

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 08450 450 500
f: 01954 713149
dx: DX 729500 Cambridge 15
minicom: 01480 376743
www.scambs.gov.uk

30 April 2007



**South
Cambridgeshire
District Council**

To: Chairman – Councillor NIC Wright
Vice-Chairman – Councillor SGM Kindersley
All Members of the Planning Committee

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 9 MAY 2007 at 10.00 a.m.**

Yours faithfully
GJ HARLOCK
Chief Executive

Requests for a large print agenda must be received at least 48 hours before the meeting.

AGENDA		PAGES
PROCEDURAL ITEMS		
1.	Apologies	
2.	Declarations of Interest You should declare general interests here (as a Cambridgeshire County Councillor for example) but make specific declarations when the application to which they relate is about to be considered. A declaration of interest form is enclosed for your use.	1 - 2
3.	Minutes of Previous Meeting To authorise the Chairman to sign the Minutes of the meeting held on 4 April 2007 as a correct record.	
PLANNING APPLICATIONS		
4.	S/0346/07/F - Sawston (Land at 6A Dale Way)	3 - 8
5.	S/0513/07/F – Sawston (20 Churchfield Avenue)	9 - 14
6.	S/0499/07/F – Sawston (Edge of Deal Grove Woodland off Woodland Road)	15 - 20
7.	S/0361/07/F - Gt Abington (34 South Road)	21 - 26
8.	S/0300/07/F - Little Abington (40 High Street)	27 - 34

9.	S/0516/07/F – Great Wilbraham (7 Toft Lane)	35 - 40
10.	S/0550/07/F – Whittlesford (Whittlesford Social Club, 14 High Street)	41 - 44
11.	S/0493/07/F – West Wickham (Ferndale, Burton End)	45 - 54
12.	S/0594/07/F – Dry Drayton (Dwelling at Land Adjacent 8 Cottons Field)	55 - 60
13.	S/0436/07/F – Barton (Clare Farm Barn, Comberton Road)	61 - 68
14.	S/0544/07/F – Bassingbourn-cum-Kneesworth (Brook Orchard Farm, Brook Orchard)	69 - 72
15.	S/0355/07/F - Cottenham (Land R/O 31 Denmark Road)	73 - 80
16.	S/0522/07/F - Oakington (Land at Arcade Farm, Kettles Close/Water Lane)	81 - 88
17.	S/0324/07/F - Harston (Land R/O 22 Church Street)	89 - 98
18.	S/0060/07/F – Haslingfield (Dwelling at Land Adjacent 12 Fountain Lane)	99 - 100
19.	S/0473/07/RM – Impington (Land Parcel A1, Arbury Camp, Kings Hedges Road)	101 - 108
20.	S/0003/07/F - Histon (Kay Hitch Way)	109 - 114
21.	S/0581/07/F – Shepreth (17 Meldreth Road)	115 - 122

INFORMATION ITEMS

The following items are included on the agenda for information and are, in the main, available in electronic format only (at www.scambs.gov.uk/meetings and in the Weekly Bulletin dated 2 May 2007). Should Members have any comments or questions regarding issues raised by the report, they should contact the appropriate officer.

22.	Appeals against Planning Decisions and Enforcement Action Summaries of Decisions of interest attached. Contact officers: Gareth Jones, Head of Planning – Tel: 01954 713155 John Koch, Appeals Manager (Special Projects) – Tel: 01954 713268	123 - 126
23.	Appeal Statistics Contact officers: Gareth Jones, Head of Planning – Tel: 01954 713155 John Koch, Appeals Manager (Special Projects) – Tel: 01954 713268	

GUIDANCE NOTES FOR VISITORS TO SOUTH CAMBRIDGESHIRE HALL

Whilst the District Council endeavours to ensure that you come to no harm when visiting South Cambridgeshire Hall you also have a responsibility to ensure that you do not risk your own or others' safety.

Security

Visitors should report to the main reception desk where they will be asked to sign a register. Visitors will be given a visitor's pass that must be worn at all times whilst in the building. Please remember to sign out and return your pass before you leave. The visitors' book is used as a register in cases of emergency and building evacuation.

Emergency and Evacuation

In the event of a fire you will hear a continuous alarm. Evacuate the building using the nearest escape route; from the Council Chamber or Mezzanine viewing gallery this would be via the staircase just outside the door. Go to the assembly point at the far side of the staff car park.

Do not use the lifts to exit the building. If you are unable to negotiate stairs by yourself, the emergency staircase landings are provided with fire refuge areas, which afford protection for a minimum of 1.5 hours. Press the alarm button and wait for assistance from the Council fire wardens or the fire brigade.

Do not re-enter the building until the officer in charge or the fire brigade confirms that it is safe to do so.

First Aid

If someone feels unwell or needs first aid, please alert a member of staff.

Access for People with Disabilities

All meeting rooms are accessible to wheelchair users. There are disabled toilet facilities on each floor of the building. Hearing loops and earphones are available from reception and can be used in all meeting rooms.

Toilets

Public toilets are available on each floor of the building next to the lift.

Recording of Business

Unless specifically authorised by resolution, no audio and / or visual or photographic recording in any format is allowed at any meeting of the Council, the executive (Cabinet), or any committee or sub-committee of the Council or the executive.

Banners / Placards / Etc.

No member of the public shall be allowed to bring into or display at any Council meeting any banner, placard, poster or other similar item. The Chairman may require any such item to be removed.

Disturbance by Public

If a member of the public interrupts proceedings, the Chairman will warn the person concerned. If they continue to interrupt, the Chairman will order their removal from the meeting room. If there is a general disturbance in any part of the meeting room open to the public, the Chairman may call for that part to be cleared.

Smoking

The Council operates a NO SMOKING policy.

Food and Drink

Vending machines and a water dispenser are available on the ground floor near the lifts. There shall be no food and drink in the Council Chamber.

Mobile Phones

Please ensure that your phone is set on silent / vibrate mode during meetings.

EXCLUSION OF PRESS AND PUBLIC

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

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

Notes

1. Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
2. The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

South Cambridgeshire District Council

Planning Committee – 1 Nov 2006 – Declaration of Interests

Councillor

Personal / Personal and Prejudicial [delete as appropriate]

Item no: App. No. Villlage:

Reason:

Personal / Personal and Prejudicial [delete as appropriate]

Item no: App. No. Villlage:

Reason:

Personal / Personal and Prejudicial [delete as appropriate]

Item no: App. No. Villlage:

Reason:

Personal / Personal and Prejudicial [delete as appropriate]

Item no: App. No. Villlage:

Reason:

Please return the completed form to ian.senior@scambs.gov.uk prior to the meeting, or leave it with the Democratic Services Officer in the Chamber, or leave it with the Democratic Services Section.

Personal / Personal and Prejudicial [delete as appropriate]

Item no: **App. No.** **Village:**

Reason:

Personal / Personal and Prejudicial [delete as appropriate]

Item no: **App. No.** **Village:**

Reason:

Personal / Personal and Prejudicial [delete as appropriate]

Item no: **App. No.** **Village:**

Reason:

Personal / Personal and Prejudicial [delete as appropriate]

Item no: **App. No.** **Village:**

Reason:

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee9th May 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0346/07/F - SAWSTON**Erection of Bungalow (Retrospective) at Land at 6a Dale Way for Finance & Credit Corporation Limited****Recommendation: Approval****Date for Determination: 19th April 2007****Notes:**

This Application has been reported to the Planning Committee for determination because the Officer recommendation is contrary to the recommendation of the Parish Council.

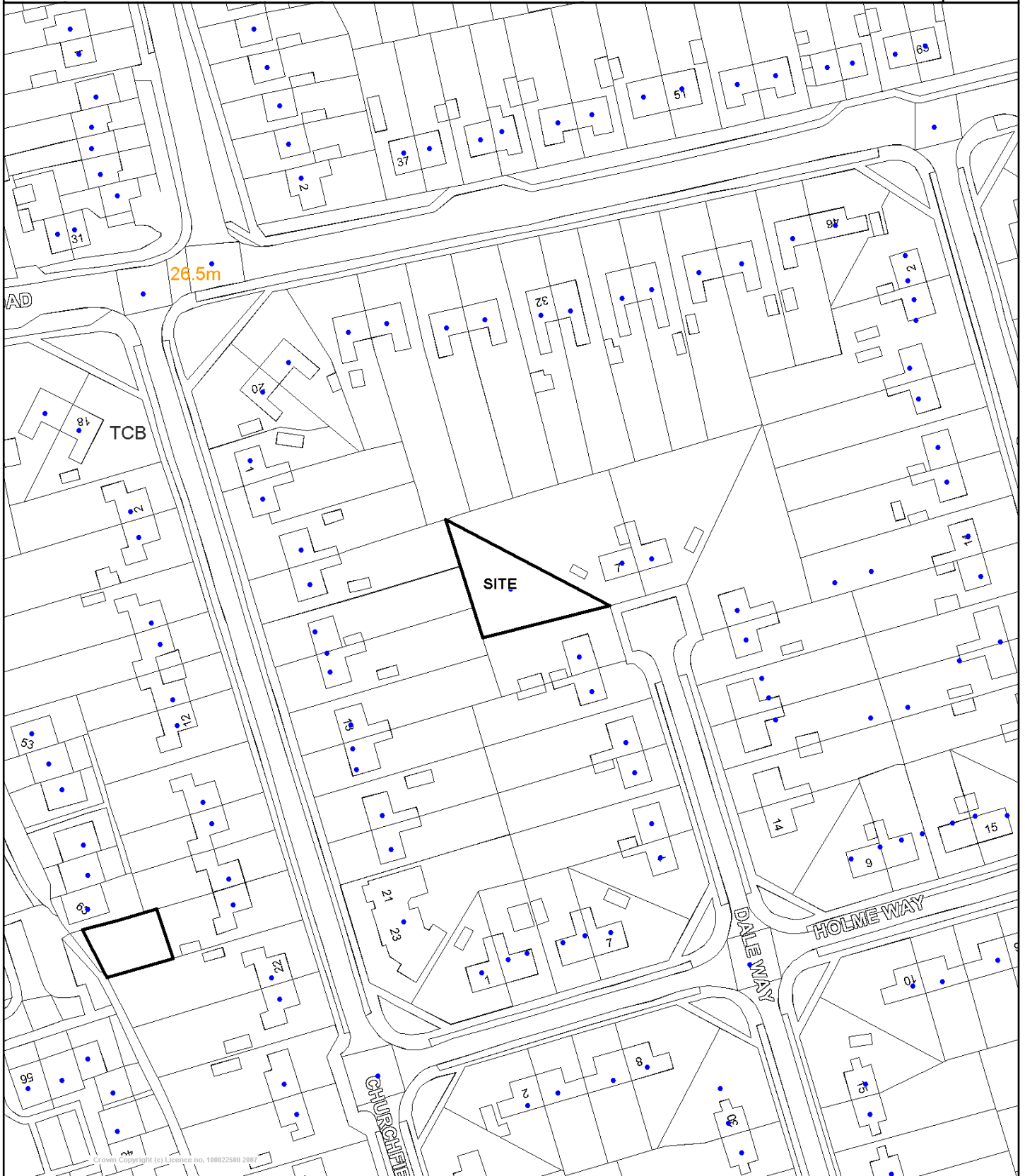
Site and Proposal

1. The site, which is triangular in shape and extends to approximately 0.05 hectares/0.11 acres, was previously part of the garden to No.6 Dale Way. It is occupied by a 4.6 metre high, 3-bedroom brick and slate hipped roof bungalow. The parking area and gardens have not been laid out to date, and the bungalow is currently vacant. To the east and south are two storey dwellings whilst, on the opposite corner of the site to the east, a bungalow is presently under construction within the garden area of No.9 Dale Way.
2. The full retrospective application, submitted on 22nd February 2007, seeks consent for the retention of the bungalow on the site. In addition, two parking spaces are to be provided. The density of the development equates to 20 dwellings/hectare.

Planning History

3. **S/1192/01/F** – Application for erection of a 2-bedroom gable roofed bungalow on this site was refused but allowed at appeal. The bungalow that was constructed on the site, however, (and which still stands on the site at present) did not accord with the approved plan in the following ways:
 - (a) It included an additional 4.35m x 3.1m kitchen extension on the northeast side;
 - (b) It had a larger footprint (112.5m² compared to the approved 82m²);
 - (c) The front elevation was 0.8 metres wider, the dwelling 1.5 metres deeper and the rear projection 1 metre wider than the approved scheme;
 - (d) The fenestration was revised including moving the entrance door from the front to the side elevation;
 - (e) It had a hipped rather than gable/pitched roof;
 - (f) It was 100mm lower than the approved bungalow;
 - (g) These revisions, and revisions to the internal layout, resulted in a 3 (rather than 2) bedroom dwelling.

Sawston - S/0346/07/F



Crown Copyright (c) Licence no. 100022500 2007



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 30/4/2007

Centre = 548855 E 249767 N

Planning Committee May

4. Under application reference **S/0124/05/F**, retrospective consent was sought for the unauthorised bungalow. The application was referred to Committee on 6th April 2005 with an Officer recommendation for approval, but was refused at Committee for the following reason:

“By virtue of its enlarged footprint (over and above the footprint approved under planning reference **S/1192/01/F**) and its close proximity to the northeast boundary of the site, the proposal would result in an unduly cramped form of development in the corner of the cul-de-sac.

The proposal is therefore contrary to Cambridgeshire and Peterborough Structure Plan 2003, Policy P1/3 which requires a high standard of design for all new development which responds to the local character of the built environment; South Cambridgeshire Local Plan 2004 Policy SE2 which states that residential development will be permitted on unallocated land within Sawston provided that the development would be sensitive to the character of the village; and South Cambridgeshire Local Plan 2004 Policy HG10 which requires the design and layout of residential developments to be informed by the wider character and context of the local townscape.”

5. In agreement with the local Members, an enforcement notice was then issued in January 2006 requiring remedial works to be carried out to the bungalow, namely: the removal of the kitchen element; the reduction in size of the living room element by 1.5 metres in length and 1 metre in width; and a reduction in the ridge height of that part of the roof constructed over the living room element. The remainder of the unauthorised works, including the 0.8 metre increase in width, were considered to be acceptable.
6. The applicant’s agent appealed the enforcement notice but this was submitted one day after the deadline for submission of an appeal. As such, a further identical application, reference **S/0767/06/F**, was submitted in the knowledge that it would be likely to be refused, with a view to submitting an appeal, within the 6 month deadline, for the bungalow as built. However, due to financial difficulties, the applicant failed to submit the required planning fee, despite numerous requests, and the application was therefore withdrawn by this Authority.
7. The bungalow is now on the market and this application has been submitted by potential purchasers of the property.
8. **S/2085/06/F** – Planning permission was granted at Committee in December 2006 for the erection of a 4.9 metre high-hipped roof bungalow on 0.04 hectare of land adjacent to 9 Dale Way. This bungalow, which is presently under construction, has a footprint of approximately 100m².

Planning Policy

9. Sawston is identified within **Policy ST/4** of the South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007, as a Rural Centre. In such locations, **Policy SE2** of the South Cambridgeshire Local Plan 2004 states that residential development will be permitted on unallocated land within the village framework provided that (a) the retention of the site in its present form is not essential to the character of the village; (b) the development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours; (c) the village has the necessary infrastructure capacity; and (d) residential development would not conflict with another policy of the Plan.

10. **Policy HG10** of the South Cambridgeshire Local Plan 2004 requires the design and layout of residential developments to be informed by the wider character and context of the local townscape.
11. **Policy P1/3** of the County Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.

Consultations

12. **Sawston Parish Council** objects to the application for the following reasons:
 - (a) “Overdevelopment of site
 - (b) Shared access problems
 - (c) Not consistent with original planning application
 - (d) Bungalow built much bigger than original plans
 - (e) Smaller bungalow may be more acceptable.”

Representations

13. A letter of objection has been received from the occupiers of No. 7 Dale Way. Their concerns relate to the position of the kitchen element and its proximity to their boundary and garden area.

Planning Comments – Key Issues

14. The key issue to consider in the determination of this application relates to the impact of the development upon the character and appearance of the area.
15. When retrospective consent was originally sought for the bungalow that stands on the site (under reference S/0124/05/F), the Officer’s report to Committee stated:

“Whilst the existing dwelling is different to the previously approved dwelling and neighbouring two-storey pitched roof dwellings, these changes do not in my opinion result in any demonstrable harm. The impact of the development on the character and appearance of the area would be acceptable. Adequate private amenity space and parking would be provided and the development would not seriously harm the amenity of occupiers of neighbouring properties.”
16. Although the above application was refused, Officers remain of the view that the bungalow that has been constructed on the site does not harm the character and appearance of the area and does not have an unduly cramped appearance arising from its increased footprint, when compared to the approved scheme, and proximity to the north-eastern boundary of the site.
17. The kitchen extension, the removal of which is required by the enforcement notice, measures just 4.35m x 3.1m, with an eaves height of 2.6m and a ridge height of 3.9m. It is set well back from the front of, and appears subservient to, the main dwelling and, given the angle of the plot, it is not readily visible in the street scene.
18. The enforcement notice requires, in addition, the reduction in length, depth and height of the living room element. This element is at the rear of the bungalow and is not visible at all in the streetscape. As such, the alterations required by the enforcement notice will result in no discernable improvement to the character of the area.
19. In addition to the above, there has been a material change in circumstances since the previous applications on this site, in that planning permission has been granted for a 3-

bedroom bungalow within the garden of No.9 Dale Way. This dwelling is presently under construction and, at 4.9 metres high, is 0.3 metres higher than the bungalow constructed on the application site, whilst its footprint is also comparable in size. Furthermore, consent has also been granted recently for the replacement of 28 Airey houses in the locality with 44 dwellings, resulting in a much more dense form of development in the immediate area (S/0951/06/F). Given that the area surrounding the site has, since the previous retrospective application for this bungalow, become much more intensively developed, Officers consider it would be even more difficult to argue now that the bungalow, as constructed, represents a cramped form of development that is harmful to the character of the area.

Recommendation

20. Approval:

Conditions

1. The development hereby permitted shall not be occupied until the off-street car parking for the dwelling hereby permitted has been provided in accordance with drawing no. 1092 3.
(Reason – In the interests of highway safety)

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **South Cambridgeshire Local Development Framework (LDF) Core Strategy:**
ST/4 (Rural Centres)
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development)
 - **South Cambridgeshire Local Plan 2004:**
SE2 (Rural Growth Settlements)
HG10 (Housing Mix and Design)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Overdevelopment of the site;
 - Size and position of bungalow.

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

- South Cambridgeshire Local Development Framework (LDF) Core Strategy;
- Cambridgeshire and Peterborough Structure Plan 2003;
- South Cambridgeshire Local Plan 2004;
- Planning application references: S/1192/01/F, S/0124/05/F, S/0767/06/F, S/0951/06/F, S/2085/06/F and S/0346/07/F.

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

This page is intentionally left blank

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee9th May 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

**S/0513/07/F - SAWSTON
Bungalow at 20 Churchfield Avenue****Recommendation: Approval****Date for Determination: 8th May 2007****Notes:**

This Application has been reported to the Planning Committee for determination because the recommendation of Sawston Parish Council does not accord with the officer recommendation.

