character of the surrounding village. It is therefore proposed that any development is kept solely lane facing, and not developed to the rear. This would keep it with the pattern and character of development in the vicinity of the application site.

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

##### **Principle of residential development on the site**

24. There are no policy objections relating to the development of the application site for residential dwellings. As this application is in outline form only, with just the means of access to be determined at this time, design, siting and landscaping of the site will be agreed at a later date.

##### **Density of development**

25. The application proposes the erection of five dwellings on the site. Two (to the front of the site) are to be semi-detached, whilst the remaining three are to be detached. It is considered that in order to comply with Policy SE2 of the Local Plan, which states that development should achieve a minimum density of 30 dwellings per hectare, five dwellings are required on the site.

##### **Visibility splays and access to the site**

26. Long Lane is a one-way street running from north to south. The application drawings therefore indicate the visibility splay of 2.4m x 70.0m to the north of the site. No serious concerns have been raised in relation to the visibility splay by the County Highways Authority, although clarification has been sought from the applicant's agents as to the fence situated within the visibility splay.
27. The application proposals provide an appropriate means of access in relation to distances of the access itself and the length of the road to serve the new dwellings. It



is suggested by the County Highways Authority that a condition be attached to ensure there is a common turning area provided at the end of the private drive, and for this to be provided prior to the occupation of the dwellings.

#### **Neighbour amenity**

28. The application site currently has an existing hedge (approximately 2 metres high) along its northern boundary with the rear gardens of dwellings located down Short Lane. Along the southern boundary there is an existing wooden fence (approximately 2 metres high), whilst along the eastern boundary of the site there is an approximately 2 metre high panel fencing with sporadic hedging and vegetation. A number of concerns have been raised regarding neighbour amenity of the existing dwellings located in the vicinity of the application site, especially in relation to number 23 Long Lane.
29. Number 23 has two first floor windows located in its northern elevation which are both obscurely glazed. There is also a kitchen window, small obscurely glazed window and side door to the dwelling on the ground floor. There is an existing wooden fence between number 23 and the application site. In the eastern elevation of number 23 Long Lane there is a bedroom window at first floor level, and a further one located on the first floor of the southern elevation of the dwelling's side extension. There are existing patio doors to the rear of number 23.
30. There is an existing fence and landscaping between the application site and properties located down Short Lane. It is therefore considered that, with appropriate design of the new dwellings to be considered at reserved matters stage, no significant amenity issues will arise.

#### **Site contamination**

31. In a letter dated 11<sup>th</sup> April 2006 from the applicant's agents, it was confirmed that the application site has been in the ownership of the applicant for 20 years and used as a market garden during that time. The green-houses were used to grow salad products. There has been no contamination of the site during the applicant's ownership.

#### **Conclusions**

32. On the basis of the above, I recommend that this application be approved, subject to conditions.

#### **Recommendation**

##### **Approve, subject to:**

1. Standard Condition A – Time limited permission (Reason A);
2. Sc5a – Details of materials for external walls and roofs (Rc5a1i);
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. Before the dwellings, hereby permitted, are occupied a common turning area shall be provided at the end of the private drive and shall thereafter be maintained.

8. Surface water drainage details;
9. Foul water drainage details;
10. Restriction of hours of use of power operated machinery during the period of construction.
11. No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.  
(Reason - To secure the provision of archaeological excavation and the subsequent recording of remains).

#### **Informatives**

1. Where soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.
2. An acceptable method of foul drainage disposal would be connection to the public foul sewer.

#### **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), **SE8** (Village Frameworks) and **HG10** (Housing Mix and Design)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity
  - Highway safety
  - Visual impact on the locality and density of development

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

- South Cambridgeshire Local Plan 2004
- South Cambridgeshire LDF Submission Documents – January 2006
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Reference: S/0559/06/O, S/0824/80/O, S/0338/84/O and S/2007/05/O.

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