Site and Proposal

1. 20 Churchfield Avenue is a semi-detached house with a long rear garden that backs onto Chapelfield Way at a point close to the turning head. The application site comprises the rear part of this garden, measuring 12 metres wide by between 18.1 and 20.2 metres deep. Immediately to the north of the application site is a row of terraced bungalows fronting Chapelfield Way. The public footpath between Link Road and Roe's Close passes close to the back boundary fence. There is a small, grassed area between the turning head and the footpath.
2. This full application, dated 9th March 2007, proposes a two bedroom L shaped bungalow with floor area of 64.5 m² (690 ft²). It is proposed to access the site from Chapelfield Way with on-site parking and turning for one vehicle (or parking for two). The agent has been requested to amend the application to include the vehicular access within the application site, with revised ownership certificates and notice to be served on the Council as owner of the land over which access is sought.
3. The development represents a density of 44 dwellings per hectare.

Planning History

4. Full planning permission for this development was granted in March 2002, this expiring on 6th March 2007 – **S/2217/01/F**.
5. In 1988 planning permission for a bungalow was refused because the proposed access crossed a public footpath. A subsequent application for a bungalow was granted at appeal in February 1991 – **S/0613/90/F**. Permission was renewed in May 1996 – **S/0276/96/F**.

Sawston - S/0513/07/F



Crown Copyright (c) Licence no. 100022500 2007



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 30/4/2007

Centre = 548732 E 249695 N

Planning Committee May

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

6. **P1/3** (Sustainable Design in Built Development) requires compact forms of development through the promotion of higher densities that responds to the local character of the built environment.
7. **P5/5** (Homes in Rural Areas) – small scale housing developments will be permitted in villages only where appropriate, taking into account the need for affordable rural housing, the character of the village and its setting, and the level of jobs, services, infrastructure and passenger transport provision in the immediate area.

South Cambridgeshire Local Plan 2004

8. **HG10** (Housing Mix and Design) requires residential developments to have a mix of units making the best use of the site. The design and layout of schemes should be informed by the wider character and context of the local townscape.

South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007

9. **ST/4** (Rural Centres) Development and redevelopment without any limit on individual scheme size will be permitted within the village frameworks of Rural Centres, provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.

Consultation

10. **Sawston Parish Council** - recommends refusal.
“The Parish Council support the application for the build of the bungalow but do not support the access across the footpath and verge”.
11. **Cambridge County Council Footpaths Section**– comments awaited.
12. **The Ramblers Association** – comments awaited. (No objections were raised in principle in 2002).
13. **Corporate Manager (Health and Environmental Services)** - concerned that problems could arise from noise and atmospheric pollution during development and recommends a condition restricting times during which power operated machinery can be used on site.

Representations

14. None received at the time of writing. The application has been advertised as a development affecting a public right of way. That statutory consultation period will expire on 22nd May 2007.

Planning Comments

15. The application is effectively a renewal of previous planning permission granted in 2002.
16. The issue of safety to users of the public footpath was fully considered at the time of the previous applications. Public Footpath No11 runs from Babraham Road to Church Lane. When the appeal was considered there were no points where vehicles crossed

it, and the question of the possible danger to pedestrians resulting from the use of the access to the proposed bungalow was fully considered and assessed by the inspector. He identified that pedestrian visibility splays would be achieved on either side of the access and that the number of vehicle movements would be low. There has been no material change since the original application was allowed on appeal. Approval is recommended, and the applicant should be advised that he would need to re-apply for permission to gain access to the site across land owned by the District Council. That is a decision that is quite separate from the determination of this planning application, and implementation of the consent would depend on the willingness of the Authority, as landowner, to grant that permission.

Recommendation

16. Subject to receipt of suitably amended site plan and ownership certificate and no new material planning considerations being raised, approval subject to the following conditions:
 1. Standard Condition A (Reason A) – 3-year time limitation;
 2. SC5a) details of materials – (RC5a) ii);
 3. The permanent space to be reserved on site for the parking and turning of vehicles shall be provided before the development commences and thereafter maintained. (Reason – To ensure adequate off-street parking for the development);
 4. Visibility splays shall be provided on both sides of the access shall be maintained and free from any obstruction over a height of 600 mm within an area of 2.0m x 2.0m measured from and along the highway boundary. (Reason – For reasons of highway safety);
 5. SC26 – [Restriction of hours of use of power operated machinery] – Add at beginning “During the period of construction...”, then “8am/8am/6pm/1pm” (RC26).

Informatives

Should driven pile foundations be proposed, then before development commences, a statement of the method for construction of these foundations shall be submitted to and agreed by the District Environmental Health Officer. This is necessary in order to safeguard the amenity of the occupiers of nearby dwellings from disturbance from noise and vibration during the construction period.

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

Public footpath No 11 should not be obstructed during the period of construction.

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
 - P1/3** (Sustainable design in built development)
 - P5/5** (Homes in Rural Areas)

- **South Cambridgeshire Local Plan 2004: HG10** (Housing Mix and Design)
 - **South Cambridgeshire Local Development Framework (LDF) Core Strategy**, adopted January 2007: **ST/4** (Rural Centres)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
- Highway safety

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

- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files refs S/2217/01/F, S/0276/96/F, S/0613/90/F and S/0513/07/F

Contact Officer: Ray McMurray – Acting Area Officer
Telephone: (01954) 713259

This page is intentionally left blank

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee9th May 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0499/07/F - SAWSTON**Palisade Fence (Retrospective Application) at Edge of Deal Grove Woodland, Off Woodland Road for HB Sawston No. 3 Ltd.****Recommendation: Approval****Date for Determination: 10th May 2007****Notes:**

This Application has been reported to the Planning Committee for determination because Sawston Parish Council recommend refusal of the application, contrary to the officer recommendation.

Site and Proposal

1. The site forms the boundary of the village framework to the north of Sawston between garages belonging to residential development in Woodland Road and Green Belt land that is covered by woodland subject to a Tree Preservation Order.
2. The application, received on 15th March 2007, proposes retention of 112 metres length of a 2.4 metre high palisade style, galvanised steel, grey/silver security fence.

Planning History

3. None relevant.

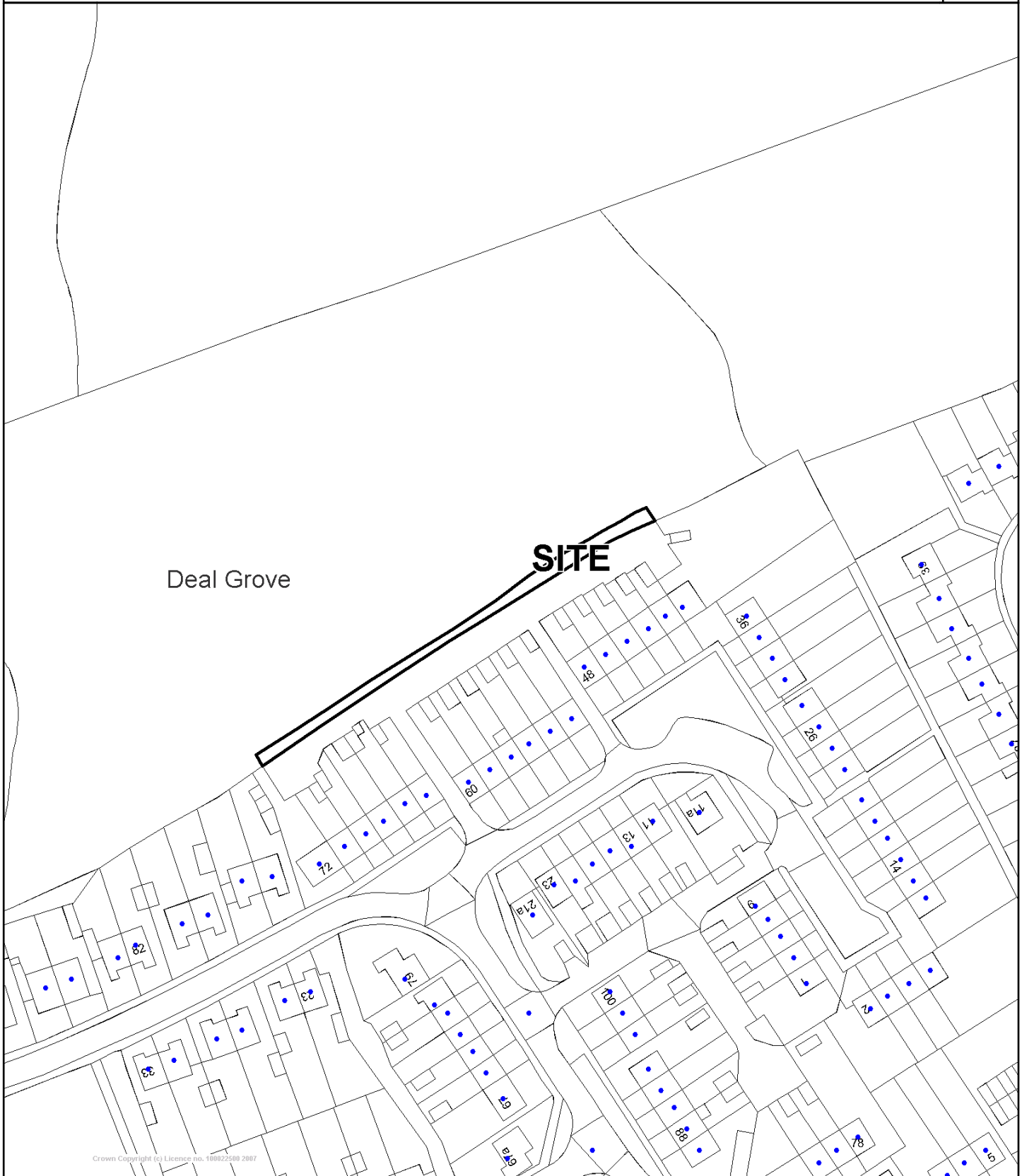
Planning Policy

4. Policy **P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 seeks to ensure that all new developments incorporate high standards of design that respond to the local character of the built environment.
5. Policy **SE9** of the South Cambridgeshire Local Plan 2004 states that development on the edge of villages should be sympathetically designed and landscaped to minimise the impact of the development upon the countryside.

Consultations

6. **Sawston Parish Council** recommends refusal on the application on the following grounds: -
 - a. Too high;
 - b. Overbearing;

Sawston - S/0499/07/F



Crown Copyright (c) Licence no. 100022500 2007



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 30/4/2007

Centre = 548789 E 250271 N

Planning Committee May

- c. Not in keeping with residential area;
 - d. Abuts Green Belt land;
 - e. Original boundary markers removed;
 - f. Safety issues of spikes at top of fence; and,
 - g. Not completed and access still possible via back garden of No. 38 Woodland Road.
7. **Trees and Landscapes Officer** Comments are awaited.
8. **Ecology Officer** Comments are awaited.

Representations

9. The applicant states that the fence was erected for the following reasons: -
- a. The land was being used by local residents to dispose of domestic and garden waste, items included bicycles, motor cycles, toys and other items that should have been removed to the waste recycling depot;
 - b. The woodland became a regular meeting place for local youths and dog walkers. As this is a private woodland we did not want to be held responsible for any injuries which may have occurred to those people;
 - c. The type of fence erected was based upon the height required to prevent people being able to both climb over and also being able to easily throw rubbish over the top. The style of fence is such that it cannot be easily damaged and needed to be robust enough in its construction and installation so as not easily pushed over. Consideration was not given to the colour when the decision on the fence was taken, but if necessary we will arrange for it to given a coat of paint in an appropriate colour.
10. Four letters of objection have been received from local residents in Woodland Road and Edinburgh Avenue. The main points of concern relate to the visual impact of the fence in relation to its industrial style and colour, and being out of keeping with the character of the area; the safety of local wildlife; lack of access to the surface water outlet for maintenance reasons; and the fact that the land owners did not notify the residents that the work was being carried out and used private land for builders to erect the fence.

Planning Comments – Key Issues

11. The main issues to be considered in relation to this application are the design and external appearance of the fence and its impact upon the character of the surrounding area of countryside and residential development, the impact upon protected trees, the impact upon ecology, and the impact upon neighbours.
12. The fence has been erected to demarcate the boundary of the private land and restrict unauthorised access to Deal Grove woodland. The applicants have provided justification for the reasons behind why this style of fence was chosen.
13. Whilst I acknowledge that the fence has an industrial style appearance, I do not consider that it has a significant harmful visual impact upon the character and

appearance of the area. I would, however, suggest that the fence is painted to minimise its visual impact further.

14. The land to the rear of the dwellings is privately owned by residents and consists of an unmade parking/ turning area and a number of small garages and outbuildings that have a run down appearance. The fence is only visible from public view at a distance of 40 metres through the two narrow (4 metres wide maximum) access points to the garage area between Nos. 60 and 62 Woodland Road, and Nos. 48 to 50 Woodland Road. I do not consider that it is particularly out of keeping with its location within a residential area, due to the appearance of the existing garage area and its limited visibility.
15. Given that the adjacent woodland is in the Green Belt and that the fence cannot be seen from any public viewpoints across open land, I do not consider that it has an inappropriate design that harms the character and appearance of the countryside.
16. Although the fence may be visible from rear gardens and windows of the nearby dwellings, it does not seriously harm the amenities of neighbours through being unduly overbearing, as a result of its height.
17. I do not consider that the safety issues of the spikes on the top of the fence, the use of a private access, the lack of access to the surface water outlet on private land, and the fact that the fence has not been erected in a particular area are not planning matters that can be considered during the decision making process.

Recommendation

18. Providing there are no material objections from the Trees and Landscape and Ecology Officers, approval subject to condition.
 1. Unless within 1 month of the date of this decision a scheme for painting the fence, which shall include a timetable for its implementation, is submitted in writing to the Local Planning Authority for approval and unless the scheme is implemented as approved and in accordance with the approved timetable, the fence shall be removed.
(Reason - To ensure the development is not incongruous.)

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development)
 - **South Cambridgeshire Local Plan 2004:**
SE9 (Village Edges)

2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Visual Impact
 - Ecology
 - Drainage

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

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning File Reference S/0499/07/F

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

This page is intentionally left blank

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee9th May 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0361/07/F – GREAT ABINGTON
Mobile Home at 34 South Road for Mr J. Zielinski**Recommendation: Approval****Date for Determination: 26th April 2007****Notes:**

This Application has been reported to the Planning Committee for determination because Great Abington Parish Council recommend refusal of the application.

Site and Proposal

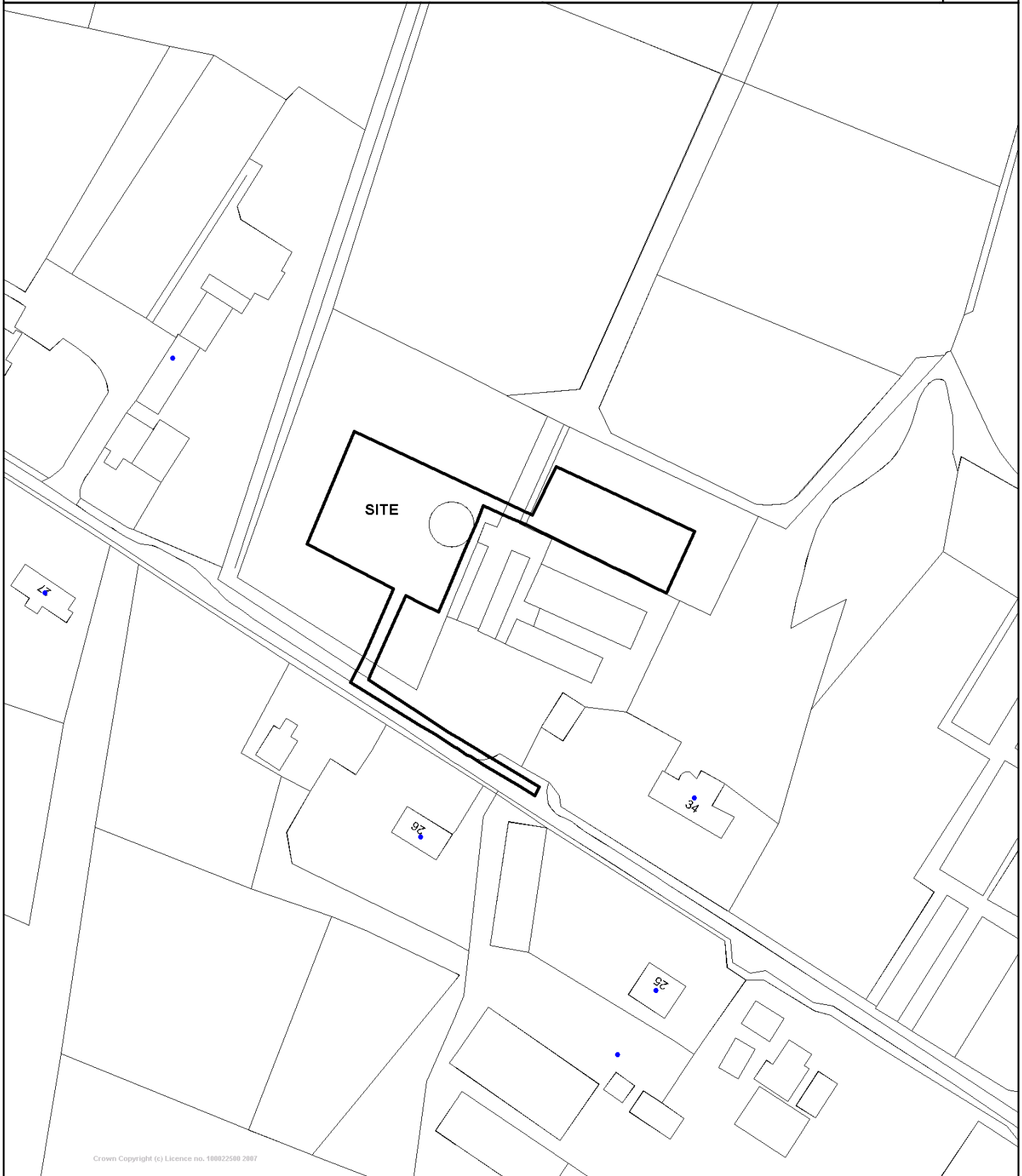
1. The 20 acre site is situated on the former Land Settlement Association Estate, outside the Great Abington village framework and in the countryside. It currently comprises a two-storey, detached residential dwelling with garage/workshop and a group of three single storey stable blocks that comprise a total of 17 stables, a small hay/straw barn and a horse walker. Open paddock land lies to the north and west.
2. The full planning application, dated 13th February 2007, proposes the provision of a mobile home for a temporary period. The mobile home would be sited to the north of the existing stable blocks and west of the dwelling. It has a floor area of approximately 72 square metres and measures 3.3 metres in height. The accommodation would provide accommodation for a specialist worker in connection with the existing and proposed equestrian business.

Planning History

3. An outline planning application for a stable block and open sided barn (reference **S/0362/07/O**) is currently being considered and is recommended for approval.
4. Outline planning permission was refused for a stable block, residential accommodation and open sided barn in July 2006 (reference **S/0734/06/O**) for the following reasons: -

“The proposed dwelling has not been demonstrated to be essential in this rural location, as it would not meet the functional and financial tests set out in Planning Policy Statement 7. The accommodation required in connection with the current functional need of the unit is satisfied by the existing dwelling on the site (No. 34 South Road), and due to the present state of the business, there is no justification for a second unit of accommodation. The proposal is therefore contrary to Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy Abington 1 of the South Cambridgeshire Local Plan 2004 that restrict development in countryside, and specifically the former Land Settlement Association Estate, to that which is essential to the operation of local agriculture, horticulture or other uses appropriate to

Gt Abington - S/0361/07/F



Crown Copyright (c) Licence no. 100022500 2007



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 30/4/2007

Centre = 552013 E 247528 N

Planning Committee May

a rural area, and Policy HG20 of the South Cambridgeshire Local Plan 2004 that states planning permission will not be granted for dwellings in the countryside for the on-site security of horses, stabling and ancillary uses unless the applicant has proven an essential functional need and financial justification for the dwelling in that location.

The proposed dwelling, by virtue of its siting set back from the existing dwelling (No. 34 South Road), would be out of character with the surrounding pattern of residential development on the former Land Settlement Association Estate. In the absence of any justification for the dwelling, there is insufficient reason to set aside the harm to the character of the countryside. The proposal would therefore be contrary to Policy EN1 of the South Cambridgeshire Local Plan 2004 which states that permission will not be granted for development that would have an adverse affect upon the character and local distinctiveness of landscape character areas.”

5. Planning permission has previously been granted for a livestock semen collection building (reference **S/0549/97/F**), stable blocks (references **S/2337/88/F** and **S/1419/87/F**), and house extensions (references **S/1604/89/F** and **S/1106/87/F**).

Planning Policy

6. Policy **P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 restricts development in the countryside unless it can be demonstrated to be essential in a particular rural location.
7. Policy **P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 seeks to ensure that all new developments incorporate high standards of design that respond to the local character of the built environment.
8. Policy **Abington 1** of the South Cambridgeshire Local Plan 2004 states that planning permission will not be granted for housing or commercial development on the former Land Settlement Association Estate unless it is directly related to the effective operation of local agriculture, horticulture, forestry or other uses appropriate to a rural area.
9. Policy **HG20** of the South Cambridgeshire Local Plan 2004 states that planning permission will not be granted for dwellings in the countryside for the on-site security of horses, stabling and ancillary uses, unless the site lies outside the Green Belt and the applicant has proven an essential functional need.
10. Policy **HG18** of the South Cambridgeshire Local Plan 2004 states that if a new dwelling is essential to support a new enterprise, it should normally be provided by temporary accommodation such as a caravan. There must also be clear evidence of a firm intention and ability to develop the enterprise concerned; a functional need, clear evidence that the enterprise has been planned on a sound financial basis, and that the functional need could not be fulfilled by another dwelling on the unit or other existing accommodation in the area which is suitable and available for occupation.

Consultations

11. **Great Abington Parish Council** recommends refusal of the application on the grounds that the Local Development Framework does not permit new dwellings to be built on the old Land Settlement Association site.
12. The justification for the proposal has been assessed by the Council's consultant, **Acorus**. The report states currently the business on site involves DIY and specialist

liveries, together with some breeding. It is considered that there is a functional requirement for someone to be resident on site in conjunction with the need, but this is currently satisfied by the existing dwelling. The proposed expansion of the business to involve AI and embryo transplants has been planned and involves a specialist in that area. It would appear that there is a good prospect that this element of the business will develop. However, based upon the number of horses and activities proposed, the current dwelling provides the level of supervision albeit not for the specialist worker proposed. There is currently no justification for the erection of a separate permanent dwelling in planning terms but some expansion of the existing accommodation may be more appropriate.

13. The **Environment Agency** states that the application does not sufficiently consider foul water drainage and pollution control and recommends a condition to be attached to any consent together with informatives.
14. The **Cambridgeshire County Council Countryside Access Team** has no objections but states that South Road is public footpath No. 7- Great Abington and the footpath must not be used for vehicular access to the site unless the applicant has lawful authority to do so. Request informatives to be attached to any consent.
15. The **Corporate Manager (Health and Environmental Services)** considers that there are no significant noise or environmental pollution impacts.

Representations

16. None received.

Planning Comments – Key Issues

17. The applicant has been providing a range of equine services at the site since 1990 that has primarily consisted of grazing and stabling, but also backing and training of horses for jumping and dressage. More recently, as a result of the increased availability of basic stabling and livery services, a range of stud services has played a more prominent role. These activities include the breeding of high quality competition horses and the care of pregnant mares, which involves intensive continuous monitoring and specialist care and attention 24 hour a day. The applicant does not have the skills required for the specialist care and a veterinary equine fertility expert will need to be employed.
18. The proposal is for the provision of a mobile home to be used as accommodation for a specialist worker in connection with the existing stables and proposed equestrian business applied for under planning consent S/0362/07/F.
19. The applicant has demonstrated a functional and financial need for some additional accommodation on the site for the specialist worker. A permanent dwelling is not justified in planning terms at this stage of the development of the business. Expansion of the existing dwelling to provide accommodation for the proposed specialist worker would result in a permanent development that would be contrary Policy HG13 of the South Cambridgeshire Local Plan 2004 (Extensions to Dwellings in the Countryside).
20. There are no objections in principle to the provision of a temporary dwelling for the purposes of horseculture in this countryside location. A mobile home unit is considered an acceptable type of accommodation, as it can be easily removed from the site.

21. The siting, design and external appearance of the mobile home is considered to be satisfactory. The siting to the rear of the proposed stable block and to the side of the proposed open fronted barn, adjacent to the existing group of buildings would not result in a visually prominent development that would significantly harm the openness and rural character of the area. The mobile home is single storey, modest in scale, of a barn style design and has timber materials that are considered appropriate to this countryside location.
22. The mobile home would not harm the amenities of neighbours.

Recommendation

Temporary approval subject to conditions:

1. The mobile home, hereby permitted, shall not be brought on to the site and occupied until the use of the stable block building permitted under planning application reference S/0362/07/O (and any subsequent reserved matters permission) has commenced. The mobile home shall be removed and the land restored to its former condition on or before 3 years from its first occupation or cessation of the stable block building permitted under planning application reference S/0362/07/O (and any subsequent reserved matters permission), whichever is the sooner.
(Reason - Approval of the proposal on a permanent basis would be contrary to the proper planning of the area and the land should be reinstated to facilitate future beneficial use.)
2. The occupation of the mobile home, hereby permitted, shall be limited to a person solely or mainly working, at the premises known as "Valentine Stables" 34 South Road, Great Abington, or a widow or widower of such a person, and to any resident dependants.
(Reason - The dwelling, hereby permitted, is situated in a rural area outside any established settlement where the Local Planning Authority would not normally grant permission for such development and this permission is granted solely in order to fulfil a need to satisfy the requirement of Policy P1/2 of the *Approved Cambridgeshire and Peterborough Structure Plan 2003*.)
3. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control of the water environment, which shall include foul and surface water drainage, shall be submitted to and agreed in writing by the Local Planning Authority. The works scheme shall be implemented in accordance with the approved scheme before the mobile home, hereby permitted, is occupied.
(Reason - To ensure a satisfactory method of foul and water drainage and to prevent the increased risk of pollution to the water environment.)

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/2 (Environmental Restrictions on Development) and
P1/3 (Sustainable Design in Built Development)

- **South Cambridgeshire Local Plan 2004:**
Abington 1 (Land Settlement Association Estate),
HG20 (Dwellings Associated with Horsiculture), and
HG18 (Temporary Permission for Mobile Homes to Support New
Agricultural Units)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Principle of residential development in the countryside
 - Functional and financial need
 - Pollution control and foul water drainage

General

1. South Road is a public footpath. It must not be used for vehicular access to the site unless the applicant has lawful authority to do so (it is an offence under s34 of the Road Traffic Act to drive on a public footpath).
2. The development must not encroach on to the public footpath; any encroachment would constitute an obstruction that, which is an offence under s137 of the Highways Act 1980; if the developer requires advice on where the boundaries of the right of way they should contact the Definitive Map Officer from the Countryside Access Team at Cambridgeshire County Council for assistance.
3. The footpath must remain open and unobstructed at all times; building materials must not be stored on it and contractors' vehicles must not be parked on it.
4. No alteration to the surface of the footpath is permitted without the consent of the Countryside Access Team at Cambridgeshire County Council (it is an offence under s1 of the Criminal Damage Act 1971).
5. The County Council as Highway Authority is only responsible for maintenance of the surface up to footpath standard, for the purposes of legitimate use by members of the public in relation that status; damage to the surface caused by non-public footpath use is repairable by those private users.

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

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning File references S/0361/07/F, S/0362/07/O, S/0734/06/O, S/0549/97/F, S/2337/88/F and S/1419/87/F.

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

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee9th May 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0300/07/F – LITTLE ABINGTON**Fence (Part Retrospective Application) at 40 High Street for Miss V Nason****Recommendation: Approval****Date for Determination: 13th April 2007****Notes:**

This Application has been reported to the Planning Committee for determination upon the request of District Councillor Mr Orgee

Members will visit this site on Tuesday 8th May 2007

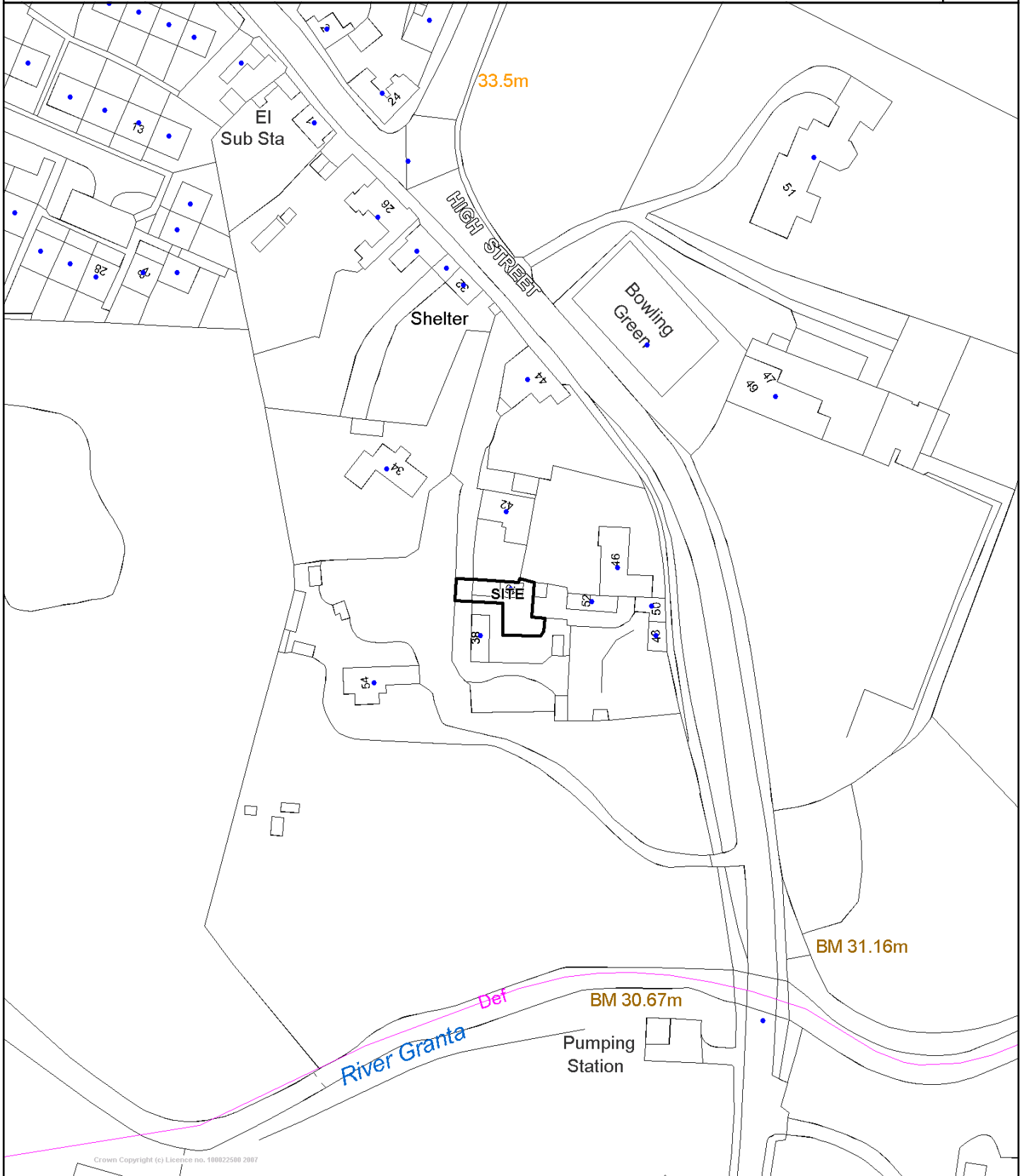
Conservation Area and Adjacent to a Listed Building**Site and Proposal**

1. The application site is occupied by a narrow spanned two storey dwelling located within the heart of the village and inside the Conservation Area. To the south, and at right angles to No.40, is a Grade II listed thatched cottage (No.38) whilst, beyond a bungalow at No.52 to the east, are two further Grade II listed dwellings, Nos. 46 and 48/50 High Street.
2. The full application, submitted on 16th February 2007, seeks consent for the erection of a fence along part of the boundary to the rear garden area. A 1.725 metre high black feather edged boarded fence has been erected along the part of the garden that adjoins No.52 High Street's southern boundary, as well as along part of the site's eastern and southern boundary with No.38 High Street. This has replaced an approximately 1.2 metre high brown, panelled fence that previously ran along the boundary. This fence stops just short of the south-western corner of the site, at which point a section of the old fencing still remains. Retrospective consent is sought for the 1.725 metre high fence that has been constructed. In addition, the application proposes to replace a 1.22 metre high panel fence that forms part of the western boundary of the site adjacent to No.38's rear/east facing elevation, with a 1.485 metre high dark stained close boarded fence. Furthermore, although this is not clear within the plans, I am aware that the small section of fencing between the retrospective and new elements would be replaced with a 1.725 metre high close boarded fence to match the retrospective section.

Planning History

3. **S/1432/03/F** – Application for two storey extension on south elevation of dwelling at 40 High Street measuring 1.1m deep x 3.5m wide, approved.

Lt Abington - S/0300/07/F



Crown Copyright (c) Licence no. 100022500 2007



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 30/4/2007

Centre = 553339 E 249088 N

Planning Committee May

Planning Policy

4. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.
5. **Policy P7/6** of the Cambridgeshire and Peterborough Structure Plan 2003 requires development to protect and enhance the quality and distinctiveness of the historic built environment.
6. **Policy EN28** of the South Cambridgeshire Local Plan 2004 states that the District Council will refuse applications which would dominate a listed building in scale, form, massing or appearance; damage the setting, well being or attractiveness of a listed building; or would harm the visual relationship between a listed building and its formal or natural landscape surroundings.
7. **Policy EN20** of the Local Plan relates to extensions to Listed Buildings and sets criteria against which applications will be assessed.
8. **Policy EN30** of the Local Plan requires development in a Conservation Area to either preserve or enhance the special character and appearance of the area, in terms of scale, massing and appearance. Permission will be refused for schemes which do not specify traditional local materials and details and which do not sit comfortably into their context.

Consultations

9. **Little Abington Parish Council** makes no recommendation but states:
 - a) "There are concerns about the effect on the listed building and on the open aspect of the Conservation Area
 - b) The layout of the small group of cottages is unusual and worth preserving
 - c) SCDC is encouraged to check the application carefully against its agreed criteria".
10. **The Conservation Manager** raises no objections, stating the fence does/will not have a harmful impact upon the setting of adjacent listed buildings. The Conservation Manager has also advised verbally that the impact on the openness of the Conservation Area is also considered to be acceptable.

Representations

11. A letter of objection have been received from the occupiers of No.38 High Street to the south. A copy of this letter is enclosed as Appendix 1. The letter raises a number of general issues about No.40 High Street but the main points of relevance to this application are:
 - a) Over the last 3 – 4 years, there has been a gradual despoliation of the setting of No.38 High Street, arising from the extension approved to No.40 in 2003, the fencing, a shed that has been constructed, lighting on No.40's southern elevation and landscape design;
 - b) The Conservation Area is gradually being broken up and enclosed. Historically and at the time of their listing, the listed cottages were linked and open to their

then extant curtilages. Until relatively recently, the cottages shared various facilities including a well, allotments (which were split up without fences), a public right of way etc. It was a historical landscape of openness and communality, rather than an emphasis on privacy and security. In the 20's, the area between No.38 and the High Street was an open field and even in the 50's the area was still known as The Green with cottages on all three sides. Ownership changes have started to make way for boundary treatments which could destroy that open character;

- c) The fencing, both the retrospective and new elements, enclose the listed building and sever its relationship with its cultural historical curtilage at the time the listing was made. The importance of the openness and feathered style of the previous fencing should not be underestimated;
- d) The fencing (together with the lighting and shed) are significantly below the standards required to enhance the Conservation Area and Listed Buildings;
- e) The newly erected fencing is of a much heavier and coarser texture than the lower and more traditional, horizontal, feathered texture of No.38's adjacent fencing. As a result, the relationship between No.38's garden and the rest of its garden when it was listed has been changed such that the previous cottage garden has been partly severed from the cottage itself;
- f) The cumulative impact of the fence and shed (which is in excess of 10m³ and used as a pottery studio) should be assessed;
- g) The proposed increase in fence height would have a detrimental impact on daylighting to No.38's eastern elevation and further enclose and sever the cottage from its curtilage. The aspect from the dining room in the middle of the cottage would be 100% fencing because of the sunken floors, almost obliterating daylighting and presence of the sky;
- h) The plans are unclear in respect of how the remainder of the southern boundary with No.38 will be treated (ie - the small section between the retrospective element and the new element of fencing);
- i) The creosoted weather boarded fencing, pottery studio and operation of a fired kiln in the pottery studio increase fire risk to No.38's thatched roof;
- j) The development would contravene Policies EN20, EN28 and EN30 of the Local Plan.

Representation by District Councillor, Mr Orgee

District Councillor, Mr Orgee, states:

12. "I am writing to you in my capacity as the district councillor for Little Abington. The purpose of this letter is to request that this planning application is taken to the Planning Committee. I also request that there is a site meeting prior to the Planning Committee's consideration of this case. My reasons for requesting the above course of action are that the application is within the village Conservation Area and that strong views have been expressed locally both for and against this application. In my view it would be better if the decision were to be made at an open public meeting rather than under delegated powers."

Representations by the applicant's agent

13. Two representations have been submitted by the applicant's agent, in response to the discussion at the Parish Council meeting and to the representation received from No.38 High Street. These are enclosed (excluding photographs) as Appendix 2.
14. Detailed aerial photographs that are estimated to be in excess of 20 years old have been submitted in response to concerns expressed at the Parish Council meeting about the openness of the site around the property. These purport to show that the site has not been an open area for a long time and that No.38, in particular, was very secluded and still was around 3 years ago. When the question of 'openness' was raised at the Parish Council meeting, it referred to the 1930's or 1940's when the cottages were bought from a larger Estate, at a time when land was haphazardly shared. In the 21st Century, some degree of privacy and security is desirable. The proposed fencing will divide the area much less than it has been over the last decades.
15. In response to the letter received from No.38 High Street, the following points are made:
 - a. The fact that the occupiers of No.38 feel their cottage has been separated from its curtilage is not the result of anything that has happened at No.40 over the last 3 years. The land was divided as it is now in the 1980's. Any changes to Damson Cottage and its curtilage took place long before they or the applicants took up residence in the area;
 - b. No boundaries have been changed. The application seeks, part retrospectively, to erect a handcrafted fence made from traditional upright featheredge boards as opposed to mass produced modern fence panels. This boarding has been used to clad ancient barns in the area;
 - c. Guidance was sought from Conservation officers at the District Council before work commenced;
 - d. The proposed section of fencing is 3.5 metres from the rear wall of No.38 and is not considered to interfere with their light;
 - e. The recently erected shed is not a pottery studio. It was mistakenly built marginally oversize (10.15m³). This has now been rectified and the building now measures 9.77m³;
 - f. The fence has not been creosoted, but has been treated with Tanalith E preservative and Creol which neither enhance nor diminish fire risk.

Planning Comments – Key Issues

16. The key issues to consider in the determination of this application are:
 - a. Impact upon the character of the Conservation Area and upon the setting of nearby Listed Buildings;
 - b. Affect upon the amenities of adjoining residents.

Impact upon character of the conservation area and upon the setting of listed buildings

17. The fence requires planning permission as it forms part of the boundary of the site with a listed building, No.38 High Street. The applicant's agents approached this Authority prior to erecting the fence and were advised that planning permission was not required on the basis that No.40 High Street is not a listed building. Discussions still took place between the applicant's agent and the Council's Conservation department in order to ensure that the proposed style of fence would be appropriate.
18. Complaints were received by this Authority after construction commenced and, after a site meeting with the applicant's agents, it was established that part of the fence did form part of the enclosure to and curtilage with No.38 High Street (a listed building) and a planning application was therefore requested. Construction ceased immediately, thereby explaining why there is a small section of lower, older panelled fencing between the new section of fence for which retrospective consent is sought and the proposed new fencing along the western boundary with No.38 High Street.
19. It is not presently clear within the application that the proposal seeks to continue the 1.725 metre high fencing along the remainder of the southern boundary with No.38. Amended plans to clarify this have been requested.
20. The Conservation Manager considers the design of the fencing, both the as built and proposed sections, to be appropriate and does not consider the development harms the setting of the adjacent listed building at No.38 High Street or harms the character, appearance or openness of the Conservation Area.
21. A copy of the letter from No.38 has been forwarded to the Conservation Manager and I am presently awaiting further comments which will be reported verbally at the Committee meeting.

Residential amenity

22. There is an existing 1.22 metre high panelled fence that forms part of the western boundary of No.40's garden and lies approximately 4.5 metres away from No.38's rear/east facing elevation. Within this elevation facing the fence are a bathroom window, a window and door to the hall area and a window serving a hall/dining/sitting area. The main lounge, which also has an east facing window looking straight down the garden area, is at the southern end of the house.
23. I have visited No.38 High Street. The principal area that would be affected by the application is a hall/dining/sitting area, a large open but quite dark area. The main front door/entrance into the property has steps down into this area, which has a bench style seat directly underneath the east facing window and a fireplace against its southern wall. Its appearance/use at the time of my visit was as a hall and secondary sitting area but the occupant explained that it was intended to be used as a dining area in the future. What is not apparent from the site plan, but will be clear to Members after the site visit, is that the floor levels in the house are lower than the outside ground levels. This room is some 0.5 metres lower than the patio area on the east side of the house, meaning that the existing panelled fence along the boundary with No.40 is, I would estimate, some 1.8 metres above No.38's floor level. I accept that the proposed increase in height of this section of fence will have an impact upon the outlook from this east facing window, as well as cutting out some early morning sunlight. However, as the proposed increase in height is minimal, I do not consider the impact upon the amenities of the occupiers of No.38 High Street to be seriously harmful enough to justify refusing the application on this basis.

Other Issues

24. The occupiers of No.38 High Street have raised other matters that are not strictly part of this application. However, I can confirm that the shed that has been constructed, on the basis that its volume does not exceed 10m³ as stated within the agent's letter, does not require planning permission. I measured the shed on site soon after it had been constructed and its volume was 10.15m³. It has since been reduced in size to avoid the need for permission.
25. The neighbour has also referred to lighting installed under the eaves of No.40's roof, which Officers have previously advised does not require planning permission. I can confirm that consent is not required for this lighting given that it is attached to the building. If this lighting is causing a nuisance, however, the neighbour may have some recourse under environmental health legislation.

Recommendation

26. Approval:

Conditions

1. Standard Condition A (Reason A)

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development)
P7/6 (Historic built environment)
 - **South Cambridgeshire Local Plan 2004:**
EN28 (Development within the Curtilage or Setting of a Listed Building)
EN30 (Development in Conservation Areas)
2. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Impact on character of conservation area;
 - Impact on setting of adjacent listed buildings;
 - Residential amenity.

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Refs: S/0300/07/F and S/1432/03/F.

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

This page is intentionally left blank

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee9th May 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0516/07/F – GREAT WILBRAHAM
2 Houses following Demolition of Existing Bungalow at 7 Toft Lane**Recommendation: Approval****Date for Determination: 7th May 2007****Notes:**

This Application has been reported to the Planning Committee for determination because the Parish Council's recommendation of refusal is contrary to that of the Officer's recommendation of approval.

Adjacent Conservation Area and Grade II Listed Dwelling.

Members will visit the site on Monday 7th May 2007

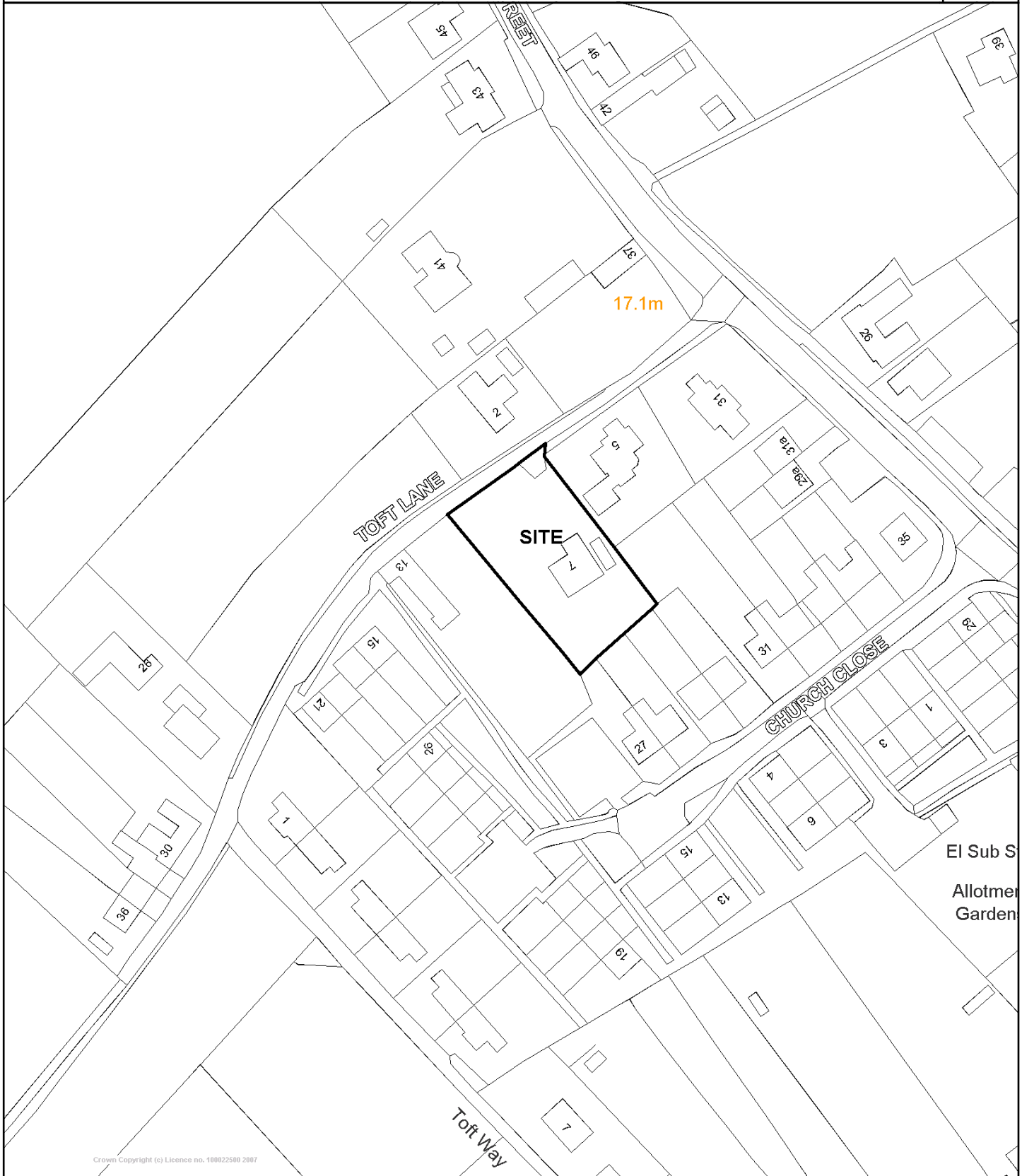
Site and Proposal

1. Toft Lane is very narrow single track located off Church Street in Great Wilbraham. Toft Lane is a no through road with no passing places or turning areas. The site is on the southern side of Toft Lane with dwellings located on all sides. To the north is No 2 a modern dwelling as is No 5 to the north east. To the west is No 13 a grade II listed house. The modest 1950s bungalow is set well back on the site and has a separate garage to the side. The bungalow is sited on slightly higher land than the lane. The site is roughly rectangular and is 0.12 Ha in area. The plot has a frontage of 26m and depth of 45m. There is a single vehicular access point close to the boundary with No. 5 Toft Lane. Two large conifer trees are in the front garden and the front boundary is defined by a low brick wall.
2. The application received 12th March 2007 proposes the demolition of the bungalow with the erection of two dwellings in its place, one 4 bedroom and the other 3 bedroom. Both dwellings would be set back from Toft Lane a similar distance to the existing bungalow and both would have first floor accommodation partly within the pitch of the roof.

Planning History

3. **S/2265/06/F** - Erection of two dwellings following demolition of existing chalet bungalow refused permission in January 2007 on grounds that the design and layout would affect the setting of listed dwelling at No. 13 Toft Lane.

S/0516/07/F - Great Wilbraham



Crown Copyright (c) Licence no. 100022500 2007



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 27/4/2007

Centre = 554859 E 257507 N

May Planning Committee - 2007

Planning Policy

4. Great Wilbraham is designated as a Group Village in the Core Strategy 2007. **Policy ST/6** states that residential development up to a maximum of 8 dwellings will be permitted within the village framework provided amongst others it would be sensitive to the character of the village and residential amenities. (**Policy SE4** of the Local Plan 2004).
5. **Policy SE8** of the Local Plan 2004 states that there is a general presumption in favour of residential development within the village frameworks where this accords with other policies.
6. The site is adjacent to No 13 Toft Lane a Grade II listed dwelling and **Policy EN28** relates to dwelling within the setting of a listed building. The site is located adjacent to the Great Wilbraham Conservation Area. **Policy EN30** expects development to preserve or enhance the character and appearance of Conservation Areas.

Cambridgeshire and Peterborough Structure Plan 2003

7. **P1/3** - Sustainable Design in Built Development of the Cambridgeshire and Peterborough Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.
8. **P7/6** - Historic Built Environment seeks to protect and enhance the quality of and distinctiveness of the historic built environment.

Consultation

9. **Great Wilbraham Parish Council** objects to the application on the grounds that the single storey extension is disproportionate to the main house and has increased in size. This should be reduced to a size more in keeping with other properties in the conservation area. This elevation would have a severe impact on No 5. The door to the garage should be moved to the other side as it is understood that the applicant intended to run his business from there and are concerned about noise impact on No 5. Request condition for parking materials on site at all times and working hours restricted to 8am to 5.30 weekdays only.
10. **Corporate Manager (Health and Environmental Services)** recommends conditions relating to noise and foundations during construction
11. **Conservation Manager** - No objection subject to conditions on windows and rooflight treatment.
12. **Local Highway Authority** - No objection to two dwellings. It recommends a condition requiring a visibility splay at 2.4m across the site frontage with no planting, fencing or walls over 600mm high.

Representations

13. A letter of objection, summarised as follows, has been received from the occupier of No. 5 Toft Lane:

Design is inferior to a conventional four bedroomed two storey dwelling, which would have a smaller footprint.

Request that garage personnel door be changed to the other side.
The single storey element proposed for No. 7 is very long on the boundary with No. 5.

Planning Comments – Key Issues

5. The site is within the village framework whereby residential development is permitted subject to amenity, traffic and conservation considerations. Great Wilbraham is a group village whereby development of up to 8 is permitted within the village framework.
6. The principle of developing the site for two is acceptable. The density is below 30 dwelling per hectare which would need to see four dwellings proposed. However given the sites proximity to a grade II listed dwelling and the substandard access road two more dwellings would not be acceptable in this location.
7. A key constraint to the development of the site is the retention of the open area to the front of the site which retains views of the listed dwelling. It is important to retain this view.
8. Following the recent refusal the applicant met with officers to progress a scheme which would overcome the areas of concern. The revised scheme has omitted the garage to the front of No 7 and repositioned the single storey element further back. The detailing of the dwellings has been improved. The open views to the listed dwelling are retained. The single storey element is better positioned and would not be detrimental in the street scene. Indeed it is set 2m behind the garage of No 5. The single storey element would replace the existing single storey detached garage. Therefore there would not be a significant difference in the view of this elevation. The proposed single storey element would be 1m from the boundary with No 5 Toft Lane.
9. The Conservation Manager has no objection to the dwellings as he considered that the proposed development will have a similar impact as the existing bungalow to the setting of the listed dwelling. The projecting garages provides some variety to the massing of the new build elements.
10. There will be no adverse impact in terms of residential amenity. The comments of the neighbour and Parish Council are noted regarding the personnel door to the garage but this is not unusual for a residential setting. The issue of the potential business use is purely rumour and it is not reasonable to refuse the application for this reason.

Recommendation

11. Approval subject to the following conditions:
 1. Standard Condition A – Time limited permission (Reason A).
 2. Sc5a – Details of materials for external walls and roofs (Rc5a).ii).
 3. Sc5 - Details of windows and rooflights.
 4. Sc60 – Details of boundary treatment (Rc60).
 5. Notwithstanding the provisions of Regulations 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited

in respect of the development hereby approved unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:-

- i) PART 1, (Development within the curtilage of a dwellinghouse), Classes A, B, C, D, and E.
 - ii) PART 2, (Minor operations), Class A
(Reason - a) To safeguard the character of the area and to protect the open character of the front of the site which is located adjacent No 13 Toft Lane a Grade II listed dwelling.)
6. During the period of construction no power operated machinery shall be operated on the site before 08.00 on weekdays and Saturdays nor after 18.00 hours on weekdays and 13.00 on Saturdays and not at all on Sundays or Bank Holidays unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.
(Reason - To minimise the effects of the construction of the development on the adjacent residential amenity.)
 7. The beech hedge as proposed on drawing number 3 shall be planted in the first planting and seeding seasons following the occupation of the buildings hereby permitted and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
(Reason - To enhance the quality of the development and to assimilate it within the area.)

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development)
P7/6 (Historic Built Environment)
 - **South Cambridgeshire Local Plan 2004:**
EN28 (Development within the Curtilage or Setting of a Listed Building)
SE8 (Village Frameworks)
SE4 (Group Villages)
EN30 (Development in Conservation Areas)
 - **South Cambridgeshire Core Strategy 2007:**
ST6 (Group Villages)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Out of keeping design of single storey
 - Noise impacts

General

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

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

- South Cambridgeshire Local Plan 2004
- Core Strategy Development Plan Document 2007
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/2265/06/F and S/0516/07/F

Contact Officer: Frances Fry Senior - Planning Officer
Telephone: (01954) 713252

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee9th May 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0550/07/F - WHITTLESFORD**Erection of Temporary Smoking Shelter (Retrospective Application)
at Whittlesford Social Club, 14 High Street for Whittlesford Social Club****Recommendation: Delegated Approval****Date for Determination: 17th May 2007****Notes:**

This Application has been reported to the Planning Committee for determination because Whittlesford Parish Council recommend refusal of the application, contrary to the officer recommendation.

Conservation Area**Site and Proposal**

1. Whittlesford Social Club is situated in the centre of the village. It comprises a detached, single storey, L shape, part pitched roof building and part flat roof building that is situated gable to the road. An area of hardstanding is situated to the side that provides a small parking area.
2. A terrace of traditional style cottages (Nos. 18, 20 and 22 High Street) and a communal parking area serving those properties are situated to the north west. Well Cottage (18A) High Street is a two-storey, cottage that is situated to the south west. A two metre high boundary wall aligns the boundary.
3. The application, received on 22nd March 2007, as amended by additional elevations received 11th April 2007, proposes retention of the existing temporary smoking shelter. It is situated in the north west corner of car park, adjacent to the boundary wall and in front of an existing shed and oil tank. The shelter measures approximately 4 square metres in area and has a height of 2.55 metres. It has a metal framework with clear plastic louvers covering approximately 80% of three sides of the walls and a transparent roof.

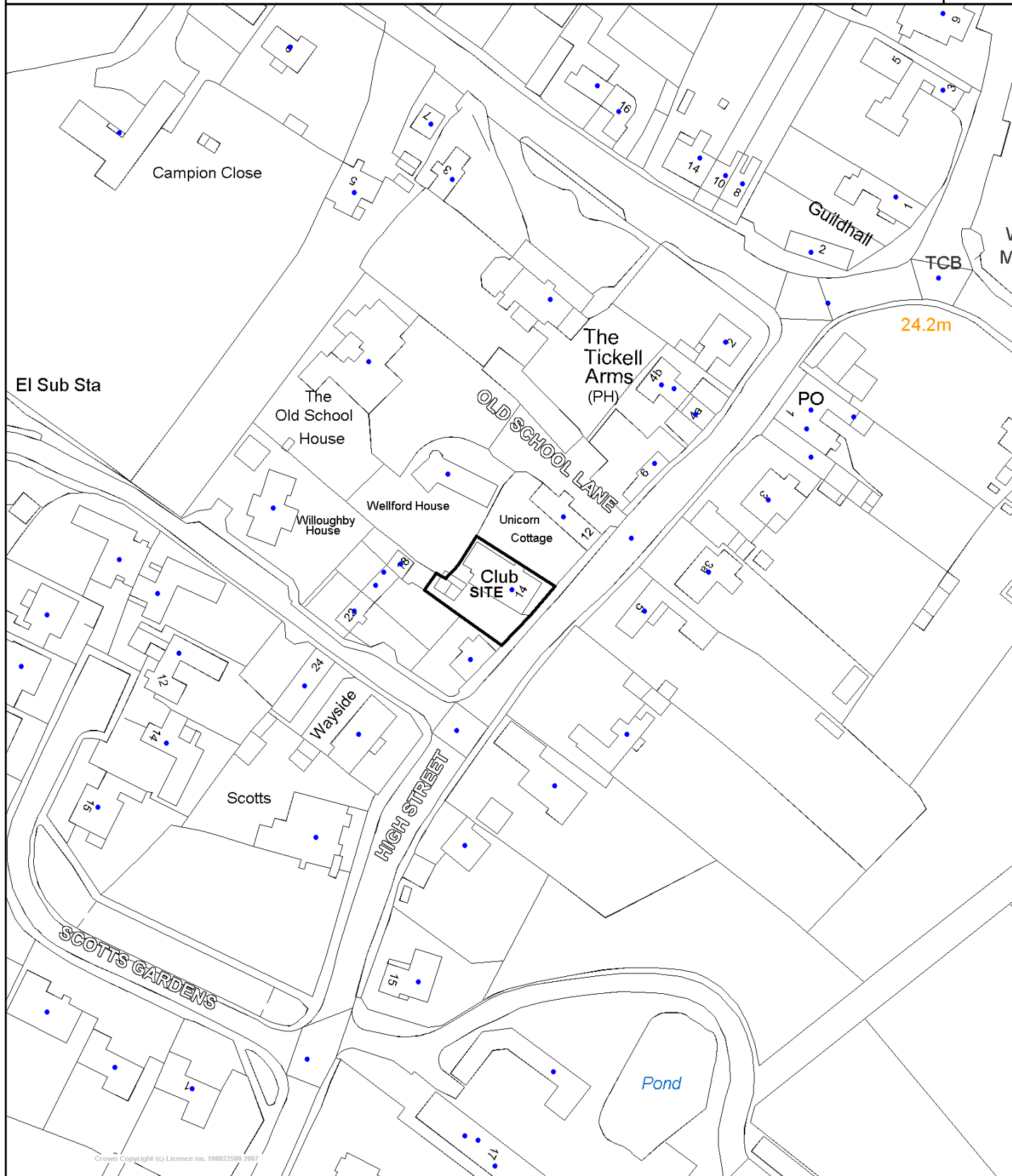
Planning History

4. None.

Planning Policy

5. Policy **P7/6** of the Cambridgeshire and Peterborough Structure Plan 2003 seeks to protect and enhance the quality and distinctiveness of the historic built environment.

Whittlesford - S/0550/07/F



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 30/4/2007

Centre = 547212 E 248231 N

Planning Committee May

6. Policy **EN30** of the South Cambridgeshire Local Plan 2004 requires all new developments in conservation areas to preserve or enhance their special character and appearance, particularly through scale, massing and materials.

Consultations

7. **Whittlesford Parish Council** recommends refusal and suggests that a parasol, removable when not in use, would be more acceptable.
8. **Conservation Officer** has no objections to retention of the shelter for a temporary period, but would not support its permanent retention, as it would not preserve or enhance the character and appearance of the Conservation Area.
9. **Corporate Manager (Health and Environmental Services)** Comments are awaited.
10. **Licensing Officer** Comments are awaited.

Representations

11. The occupiers of Nos. 18A and 22 High Street have concerns regarding the visual impact of the structure, especially its height, and that it is out of keeping with the Conservation Area.

Planning Comments – Key Issues

12. From the 1st July 2007, The Health Act 2006 dictates that smoking will be banned in virtually all enclosed public places and workplaces in England. This application proposes retention of the existing external temporary smoking shelter that has been erected as a result of this new legislation for a period until there is government design guidance on a more permanent solution.
13. The main issues to be considered relate to the impact of the structure upon the character and appearance of the Conservation Area, the impact of the structure upon the amenities of neighbours, and the loss of parking.
14. The structure is visible from the High Street. Although I consider that its current design and materials are not appropriate to its sensitive Conservation Area location for permanent retention, I believe that its retention for a temporary period of one year only would be acceptable, given the applicant's need for guidance.
15. The structure is located adjacent a communal parking area and 5 metres away from the nearest residential property. Whilst I acknowledge that its use concentrates people in one particular area, I do not consider that it seriously harms the amenities of the neighbours through a significant increase in the level of noise and disturbance in the area, as it is located within an area that has previously been used for car parking, and is not immediately next to residential properties.
16. The parking area previously provided six parking spaces, but was an impractical layout as it involved tandem parking. The shelter is not therefore considered to result in the loss of any parking spaces. In any case, the majority of the users of the social club are likely to walk or cycle to the venue, given its central village location.
17. The current shelter is substantially enclosed and does not meet the health legislation, as it should be at least 50% open. This is not a material planning consideration but is a matter for the Council as Environmental Health Authority.

Recommendation

18. Delegated approval for a temporary period of one year:
1. The smoking shelter, hereby permitted, shall be removed and the land returned to its former condition on or before 31st May 2008.
(Reason - Approval of the proposal on a permanent basis would be contrary to Policies P7/6 of the Structure Plan 2003 and EN30 of the South Cambridgeshire Local Plan 2004 which requires development to preserve or enhance the character and appearance of the Conservation Area.)

Informatives

Reasons for Approval

1. The development, of a limited period is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P7/6** (Historic Built Environment)
 - **South Cambridgeshire Local Plan 2004: EN30** (Development in/adjacent to Conservation Areas)
2. The development of a limited period is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Visual impact on the locality

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

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning File Reference S/0550/07/F

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

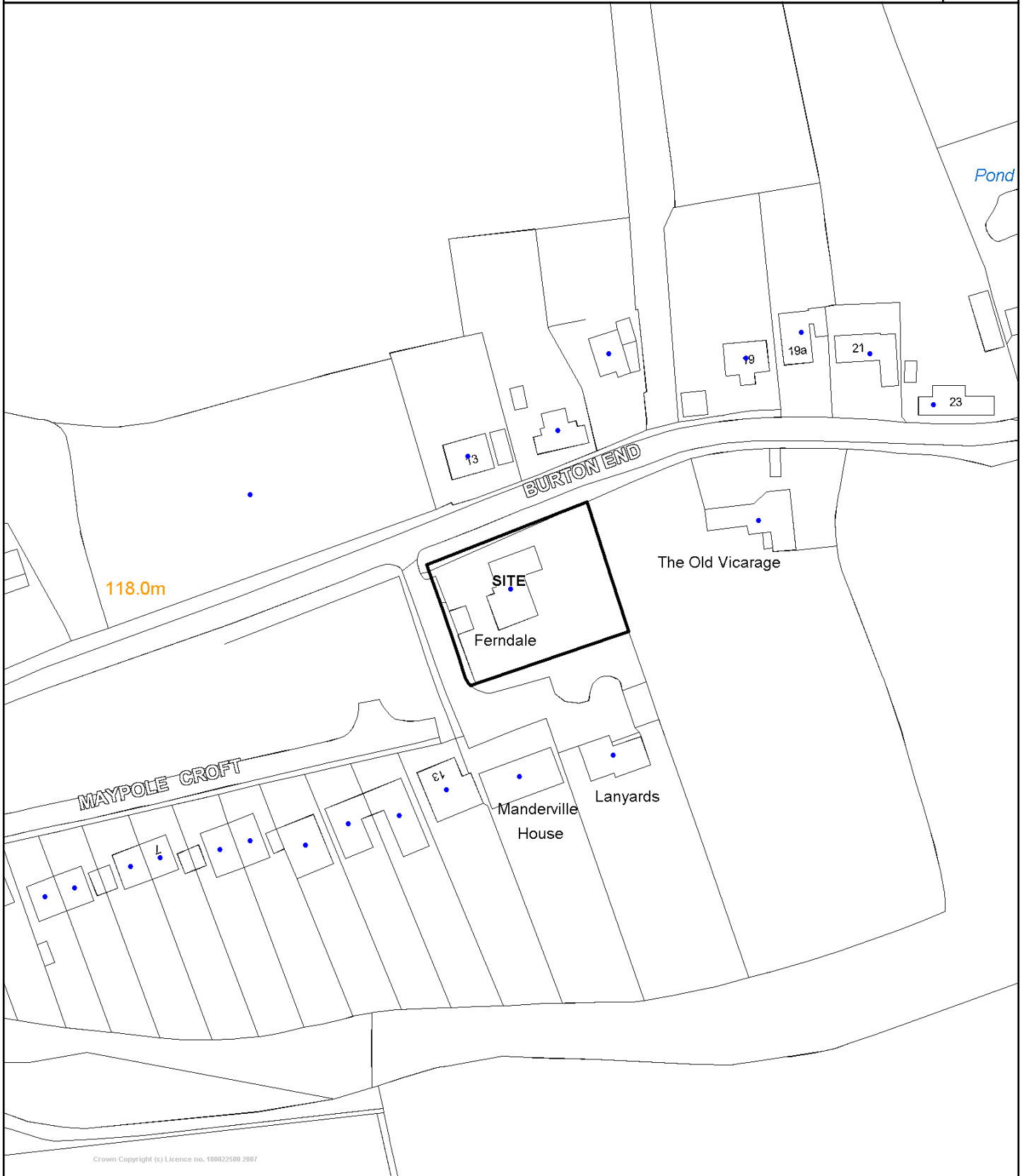
SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee9th May 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0493/07/F – WEST WICKHAM**Erection of 2 Dwellings & Garaging Following Demolition of Existing Bungalow at Ferndale, Burton End for New Horizon Properties Ltd****Recommendation: Approval****Date for Determination: 8th May 2007****Adjacent to a Listed Building****Notes:****This Application has been reported to the Planning Committee for determination because the recommendation is contrary to the response of the Parish Council.****Site and Proposal**

1. The 0.125 hectare application site is located on the south side of Burton End and is occupied by a 6.3 metre high monopitch style dwelling. To the south/rear are a pair of detached two storey houses (Manderville House and Lanyards) whilst, beyond a substantial tree belt along the eastern boundary of the site, is a Grade II listed thatched dwelling, The Old Vicarage. Along the front/north boundary of the site is an approximately 2 metre high conifer hedge whilst, beyond this, on the opposite side of Burton End, are a bungalow (No.13) and a further Grade II listed thatched house (No.15). The access to the site serves a total of 3 properties, Ferndale itself together with the two detached properties to the south.
2. The full application, submitted on 13th March 2007, proposes the demolition of the existing bungalow and the erection of two 2-storey 4-bedroom detached houses on the site. The new houses would be set 6.5 metres further back from the front/north boundary than the existing bungalow and would have approximately 13 metre deep rear gardens. The dwellings would comprise rendered walls and plain tiled roofs and would measure 4.8 metres high to the eaves and 7.7 metres high to the ridge. The garages would have boarded walls and pantiled roofs. The density of the development equates to 16 dwellings/hectare.
3. Access to the properties would be taken via the existing shared access off Burton End, and then along the front/north side of the site. To accommodate the access, it is proposed to move the existing hedge towards the road or to replace it with a native species hedge. The proposal also shows that a row of high conifers abutting the road to the east would be removed thereby increasing the visibility from 44 to 81 metres in this direction.

West Wickham - S/0493/07/F



Crown Copyright (c) Licence no. 100022500 2007



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 30/4/2007

Centre = 562220 E 249690 N

Planning Committee May

Planning History

4. **S/0155/07/F** – This application sought to erect a two storey mansard roof style dwelling on the site, positioned between the existing dwelling and the eastern boundary. In light of concerns raised by the Conservation Manager about the design of the dwelling and its impact upon the setting of nearby listed buildings, Officers were minded to refuse this application. It was subsequently withdrawn by the applicant's agent.
5. The land occupied by Ferndale, Lanyards and Mandeville House has a long history. In 1981, outline planning permission was granted for the erection of two dwellings on the site subject to conditions requiring frontage only two storey development (**S/0189/81/O**). At the same time, an outline application for 5 dwellings was refused on the basis that it was contrary to the infill policy and poorly related to existing residential properties (**S/0190/81/O**). In 1982, planning permission was granted for two dwellings on the site, the frontage bungalow now known as Ferndale, and a two storey dwelling behind it in a central position (**S/0379/82/F**). An application later that year sought to erect two dwellings behind Ferndale. This was refused and dismissed at appeal as it was contrary to the infill policy and was poorly related in overlooking terms to dwellings in Maypole Croft (**S/1603/82/F**). In 1984, consent was granted for the dwelling now known as Lanyards – this, in effect, superseded the dwelling design/position within application reference S/0379/82/F (**S/0357/84/F**).
6. In 1992, an outline application to site a dwelling adjacent to Lanyards was refused due to overlooking of Ferndale and to noise and disturbance from Lanyards' access to occupiers of the proposed new dwelling. (**S/1643/92/O**). A subsequent outline application for a bungalow on this site was allowed at appeal (**S/0606/93/O**). The two storey dwelling that now stands on this site, Mandeville House, was allowed under application reference **S/0895/95/F** subject to conditions requiring the first floor bathroom windows facing Ferndale to be obscure glazed and to planning permission being required to add any further windows to this elevation.

Planning Policy

7. West Wickham is identified within **Policy ST/7** of the South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007, as an infill village. In such locations, **Policy SE5** of the South Cambridgeshire Local Plan 2004 states that residential development will be restricted to no more than two dwellings comprising (amongst others) the redevelopment of an existing residential curtilage providing the site does not form an essential part of village character, and development is sympathetic to the historic interests, character, and amenities of the locality.
8. **Policy EN28** of the South Cambridgeshire Local Plan 2004 states that the District Council will refuse applications which dominate a listed building; damage the setting, well being or attractiveness of a listed building; or would harm the visual relationship between a listed building and its formal or natural landscape surroundings.
9. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.
10. **Policy P7/6** of the Cambridgeshire and Peterborough Structure Plan 2003 requires development to protect and enhance the quality and distinctiveness of the historic built environment.

Consultations

11. **West Wickham Parish Council** objects to the application for the following reasons:
- (a) “This site has a long and complex planning history going back to the 1970’s. By creeping development the number of dwellings has already gone further than the number felt appropriate by both the District Council and an Inspector. I feel the reasons behind those earlier refusals to develop still apply today.
 - (b) West Wickham is classed as an infill only village. This proposed development cannot be considered infill; to the west is the extensive grass frontage of Maypole Croft and the closest dwellings are behind, making this ‘front fill’. I feel this is contrary to HG11, which does not allow backland development in villages that have linear development, such as West Wickham. The back development is already there; therefore the front development is inappropriate.
 - (c) The access and siting of this proposed dwelling will result in the western sited house being surrounded on three and a half sides by driveway or parking spaces, resulting in a loss of amenity to the occupants through increased noise and disturbance from vehicles.
 - (d) Regarding access. There is no other residential area in West Wickham where a driveway runs between a dwelling and the highway. This is alien and out of character for this village.
 - (e) When Mandeville House was built special conditions were imposed to safeguard the privacy of occupiers of Ferndale, a single storey dwelling. Both proposed houses are double storey and the eastern sited house will be in front of Lanyards without the possibility of the same conditions being imposed. Therefore the privacy of the occupants of the existing and the proposed new houses cannot be safeguarded in the same way.
 - (f) Lastly, in a recent housing survey West Wickham was identified as having a significant ‘need’ for existing residents wishing to leave their family homes. These are mostly young people wanting to set up homes for the first time but also older people wanting to downsize. West Wickham does not need any more expensive 4 bedroom houses. It does need smaller, affordable housing.”
12. **The Conservation Manager** states that, when compared to the previous application, this proposal will lead to a more consistent design form with a pair of complementary dwellings of traditional vernacular form adjacent to the Old Vicarage. In contrast, the previous scheme had the 70’s bungalow, a mansard roof cottage and then the Old Vicarage, creating three rather disparate architectural forms. Furthermore, the demolition of the existing bungalow allows a better spacing for the two replacement dwellings, compared to the rather cramped appearance of the mansard cottage that was squeezed in between the bungalow and the boundary to the Old Vicarage. This part of West Wickham is characterised by regularly spaced dwellings and the replacement of the existing bungalow with a pair of dwellings will not be out of keeping with this pattern of development. The Old Vicarage sits within a large site and there is significant space retained between the building and its boundary with Ferndale. The new dwellings are set further back into the site than the existing bungalow and would therefore not harm the setting of the listed cottage opposite.

No objections are raised to the impact on the setting of the Old Vicarage or the listed building opposite, subject to satisfactory boundary treatment (to retain or replicate the existing mature hedge) and to the use of traditional materials (ie – natural clay tiles, painted timber windows and painted render and weatherboarding).

13. **The Local Highways Authority** states that the application would not have an adverse effect upon the public highway. An informative should be added to any consent advising that the granting of permission does not constitute a permission or licence to a developer to carry out works within, or to cause disturbance to, a public highway.

In a later comment, the LHA advises that part of the site falls within the public highway and that the access arrangement should be revised so that the proposed works fall entirely within the curtilage of their own property and do not infringe upon the adopted highway. Although the applicant has submitted a copy of title deeds showing that part of the verge falls within the applicant's ownership, land ownership does not prevent land being adopted public highway as well. The land in question is shown as adopted public highway on the Highways Register, which is a definitive legal document. It is up to the landowner to prove that the land is not highway. Simple ownership is not sufficient to preclude an area of land from being highway. Unless the applicant has some evidence that the Highways Register is incorrect, then the layout must be redesigned so that it does not encroach on the highway.

14. **The Trees and Landscape Officer**, whilst not consulted in respect of this latest application, was notified of the previous application and raised no objections. With regards to the proposals for the hedge at the front of the site, it was advised that the hedge would not survive if moved. Its replacement could be conditioned as part of a landscaping scheme, although it should not be replaced with a laurel or another conifer hedge. If a 'green' hedge is desired, then either holly or yew would be acceptable as both can be kept very well as a formal hedge, otherwise a mixed native hedge would be desirable.
15. **The Corporate Manager (Health and Environmental Services)** raises no objections subject to a condition restricting the hours of use of power operated machinery being attached to any consent in order to minimise noise disturbance to neighbours.
16. **The Building Inspector** advises that the access appears to be in accordance with new requirements to be within 45 metres of all points of the dwelling perimeter.
17. The comments of the **Environment Operations Manager** will be reported verbally at the Committee meeting.

Representations

18. Letters of objection have been received from the occupiers of Lanyards and Mandeville House to the rear. The main points raised are:
- (a) The proposal constitutes overdevelopment of the site;
 - (b) There are no parts of the village where there are rows of houses one behind another, and the proposal would therefore be out of keeping with the linear character of the area;
 - (c) The size of the plots would be out of keeping with the character of the area;

- (d) The rural, open aspect to the road will be affected by a narrower verge and two houses fronting the highway;
- (e) The development would harm the setting of nearby listed buildings, the Old Vicarage to the east and No.15 Burton End to the north;
- (f) There is a restrictive covenant on Ferndale limiting the number of buildings on the site to one only;
- (g) The proposal will increase traffic and noise in the immediate neighbourhood resulting in a loss of amenity to occupiers of Lanyards and Mandeville House;
- (h) The first floor bedroom windows to both properties will overlook the front of Lanyards, within which there are windows serving a lounge, hallway, study, landing and bedroom, and Mandeville House, resulting in a loss of privacy to the occupiers of both properties;
- (i) Can the bedroom window overlooking Mandeville House be moved to the side facing Maypole Croft;
- (j) When Lanyards and Mandeville House were built, conditions were applied to ensure that Ferndale was not overlooked;
- (k) Moving the hedge nearer to the road will restrict visibility to the east and be detrimental to highway safety.

Planning Comments – Key Issues

19. The key issues to consider in the determination of this application are:
- (a) Impact upon the character of the area;
 - (b) Impact upon the setting of nearby listed buildings;
 - (c) Affect upon the amenities of adjoining residents;
 - (d) Highway safety.

Impact upon character of area and setting of listed buildings

20. There are a variety of styles of dwellings in the vicinity of the site – two storey houses to the rear, a bungalow and thatched cottage opposite, a thatched dwelling to the east, and chalet style dwellings to the south-west.
21. The previous application earlier this year was considered to be unacceptable as, due to the limited width between Ferndale and the eastern boundary of the site, the proposed dwelling was considered to be appear particularly cramped. In addition, the design of the dwelling, together with its relationship with the monopitch style of Ferndale, was considered to be unacceptable. In this current application, the demolition of Ferndale enables the proposed two dwellings to be designed as a pair and also provides better spacing between the properties, thereby ensuring that they would not appear unduly cramped in the street scene.
22. The erection of Lanyards and Mandeville House in positions to the rear of Ferndale has already created a backland form of development and it would therefore be difficult to resist the application on the basis that it would be out of keeping with the pattern of development in the area. In addition, although the existence of an access

parallel to the road is not replicated on other sites, it would be well screened by the proposed replacement hedge at the front of the site, subject to adequate space being provided for the hedge, and would not therefore be seriously harmful to the character of the area.

23. Concerns have been raised on the basis that the development on this site does not fall within the definition of infill and that approving this application would result in just one less dwelling on the site than dismissed at appeal in 1981. The definition of infill development includes the redevelopment or subdivision of an existing residential curtilage where the relevant policy states that two dwellings (or, exceptionally, up to 8 if the site is classified as brownfield land) are acceptable in principle. The application must be determined on the basis of the current on-site situation rather than on the basis of a 20+ year old appeal. The site is a brownfield site and the proposal clearly falls within the definition of infill development.
24. Although the proposed house on plot 2 would be sited east of the footprint of Ferndale, this building would still be some 25 metres from the old vicarage. The Conservation Manager has advised that the proposal would not harm the setting of adjacent listed buildings, the Old Vicarage to the east and No.15 Burton End opposite.

Residential amenity

25. The Parish Council and local residents have expressed concern about overlooking from first floor bedroom windows towards properties to the rear. In particular, reference has been made to the site's history and to conditions on the consent for Mandeville House requiring first floor windows facing Ferndale to be obscure glazed. The current application must be considered, however, on its own merits and against current accepted standards relating to distances between opposing windows.
26. Mandeville House and Lanyards are 20 and 22 metres respectively from Ferndale's rear/southern garden boundary. The proposed dwellings would have south/rear facing first floor bedroom windows, including within the rear projecting two storey wings. The application shows that there would be a distance of 28 metres between the rear wing of plot 1 and the front elevation of Mandeville House, and a back to front distance of 30 metres between plot 2 and Lanyards. Bearing in mind that the proposed first floor windows do not overlook private rear garden areas and that the distance between opposing windows is well in excess of the normal accepted standard of 20 metres, I consider that an objection on overlooking grounds could not be sustained. I have, however, discussed with the applicant whether the window to the plot 1's bedroom could be moved to the west side elevation of the rear wing and I am awaiting a response in respect of this issue.
27. The Parish Council has raised concerns about the amenities of future occupiers of the westernmost dwelling on plot 1, as it is surrounded by driveways on 3 sides. I fully sympathise with these concerns and, if this dwelling was in existence at present, outside the application site and not within the applicant's ownership, it is likely that I would have serious reservations about the implications of any vehicular access serving a new dwelling on its east side. However, as both dwellings form part of this application, I consider this issue to be much less of a concern as any future occupiers of the properties would be fully aware of the situation when purchasing the dwellings.

Highway safety

28. The Local Highways Authority has not specifically objected to the application, including the re-siting of the front boundary hedge, on reduced visibility/highway

safety grounds. However, it has just come to light that, although the applicant owns land (approximately 3 metres in depth) that falls outside the current curtilage and within the grass verge at the front, this land is still classified as highway and must therefore be excluded from the layout. Clearly, this has implications for the layout and I am awaiting the submission of either (a) evidence to show that the highways register is incorrect; or (b) the submission of a revised layout plan to exclude this land from the application site.

Recommendation

29. If it can be demonstrated by the applicant that the Highways Register is incorrect, and subject to the layout being amended to accommodate a replacement hedge on the front (north) boundary, approval:

Conditions

1. Standard Condition A (Reason A);
2. No development shall commence until samples of materials to be used for the external walls and roofs of the dwellings and garages have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason – To ensure that the development does not detract from the setting of nearby listed buildings, the Old Vicarage to the east and No.15 Burton End to the north);
3. Sc51 – Landscaping (Rc51);
4. Sc52 – Implementation of landscaping (Rc52);
5. Sc60 – Boundary treatment details (Rc60);
6. During the period of construction and demolition no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions (Rc26).

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **South Cambridgeshire Local Development Framework (LDF) Core Strategy**, adopted January 2007:
ST/7 (Infill Villages)
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development)
P7/6 (Historic Built Environment)

- **South Cambridgeshire Local Plan 2004:**
 - SE5 (Development in Infill Villages)
 - EN28 (Development within the Curtilage or Setting of a Listed Building)
2. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
- Residential amenity;
 - Impact on character of area;
 - Impact on setting of listed buildings;
 - Highway safety.

Informatives

1. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
2. During construction and demolition there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
3. Before the existing property is demolished, a Demolition Notice will be required from the Environmental Health Department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.
4. The landscaping scheme required by condition 3 must include proposals for the replacement of the existing front boundary hedge, including details of the height at which the hedge would be maintained. Officers would wish to see a hedge of the same height and maturity as the existing. A laurel or conifer hedge would not, however, be acceptable. If a 'green' hedge is desired, suitable species would be holly or yew; otherwise a mixed native species hedge would also be acceptable.

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

- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007.
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Refs: S/0493/07/F, S/0155/07/F, S/0189/81/O, S/0190/81/O, S/0379/82/F, S/1603/82/F, S/0357/84/F, S/1643/92/F, S/0606/93/O, and S/0895/95/F.

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

This page is intentionally left blank

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee9th May 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0594/07/F – DRY DRAYTON
Dwelling at Land Adjacent 8 Cottons Field for R Howard**Recommendation: Delegated Approval****Date for Determination: 21st May 2007****Notes:**

This Application has been reported to the Planning Committee for determination because the anticipated Parish Council objection does not accord with the Officer recommendation.

Site and Proposal

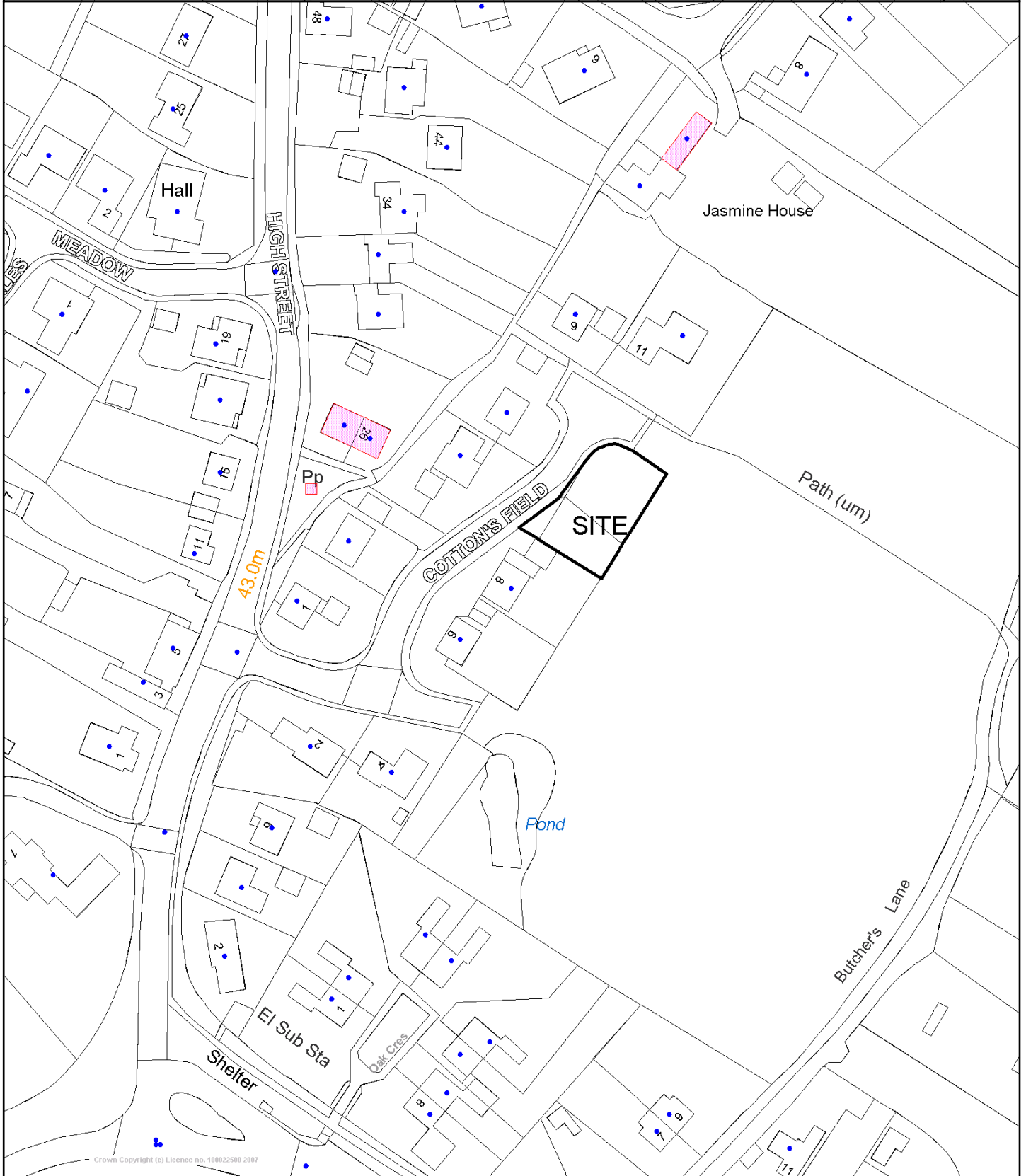
1. The 0.05 ha site currently forms part of the enclosed side garden serving a two-storey detached dwelling at No.8 Cotton's Field which forms part of a development of 10 detached dwellings. The field to the rear/southeast falls away to the southeast and is dissected by a public footpath which runs in a south-easterly direction from the end of Cotton's Field.
2. This full application, received on 26th March 2007, proposes the erection of a 4-bedroom two-storey detached house with an integral garage and a lean-to single storey element to the side. The dwelling would have an eaves height of 5 metres and a ridge height of 7.2 metres. The dwelling is to be brick faced with horizontal timber boarding at first floor level on the front and one of the side elevations (to match the other dwellings in the road) with a tiled roof.
3. The density equates to 20 dwellings per hectare.

Planning History

4. **S/0865/02/F** – a full application for an identical two-storey dwelling on the site of the current proposal was approved at Committee on 5th June 2002. Various conditions were imposed on the development relating to external materials, treatment of site boundaries, landscaping, access and parking. Permitted development rights were also removed for the dwelling by condition. This consent can be implemented up to the 11th June 2007.
5. **S/0731/01/F** – a full application for a dwelling on the site was refused under delegated powers for the following reasons:

“Cotton's Field is a development of 10 dwellings on the edge of the village of Dry Drayton. Whilst the majority of the site is within the village framework, part of the site together with part of the gardens of Nos.6, 8 and 11 Cotton's Field are within the countryside and an Area of Best Landscape as defined in the adopted South

S/0594/07/F



Crown Copyright (c) Licence no. 100022500 2007



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 26/4/2007

Centre = 537972 E 262226 N

May 2007 Planning Committee

Cambridgeshire Local Plan 1993 and the South Cambridgeshire Local Plan Deposit Draft and within the Green Belt as defined in the Cambridge Green Belt Local Plan 1992 and the South Cambridgeshire Local Plan Deposit Draft. A public footpath runs across the field to the southeast from the hammer-head at the end of Cotton's Field.

The site is a visually important gap within the cul-de-sac and provides a visual link between the housing development and the adjacent countryside when looking out from Cotton's Field and into the village from the countryside. The erection of a dwelling on this site would therefore seriously detract from the character and appearance of the locality and would no longer provide for a satisfactory transition between the countryside and the built-up area.

Notwithstanding the above, the existing dwellings with Cotton's Field are set well back from the road whereas the proposed dwelling would be less than 2 metres from the footway. As a result of its position and design and its size in relation to the plot, the proposed dwelling would be out of keeping with the character of existing dwellings in the road and would appear incongruous in the streetscene.

There would also be a serious level of overlooking of the rear garden of No.8 Cotton's Field from the first floor conservatory windows on the south elevation of the proposed dwelling.

The proposal is therefore contrary to the aims of PPG2 'Green Belts' 1995 paragraph 3.15, Cambridgeshire Structure Plan 1995 Policies SP12/2, SP12/6 and SP12/10, adopted South Cambridgeshire Local Plan 1993 Policies H6, H18 and C1 and South Cambridgeshire Local Plan Deposit Draft Policies SE7, SE14 and EN1."

6. **S/0846/94/F** – planning permission was granted for a change of use of a strip of agricultural land adjacent to the rear of Nos.4, 6, 8 and 11 Cotton's Field to garden land. The application site included part of the strip of land subsequently incorporated into the garden of No.8.
7. **S/1246/89/F** – a full application for a bungalow on the front part of the site was refused for the following reasons:
 1. "Development of the site is unacceptable leading to a cramped form, out of character with the surrounding development which is typified by large detached houses in spacious plots.
 2. The site which creates an open, landscaped break in this cul-de-sac is fundamental to the visual amenity and should, for this reason be maintained free from development.
 3. Furthermore, the visual quality will be eroded by the construction of a dwelling in close proximity to the road. This will create harsh lines on this visually important corner rather than the existing soft landscaping approach."

Planning Policy

8. Dry Drayton is identified as a Group Village in the Adopted Local Plan and Local Development Framework (LDF) Core Strategy (Policy ST/6) 2007. The part of the site on which the proposed dwelling would be sited is within the village framework. The rear part of the site is currently garden to No.8 but is outside the village framework and within the Green Belt.
9. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 ('the County Structure Plan') requires a high standard of design and sustainability for all

new development and which provides a sense of place which responds to the local character of the built environment. This policy is supported by policy DP/2 of the Local Development Framework, Submission Draft 2006.

10. **Policy P5/5** of the County Structure Plan encourages small-scale developments in villages only where appropriate, taking into account the character of the village and its setting.
11. **Policy ST/1** of the South Cambridgeshire Local Development Framework (LDF) Core Strategy adopted January 2007, states that a Green Belt will be maintained around Cambridge which will define the extent of the urban area. The detailed boundaries of the Green Belt will be established in Development Plan Documents.
12. In Group Villages, Policy SE4 of the South Cambridgeshire Local Plan 2004 states that residential development up to a maximum of 8 dwellings will be permitted providing the site does not form an essential part of village character, and providing development is sympathetic to the historic interests, character, and amenities of the locality. The part of the site on which the proposed dwelling would be sited is within the village framework. The rear part of the site is currently garden to No.8 but is outside the village framework and within the Green Belt.
13. Paragraph 3.15 of PPG2 'Green Belts' states that the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design.
14. **Policy SE9** of the Local Plan 2004 seeks development on the edge of villages to be sympathetically designed and landscaped to minimise the impact of the development on the countryside.
15. **Policy HG10** of the Local Plan 2004 states the design and layout of schemes should be informed by the wider character and context of the local townscape and landscape.

Consultation

16. **Dry Drayton Parish Council** – comments have not been received at the time of compiling this report. However, when addressing the previous application on this site, for the same development the Parish Council recommended refusal and stated “The Parish Council repeat their objections originally made and have noted that the repositioning of the proposed house sites it on the original boundary line of the village envelope and a strip of Green Belt land which has been purchased by the owners on the southerly boundary of Cotton's Field without the benefit of which this development could not take place. Properties within Cotton's Field are covenanted against further development to one dwelling per plot. It is felt by the Council that what is a piece of amenity land is included in the indicated site plan.”
17. **Corporate Manager (Health and Environmental Services)** – comments awaited at the time of writing this report and will be reported verbally at Committee.
18. **Landscape Officer** – comments awaited at the time of writing this report and will be reported verbally at Committee.

Representations

19. No comments have been received at the time of writing this report. Any received will be reported verbally at Committee.

Planning Comments – Key Issues

20. Notwithstanding the adoption of the Structure Plan and Local Plan in 2003 and 2004 respectively, there has been no substantive change in planning policy affecting the development of this site since the time of the previous approval.
21. Its also worth noting that the proposed scheme is identical to the previously approved scheme, reference S/0865/02/F, which can be implemented at any point up to 11th June 2007, subject to compliance with the various conditions of that consent.
22. On balance, given that the Council has previously considered acceptable the merits, of the siting, design, location, scale and form of the proposed dwelling and its curtilage and that the proposal accords with Development Plan Policies, I consider that there are unlikely to be grounds to withhold consent.

Recommendation

23. Delegated Approval (subject to no new issues being raised by consultations from those raised at the time of approved scheme reference S/0865/02/F).
 1. Standard Condition A – Time limited permission (Reason A);
 2. Sc5a – Details of materials for external walls and roofs (Rc5a);
 3. Sc51 – Landscaping (Rc51);
 4. Sc52 – Implementation of landscaping (Rc52);
 5. SC60 – Details of boundary treatment (RC60);
 6. Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 1.4m x 2.0m measured from and along respectively the back of the footway. (Reason – in the interests of highway safety);
 7. The permanent space to be reserved on the site for parking shall be provided before the use commences and thereafter maintained. (Reason – In the interests of highway safety);
 8. SC21 – Withdrawal of Permitted Development – Part 1 – A, B, C and E (RC21 a).

+ Environmental Health and Environment Agency conditions and informatives where applicable.

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **South Cambridgeshire Local Development Framework (LDF) Core Strategy**, adopted January 2007
 - ST/1** (Green Belt)
 - ST/6** (Group Villages)

- **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development)
P5/5 (Homes in Rural Areas)
- **South Cambridgeshire Local Plan 2004:**
SE4 (List of Group Villages)
SE9 (Village Edges)
HG10 (Housing Design and Mix)

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Ref: S/0594/07/F; S/0865/02/F; S/0731/01/F; S/0846/94/F; S/1246/89/F
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Contact Officer: Michael Osbourn – Acting Senior Assistant Planning Officer
Telephone: (01954) 713379

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee9th May 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0436/07/F - BARTON**Conversion of Barn into Dwelling Together with New Fences and Gates at Clare Farm Barn, Comberton Road, Barton for Mr T. Northrop****Recommendation: Approval****Date for Determination: 4th May 2007****Notes:**

This Application has been reported to the Planning Committee for determination because it is a departure from the Development Plan.

Conservation Area**Listed Building****Departure Application****Site and Proposal**

1. Clare Farm Barn is located in the heart of Barton Village. The site abuts a Protected Village Amenity Area and an Important Countryside Frontage. The site abuts the outside of the designated Village Framework but is within the Conservation Area for Barton and in the Green Belt. Clare Farmhouse is a Grade 2 Listed Building and the surrounding outbuildings and barns are curtilage listed. The farmhouse can be accessed from the junction of New Road and Comberton Road close to a very small parade of village shops.
2. The application site can be accessed via a different existing access from Comberton Road, and does not interfere with the access to the farmhouse. The Barn, which is the subject of this proposal, is the westernmost outbuilding of the group and is furthest from the Farmhouse. It is constructed from a light buff brick and slate, that has been replaced in various places with corrugated asbestos. There are various small openings in the existing building and the north facing elevation of the barn is open.
3. Surrounding the application site to the north and west is open countryside. There is existing tree screening on the western boundary, and to the east and west is the curtilage of the Farmhouse and other associated farm buildings.
4. The full application, dated 9th March 2007, proposes conversion of the existing barn to one, three bed residential dwelling, together with new post and rail perimeter fencing and enclosing gates. The area of the application site comprises 0.25ha. The development represents a density of 4 dwellings per hectare. A related Listed Building application has been submitted.
5. A Design and Access Statement accompanied this application.

Planning History

6. There are no planning applications that are relevant to the current application, however informal preliminary advice indicated that officers were unable to support a new build dwelling but the conversion of the single storey outbuildings to the north east of the farmhouse was considered a possible alternative depending on the degree of alteration, the impact on the character and appearance of the building and the loss of historic fabric.
7. The consideration for this conversion was set against the long-term future of the Farmhouse building that is listed and the financial implications upon the current owner. Sub division of the site was a concern and the boundary treatment was to be carefully considered. Following this advice the current application was submitted.

Planning Policy

8. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 stresses the need for a high standard of design and a sense of place, which corresponds, to the local character of the built environment.
9. **Policy P7/6** of the Cambridgeshire and Peterborough Structure Plan 2003 requires development to protect and enhance the quality and distinctiveness of the historic built environment.

South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007

10. "Barton is identified within **Policy ST/6** of the South Cambridgeshire Local Development Framework (LDF) Core Strategy adopted January 2007, as a Group Village. In such locations, **Policy SE4** of the South Cambridgeshire Local Plan 2004 states that residential development up to a maximum of 8 dwellings will be permitted providing the site does not form an essential part of village character, and providing development is sympathetic to the historic interests, character, and amenities of the locality"
11. **Policy HG11** of the Local Plan states that development to the rear of existing properties will only be permitted where the development would not:
 - (a) Result in overbearing, overlooking or overshadowing of existing residential properties;
 - (b) Result in noise and disturbance to existing residential properties through the use of its access;
 - (c) Result in highway dangers through the use of its access;
 - (d) Be out of character with the pattern of development in the vicinity.
12. **Policy SE8** of the Local Plan aims to resist residential development outside of the designated Village Frameworks.
13. **Policy SE9** of the Local Plan states that development on village edges should be sympathetically designed and landscaped to minimise the impact of development on the countryside.
14. **Policy SE10** of the Local Plan (Protected Village Amenity Areas) restrict development if it would be harmful to the distinctive qualities and functioning lying behind their inclusion in the PVAA.

15. **Policy SE11** of the Local Plan protects Important Countryside Frontages; proposals for development along or behind these protected frontages will be strongly resisted if it would compromise the safeguarded character of these areas.
16. **Policy GB2** states that planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated.
17. **Policy EN28** of the Local Plan aims to protect development within the curtilage or setting of a Listed Building.
18. **Policy EN30** of the Local Plan requires that applications for planning permission for development in Conservation Areas or affecting their setting, be accompanied by sufficient details to allow the impact of the proposals to be assessed. Proposals are expected to preserve or enhance the special character and appearance of Conservation Areas especially in terms of their scale, massing, roof materials and wall materials. The District Council will refuse permission for schemes, which do not specify traditional local materials, and details that do not fit comfortably in their context.

Consultation

19. **Barton Parish Council** recommends approval. It claims to understand the reasoning behind the application; it acknowledges that the site is technically in the Green Belt, yet close to the village framework. It sees the proposed conversion as contributing to a solution for renovating the large main house and feels that the conversion is a tactful one, which both enhances the actual building and probably leads to an improved appearance in the surroundings.
20. The **Local Highway Authority** has no objections.
21. The **Conservation Manager** has commented that there have been many conversations with the owner regarding this application. The proposal to convert the barn into a dwelling is supported with conditions. The barn is further from the Listed Building and will have minimal impact on the Listed Building. The barn is also set back quite far from the main road and will have minimal impact on the Conservation Area. The team supports this application as it finds a new use for a curtilage-listed building hopefully through the sale of the main house will enable that building to be maintained and repaired.

Representations

22. A representation made by the agent on behalf of the applicant has been submitted in the Design and Access Statement. Under heading 3 titled Social Context, the agent explains why the need for this conversion is apparent and why in approving this application there is significant benefit for the Farmhouse building that is a strong historic and focal part of the village of Barton. The Northrop family have occupied this building continuously since 1915 and their continued use for this site is apparent, however slightly changed to adapt their needs and that of the listed building that is need of serious repair.

Planning Comments – Key Issues

23. The key issues for this application are to consider whether the development, in light of the proposal being contrary to some of the aforementioned policies in the Development Plan, is reasonable and acceptable to recommend for approval.

PPS7

24. National Guidance Note Planning Policy Statement 7 (PPS7), "Sustainable Development in Rural Areas", complements other national policies and is material to decisions on individual planning applications.
25. Key principles promote the reuse of previously developed sites in preference to the development of greenfield sites and that all development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness.
26. Paragraph 17 of the PPS7 supports the re-use of appropriately located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives. Relevant criteria in terms of this application relate to the need to preserve, or the desirability of preserving, buildings of historic or architectural importance or interest, or which otherwise contribute to local character.

Policies EN28 and EN30 of the Local Plan

27. The proposal involves minimum external changes. The site is located some distance from the Farmhouse and the architect has taken on board the requirements at preliminary discussion. The conversion of the barn outbuilding to a dwelling is supported, as it also incorporates a plan to put the listed building up for sale. The listed building is in poor condition and in need of works, which the current owner is unable to carry out. The current owner still runs and works the farm and cares for his elderly mother. The conversion is to house both of them and enable them to remain on the farm property.

HG11, SE8, SE9, SE10 and SE11 of the Local Plan

28. The Policies above refer to Backland Development, Village Frameworks, Village Edges, Protected Village Amenity Areas and Important Countryside Frontages. The application site is outside of the designated village framework, however it is close to the surrounding village area and not set apart by large vistas that would be adversely impacted by the proposed development.
29. The building is located close to and read in context with the surrounding buildings, the external changes are minimal and the impact on the surrounding countryside is minimal. I am therefore of the view that this will not have an adverse impact on the village edges of Barton or to the existing residential properties in Comberton Road.
30. The protected Village Amenity Area that abuts the site and includes the application access is again predominately unaffected by the development proposed. The building already exists and there are no changes proposed to the access, it is therefore my opinion that the PVAA will be unaffected by this proposal.
31. Finally with reference to Policy SE11 and Important Countryside Frontages (ICF) I am of the view that this too will be unaffected by this simple form of development. The height of the building will remain the same as that of the existing, and views from the protected frontage are restricted to that of the Farmhouse and its immediate surrounding curtilage. The conversion is to the barn furthest away from the Listed Building and the views to this barn are very restricted. I am of the view that even if the barn was visible it would still be very rural in form and would not adversely impact the landscape from the ICF.

Green Belt

32. Planning permission will not be granted for inappropriate development in the Green Belt. Development is inappropriate unless it comprises, amongst others, the re-use of buildings provided that (a) the development does not result in a materially greater impact on the openness and purpose of the Green Belt; (b) strict control is exercised over any proposed extensions and associated uses of surrounding land; (c) the buildings are of permanent and substantial construction and capable of conversion without major or complete reconstruction; and (d) the form, bulk and general design of the buildings are in keeping with their surroundings (Policy GB2.).
33. The conversion does not introduce any new build on the site and the conversion has been sympathetically approached to ensure the proposed scheme does not have an adverse impact on the openness of the surrounding green belt and the countryside which is, protected in its own right. The building is capable of conversion.
34. Although the site is outside the village framework, the proposal is not inappropriate development in the Green Belt and the conversion accords with Government Policy In PPS7. I do not consider therefore that the proposal needs to be referred to the Secretary of State.

Recommendation

35. Approve with conditions

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which would not have been acted upon.)
2. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To enhance the quality of the development and to assimilate it within the area in accordance with the requirements of Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003).
3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
(Reason - To enhance the quality of the development and to assimilate it within the area in accordance with the requirements of Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003).
4. No development shall commence until details of the materials to be used for the external walls and roof have been submitted to and approved in writing by the Local

Planning Authority; the development shall be carried out in accordance with the approved details.

(Reason - To ensure that visually the development accords with neighbouring buildings and is not incongruous in accordance with the requirements of Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003).

5. Details of the treatment of all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the work completed in accordance with the approved details before the building is occupied or the development is completed, whichever is the sooner.
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with the requirements of Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003).
6. No further windows, doors or openings of any kind shall be inserted in any elevation of the development, including the roofslopes, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - To safeguard the privacy of occupiers of adjoining properties and to protect the character of the building.)
7. During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.
(Reason - To protect the occupiers of adjacent properties from an unacceptable level of noise disturbance during the period of construction).
8. Notwithstanding the provisions of Regulations 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited in respect of the property unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:-
 - i) PART 1, (Development within the curtilage of a dwellinghouse, Classes A, B, C, D and E).
(Reason - To protect the character of the Conservation Area and to protect the setting and character of the Listed Building.)

Reasons for Approval

1. Although the proposal does not accord with Policy SE8 of the South Cambridgeshire Local Plan 2004, it does in all other respects comply with Policies of the Development Plan and, in particular:
 - **South Cambridgeshire Local Development Framework (LDF) Core Strategy**, adopted January 2007:
ST/6 (Group Villages)
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable Design in Built Development)
P7/6 (Historic Built Environment)

- **South Cambridgeshire Local Plan 2004:**
 - SE4** (List of Group Villages)
 - HG11** (Backland Development)
 - EN30** (Development within the Curtilage or Setting of a Listed Building)
 - EN28** (Development in Conservation Areas)
 - SE9** (Village Edges)
 - SE10** (Protected Village Amenity Areas)
 - SE11** (Important Countryside Frontages)
 - GB2** (Green Belt)

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Ref: S/0436/07/F
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Contact Officer: Saffron Garner - Senior Planning Assistant
Telephone: (01954) 713256

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee9th May 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

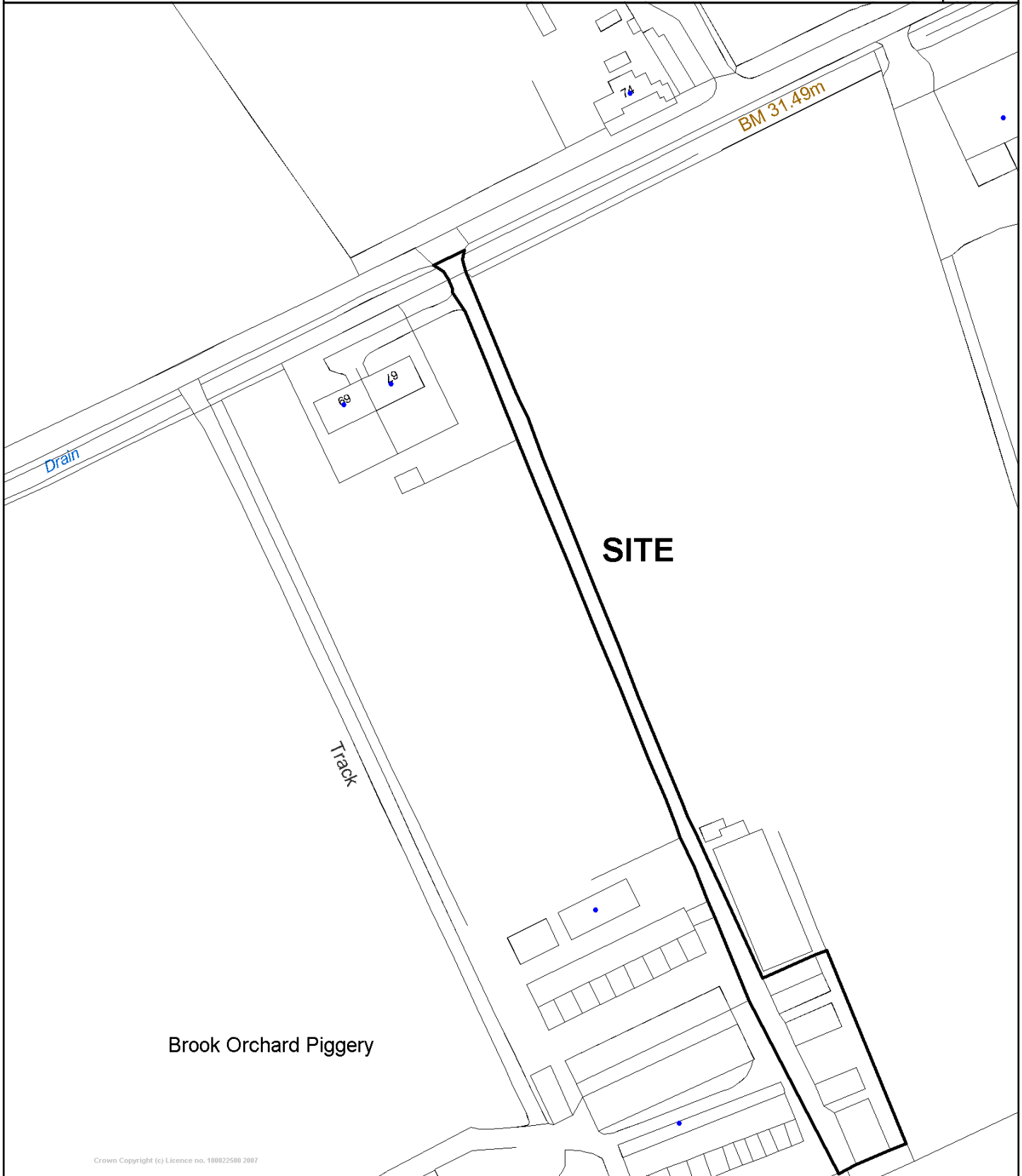
**S/0544/07/F – BASSINGBOURN-CUM-KNEESWORTH
Erection of Workshop Building (Revised Design) (Retrospective),
Brook Orchard Farm, Brook Orchard for Mr N Howard****Recommendation: Approval****Date for Determination: 14th May 2007****Notes:**

This Application has been reported to the Planning Committee for determination because the officer recommendation of approval is a Departure from the Development Plan.

Departure Application**Site and Proposal**

1. The 0.15ha site, forms part of a larger site owned by the applicant, which is located to the south of the road between the villages of Bassingbourn and Litlington, which is served by a narrow roadway some 150 metres long. The site was formerly a piggery and comprised a large number of low agricultural buildings, of various forms of construction.
2. This full application, received on 19th March 2007, seeks retrospective consent for the erection of a workshop building with ancillary offices, close to the east boundary of the site. The workshop building is a revised design from that previously approved as part of the wider redevelopment of the site in 2006 and is used in connection with the applicants company, On Set Location Services Ltd which provides custom built vehicles for the film and television industry. (see History below).
3. The workshop building measures 42.6m x 19.6m and has a ridge height of 9.15m. This compares with the approved dimensions of 42.6m x 18.8m and a ridge height of 8m. The eaves height has increase from 6m to 6.3m.
4. To the south west of the access fronting the main road is a pair of cottages. To the north east and south west of the site is additional land owned by the applicant. To the south is agricultural land. There is a public bridleway which runs north-south 150 metres to the south west of the site.
5. The application is accompanied by a Design and Access Statement.

S/0544/07/F - Bassingbourn



Crown Copyright (c) Licence no. 100022500 2007



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 26/4/2007

Centre = 532449 E 243424 N

May Planning Committee 2007

Planning History

6. Planning consent was granted in June 2006 for the erection of a workshop building, change of use of existing agricultural building to ancillary offices with associated parking of vehicles and trailers (**Ref: S/1472/04/F**), following a Members site visit and consideration at Committee in October 2004.

Planning Policy

7. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") restricts development in the countryside unless it can be demonstrated to be essential in a particular location.
8. **Policy P2/6** of the Structure Plan sets out criteria under which small scale employment in rural areas will be supported.
9. **Policy EM10** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") sets out the criteria against which applications for the change of use and conversion of rural buildings in the countryside will be considered.

Consultation

10. The comments of **Bassingbourn Parish Council**, the **Trees and Landscapes Officer** and the **Corporate Manager (Health and Environmental Services)** will be reported at the meeting.

Representations

11. None received at the time of writing the report. The consultation period expires on 9th May 2007.

Applicants Representations

12. In a letter accompanying the application the applicant's agent states that due to an error in ordering the building, it has transpired that the building as erected is 1m higher and 0.6m wider than that originally approved. The letter stresses that the error has not resulted through any fault of the applicant, and has simply been an administrative error.
13. The applicants' agent considers that although the application is for the building in its entirety the actual issue to be considered is the 1m increase in height and its effect on the character and appearance of the area. In the view of the applicants' agent the difference in height would not make any material difference to the scale and massing of the building and from the nearest vantage point the difference in height would not be detectable. In order to assist with integrating the building into the countryside an amended landscape scheme has been submitted as part of the application showing some more mature planting to help screen the building.

Planning Comments – Key Issues

14. Planning permission has already been granted for the use of this site, including the erection of a workshop building, as a departure from the development plan. In considering this retrospective application for the increase in height of the workshop the key issue for Members to consider is any visual impact of the resultant building on neighbour amenity and the adjacent countryside.

15. The building is 150m from the boundary with the nearest residential dwelling. I am therefore of the opinion that the additional height of the building from that previously approved will have no direct impact on neighbour amenity.
16. The building is set back approximately 190m from the main road and in what is generally a fairly open landscape. It is my view that the slight increase in width and 1m increase in height of the workshop building will not materially change the impact of the building in the countryside when viewed from any public vantage point.
17. In my report to Members in 2004 I expressed some concern that the height of the workshop building, as then proposed, was significantly greater than that of the majority of buildings which existed within the site at that time. However it was recognised that, with the exception of the land to the south, the applicant controlled adjacent land and therefore had the ability to carry out planting which would, over time, help to significantly offset the impact of any new buildings on the site.
18. A landscaping scheme has been approved as part of the existing consent. However as part of the current application the applicant has submitted a revised planting scheme which includes additional more mature planting close to the building. The views of the Trees and Landscapes Officer on the revised planting scheme will be reported at the meeting.

Recommendation

19. I will report the response of outstanding consultees at the meeting but will recommend that the application be approved. Although the application is a departure from the development plan, the principle of the erection of a building on this site was established by the 2006 consent, therefore I do not consider it necessary to refer the application to the Secretary of State.

Conditions

1. Implementation of landscaping
2. Surface water drainage
3. Confirmation of Materials

Reasons for Approval

20. In considering this application officers have had regard to policies in the Development Plan. Although the application proposes the erection of a new building in the countryside planning consent has already been granted for the erection of a building in this location as a departure from the Development Plan. Having had regard to the additional impact of the slightly higher building now proposed on adjacent properties and the surrounding countryside officers are of the view that consent should be granted.

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

- South Cambridgeshire Local Development Framework – Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Ref: S/0544/07/F and S/1472/04/F

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

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee9th May 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0355/07/F – COTTENHAM**Erection of Two Chalet Bungalows at Land Rear of 31 Denmark Road for H.J Investments****Recommendation: Approval****Date for Determination: 20th April 2007****Notes:**

This application has been reported to the Planning Committee because the Cottenham Parish Councils recommendation of refusal conflicts with that of the officer.

Members will visit this site on Tuesday 8th May 2007

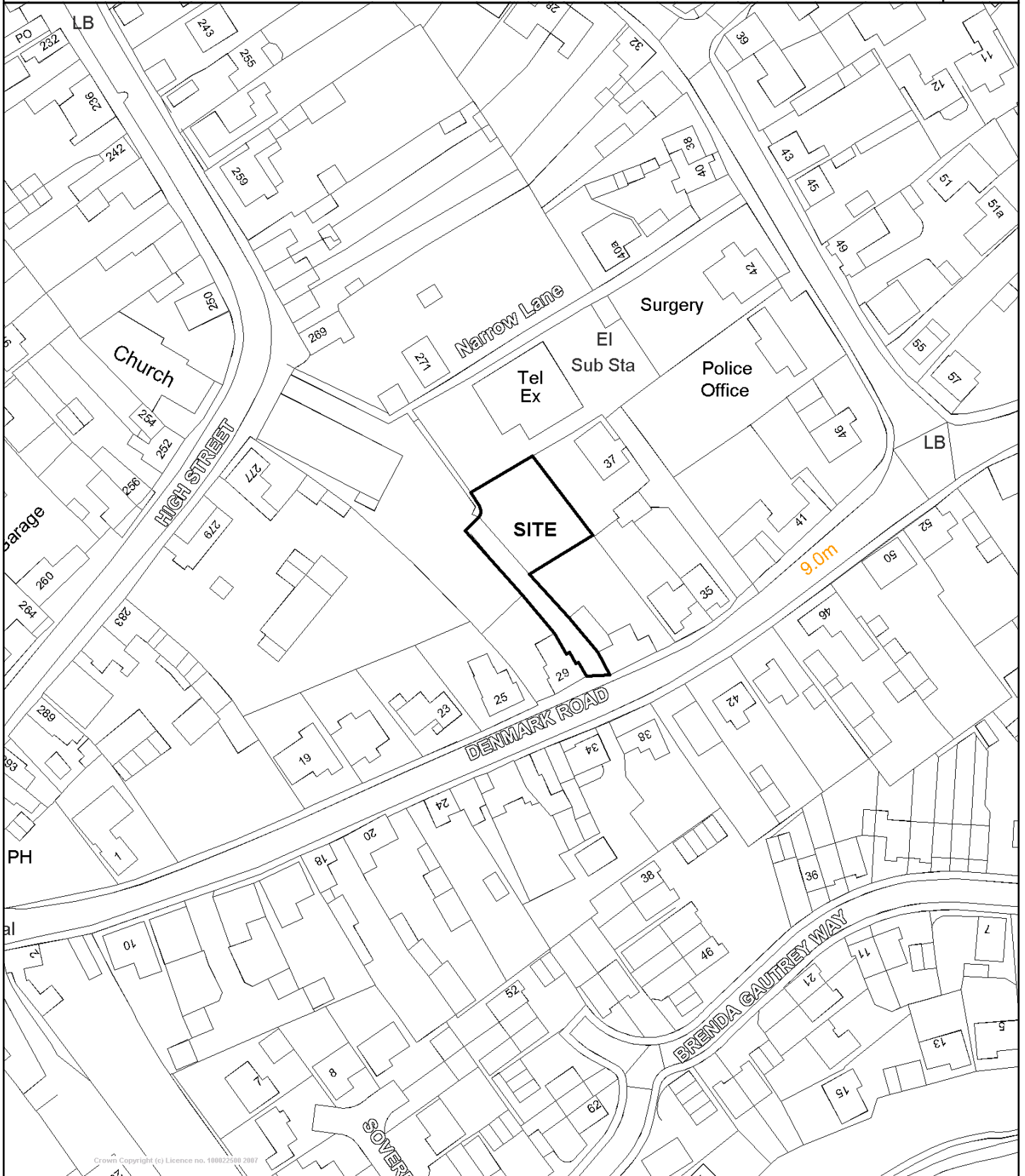
Conservation Area**Site and Proposal**

1. The site comprises an empty plot of land at the rear of 31 Denmark Road. The site is approximately 418 square metres in area and lies within the Cottenham Village Framework and Conservation Area. The site is accessed via a narrow lane off Denmark Road or via the Cooperative Supermarket car park, which allows access from the High Street through to Denmark Road. The site is currently enclosed by a 1.8m close board fence and is completely overgrown with a mixture of plants and shrubs of no visual merit. To the north east of the site is a bungalow (No.37 Denmark Road) with its rear garden backing onto the site. This bungalow has a conservatory upon the rear, south west, elevation. This dwelling is approximately 8m from the common boundary between the site the bungalow. North of the site is a Telephone Exchange with the site fronting onto the Cooperative Supermarket's car park.
2. The application, received on 23rd February 2007, proposes full planning permission for the erection of a pair of chalet style bungalows with attached garages linking the pair. The dwellings will be one-and-a-half storey, 2 bedroom properties facing onto the lane, with each having two off road parking spaces (including the garages). The dwellings would be built in facing brickwork with clay pantile roofs with conservation roof lights within the roof slopes. The rear first floor elevations would contain a single obscure glazed roof light window to serve en-suite bathrooms. The density of the development would be 47.8 dwellings per hectare. An amended plan was received on 11th April showing heights from ground to ridge of the buildings.

Planning History

3. Planning Application **S/2198/03/F** for the erection of a single two-storey dwelling and garage on the site was approved on 26th March 2004.

S/0355/07/F - Cottenham



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 27/4/2007

Centre = 545188 E 267433 N

May Planning Committee 2007

4. Planning Application **S/0452/03/F** for the erection of two, two-storey dwellings was refused on the 30th July 2003. The application was refused on the grounds that vehicle conflict would occur at the junction with Denmark Road due to the lane being narrow, only allowing single file traffic and that this issue would be exacerbated by the development of two dwellings. Furthermore, the site was deemed too cramped to accommodate two dwellings, with poor provision for amenity space and that the addition of the dwellings would result in overshadowing of the back garden to No.37 Denmark Road, the bungalow at the rear of the site.
5. This application was appealed and dismissed on the grounds that the Inspector found the development would have significant adverse effects upon the living conditions of the occupiers of No.37 Denmark Road in respect to their privacy, light and outlook, with the proposal conflicting with the requirements of Local Plan Policy HG11. However, in the light of the previous permission granted for one dwelling and the amount of traffic currently using the lane, the additional traffic movements caused by the development would not materially affect the safety and convenience of road users.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

6. **Policy P1/3** relates to sustainable design in built development and requires a high standard of design for all new development, which responds to the local character of the built environment.
7. **Policy P7/6** relates to the protection and enhancement of the quality and distinctiveness of the historic built environment.
8. **Policy P5/3** relates to density of development being at a minimum of 30 dwellings per hectare.
9. **Policy P5/5** relates to small scale housing being permitted where appropriate taking into account need for affordable housing, character of the village and level of jobs services.

South Cambridgeshire Local Plan 2004

10. **Policy EN30** relates to the proposals expecting to preserve or enhance the special character and appearance of the Conservation Area especially in terms of their scale, massing, and roof and wall materials with the use of traditional materials and details fitting into context.
11. **Policy HG11** relates to development to the rear of existing properties.

Core Strategy 2007

12. **Policy ST/2** refers to locations of housing in Rural Centres.
13. **Policy ST/5** identifies Cottenham as a minor Rural Centre within the settlement hierarchy. Residential developments up to an indicative maximum scheme size of 30 dwellings will be permitted.

Consultation

14. **Cottenham Parish Council** – Recommends refusal on the grounds that “there is no indication of the height of the ridge of the proposed development and this leads to

concerns on the possible impact on 37 Denmark Road with the possible loss of amenities to the occupiers of this property. In regard to the access and traffic, this is a single-track road in very poor condition, which is currently used by customers of the Cooperative Supermarket "Co-Op". There is very poor visibility onto Denmark Road and this is already unsatisfactory and potentially dangerous for current users, any additional traffic movements would simply compound this situation. In addition construction traffic would need to use this road, which again would cause potential problems with regard to access and other users."

15. **Conservation** – "Following my previous comments, I have discussed the application with the architect and during these discussions the architect noted that it was not possible to accommodate all of my previous suggested revisions. He has however attempted to take on my other comments in the revised design, which make the proposal more appropriate and simpler in design. In my opinion and taking into consideration the comments of the inspector at the previous appeal on this site, the revised proposal is now acceptable. In the event of planning permission being granted I would suggest that PD "Permitted Development" rights are removed and a condition is added requiring the agreement of all external materials".
16. **Local Highway Authority** – "Given the use of the existing access to serve a sixteen-space car park, the proposal is unlikely to have a significant adverse impact upon the Public Highway, should it gain the benefit of planning permission. In the event of planning permission being granted an informative should be added stating that planning permission does not constitute permission or license to a developer to carry out any works within or disturbance of, or interfere with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works."
17. **Trees & Landscaping** – No adverse comments

Representations

18. Two letters of objection have been received from the occupiers of Nos.37 & 39 Denmark Road. The following objections have been raised:
 - (a) This is a dangerous junction due to the access road to the site being overused, very narrow and badly maintained with poor visibility out onto Denmark Road and the close proximity of adjacent buildings. On occasions vehicles have to reverse out onto Denmark Road, which is a busy through-road to the A10. This type of event will become more likely with increased traffic density with the proposed development of this site.
 - (b) The environmental impact of the proposal must be considered with the development requiring the felling of at least one mature tree and several maturing trees.
 - (c) Construction traffic will also exacerbate this problem. If an alternative of using the front of the CO OP were to be used this would again cause problems but onto the High Street.
19. **The Cottenham Village Design Group** feels that this is a well-considered proposal, which is appropriate for this location and overcomes the limitations of an awkward site. It supports the specification of locally appropriate buff brick but strongly recommends that slate should be specified for roofing, as red concrete pantiles are not appropriate in Cottenham.

Planning Comments – Key Issues

Access & Parking

20. The site has planning permission for a single two-storey dwelling with garage. The Highway Authority is satisfied that the proposed development would not have a significant adverse impact upon the lane, as it currently serves a through road between the High Street and Denmark Road as well as the use of the Co-Op car park. This is supported by the appeals Inspector in reference to Planning Application S/0452/07/F, who concluded “that the proposed development of two dwellings would result in additional vehicle movements into and out of this entrance, however, having regard to the amount of traffic already using it and to the permission previously granted for one dwelling I am not convinced that the additional traffic which would result would materially affect the safety and convenience of road users”.
21. In light of the above comments, it is considered that the access road would suitably accommodate the addition of two new dwellings at this site. The site would comfortably accommodate two off road car park spaces for each dwelling with adequate visibility splays. Conditions would be necessary to ensure that the visibility splays are provided before the buildings are occupied and thereafter maintained as well as restricting the garages so that they cannot be converted into living space. This will ensure that the site can continue to accommodate off road car parking spaces in the future.

Landscaping & Visual Amenity

22. The site is currently overgrown with a mixture of foliage and trees varying in size and maturity. The majority of the low lying foliage is dead or dying with several smaller maturing tree specimens of little merit, which are not clearly visible from outside of the site at present. The site does not appear to be maintained and is only accessible via a damaged fence panel. There is one mature tree specimen within the southwest corner of the site, which is partially covered in ivy. Despite this tree’s size it is of little visual merit and is not prominent from views outside of the lane.
23. Similarly the site as a whole offers little aesthetic value to the makeup of the Conservation Area. The site appears to have been left for future development with permission already being granted for one large detached dwelling. In dismissing the appeal to (planning application S/0452/07/F) the Inspector states “the site is an unused and overgrown plot in a back land situation and does not make a positive contribution to the character or appearance of the Conservation Area at present. The proposed development would improve the appearance of the site and the character of the 2 dwellings would be in harmony with that of the housing in the locality. Accordingly, I consider it would enhance the character and appearance of the Conservation Area.” Despite this statement being nearly 3 years old, this still remains the case and the current proposal’s design would enhance the character and appearance of the Conservation Area.
24. Conditions would be necessary to require samples of all external materials including hard surfaces to ensure that they compliment the character and appearance of the Conservation Area. There should also be a condition removing certain Permitted Development Rights from the two units. This will limit any future development to the site without the permission of the Local Planning Authority. This is not only justified due to the visual impact such development could have on such a small sensitive site but also the potential loss of neighbour amenity and any reduction to the rear gardens of the proposed units. This condition shall restrict small household extensions and alterations,

insertion of fenestration, alterations to the roofs and outbuildings or enclosures as well as minor operations such as walls and fences.

Neighbouring Amenity

25. There are concerns from the Parish Council that the proposed development would result in the loss of amenities to the neighbouring property to the rear No. 37 Denmark Road. The amended plan scales correctly and the ridge height of the units would be 7.1m from ground level at the highest point, with the ridgeline of the garages roof at 5.6m. The Design and Access Statement of the proposal states that the dwellings have been designed to limit the impact upon the dwelling to the rear (No.37) by being moved forward to the front of the site, thus preventing overshadowing of the adjacent property. The only window at first floor level overlooking No.37 will serve the bathroom and shall be obscure glazed and above eye level to preserve the privacy of the neighbour.
26. The current proposal attempts to address the reasons for refusal as well as the comments within the previous appeal decision. The units have been moved further away from No.37 Denmark Road, to the front of the site and the dwellings have been reduced in height by half a storey to chalet bungalows. This in turn has allowed for more depth in the rear gardens of the dwellings with an approximate minimum distance of 6.3m to a maximum of 7m from the rear of the units to the boundary with No.37 to the north east of the site. The previously refused scheme for 2 two-storey dwellings was refused on the grounds that it provided little amenity space for the units at a depth of 4m for the back gardens. These dwellings were also proposed 13m from the rear of No.37. The current scheme would be approximately 14m from the bungalow at No.37 Denmark Road. The refused scheme was for a pair of semi-detached houses with an approximate ridge height of 8.6m.
27. In light of the current proposal increasing the distance between the development and No.37 Denmark road albeit by approximately a metre, the garden space to the units would be satisfactory in size subject to the removal of Permitted Development Rights ensuring that this could not be compromised. Furthermore, the units would be substantially lower in height than those previously refused by approximately 1.5m. The units would also be broken up with the garages between the units, thus being less prominent than the two-storey semi-detached proposal under planning application S/0452/03/F. Therefore I consider that the current proposal would not adversely affect the privacy that the occupiers of No.37 currently enjoy nor would it result in severe overshadowing. Due to the height, distance from the boundary and the break in the roof form of the pair of dwellings they would not appear over dominant to No.37 Denmark Road.

Recommendation

28. Approval as amended by plan " 06078/SK01C" received and stamped 11/04/2007.

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
2. No development shall commence until the details below have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
 - a) The materials to be used for the external walls and roofs.

- b) Materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas.
(Reason - To ensure that the development is not incongruous.)
3. Notwithstanding the provisions of Regulations 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited in respect of the property and each unit thereon unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:-
- i) PART 1, (Development within the curtilage of a dwelling house, Class A, B, C and E.
 - ii) PART 2, (Minor operations), Class A (erection of gates, walls or fences)
(Reason - a) To safeguard the character of the Conservation Area and the amenities of neighbouring dwellings.)
4. No further windows, doors or openings of any kind shall be inserted in the northeast elevation of the development, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason - To safeguard the privacy of occupiers of the adjoining properties.)
5. The first floor roof light windows in the northeast roof slopes of the buildings, hereby permitted, shall be fitted and permanently maintained with obscured glass. (Reason - To safeguard the privacy of occupiers of the adjoining properties.)
6. The garages, hereby permitted, shall not be used as additional living accommodation (and no trade or business shall be carried on there from).
(Reason - To ensure the continued provision of off-street parking space in the interests of highway safety and to safeguard the amenities of adjoining occupiers.)
7. The visibility splays shown on the approved plan "06078/SK01C" shall be provided before the development is occupied and shall thereafter be maintained. The area between the visibility splay and the edge of the carriageway of the highway shall be kept free of obstruction exceeding 600mm in height above the adjacent carriageway level. (Reason – In the interests of highway safety.)
8. No development shall commence until details of the boundary treatment of the site have been submitted to and improved in writing by the Local Planning Authority. (Reason - To enable the Local Planning Authority to properly assess the impact of the development.)
9. All windows and doorframes on the development hereby approved shall be constructed in timber and the garage doors shall be vertically boarded, unless otherwise agreed in writing by the Local Planning Authority. (Reason - To safeguard the character of the Conservation Area.)

Informatives

1. Planning permission does not constitute permission or license to a developer to carry out any works within or disturbance of, or interfere with, the Public

Highway, and that a separate permission must be sought from the Highway Authority for such works.

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

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **South Cambridgeshire Local Development Framework (LDF) Core Strategy**, adopted January 2007
ST/2 (Locations of Housing in Rural Centres)
ST/5 (Minor Rural Centres)
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development)
P7/6 (Historic Built Environment)
Policy P5/3 (Meeting Locally Identified Housing Needs)
Policy P5/5 (Homes in Rural Areas)
 - **South Cambridgeshire Local Plan 2004:**
EN30 (Development in/adjacent to Conservation Areas)
HG11 (Backland Development)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Highway safety
 - Impact on No 37 Denmark Road
 - Impact on trees

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/02198/03/F, S/0452/03/F and S/0355/07/F
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Contact Officer: Mike Jones – Planning Assistant
Telephone: (01954) 713253

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee9th May 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0522/07/F – OAKINGTON
Erection of Three Dwellings and 1 Flat
Land at Arcade Farm Kettles Close/Water Lane for Mr R Hales**Recommendation: Delegated Approval****Date for Determination: 17 May 2007****Notes:**

This Application has been reported to the Planning Committee for determination because the Parish Council's recommendation of refusal is contrary to that of Local Planning Authority's recommendation of approval.

Site and Proposal

1. The site is located on the corner of Water Lane and Kettles Close. It is rectangular in shape and is 0.095 Ha in area. A modest detached 1950s bungalow is situated to the front facing Kettles Close and at right angles to Water Lane. A timber fence of varying height is situated to the back of the footway. Within the site are several outbuildings one of which is a prefabricated utility building. This is located to the side of the bungalow which is visible from Water Lane.
2. The application, received on 22nd March 2007, proposes the demolition of the bungalow and outbuildings with the erection of three dwellings and one flat in its place. The development comprises a terrace fronting King Kettles Close. Two houses would be 3 bedroom, one 4 bedroom and the flat 2 bedroom. 8 parking spaces are proposed. The flat would be an affordable unit.

Planning History

3. **S/2356/05/F** Erection of six dwellings including 3 affordable following demolition of existing bungalow. Refused permission in February 2006 for lack of flood risk assessment, overdevelopment, inadequate access, noise and disturbance, lack of landscaping, detrimental impact on streetscene and loss of privacy to neighbours.

Planning Policy

South Cambridgeshire Core Strategy 2007.

4. Oakington is designated as a Group Village in the Core Strategy. **Policy ST/6** states that residential development up to a maximum of 8 dwellings will be permitted within the village framework provided amongst others it would be sensitive to the character of the village and residential amenities (Policy SE4 of the Local Plan 2004).

S/0522/07/F - Oakington



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 27/4/2007

Centre = 541140 E 264291 N

May Planning Committee 2007

South Cambridgeshire Local Plan 2004.

5. **Policy SE8** states that there is a general presumption in favour of residential development within the village frameworks where this accords with other policies.
6. **Policy HG7** requires the provision of affordable dwellings up to 50% of the total number of dwellings for which planning permission may be given in villages with a population of 3,000 or fewer.
7. **Policy CS5** says that permission will not be granted for development where the site is liable to flooding or where the development is likely to increase the risk of flooding elsewhere.

Cambridgeshire and Peterborough Structure Plan 2003

8. **Policy P1/3** stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.
9. **Policy P5/3** relates to density of development being at a minimum of 30 dwellings per hectare.
10. **Policy P5/5** relates to small scale housing being permitted where appropriate taking into account need for affordable housing, character of the village and level of jobs services.
11. **Policy P6/4** expects all new development to avoid exacerbating flood risk locally.

Consultation

12. **Oakington Parish Council** - Objects to the application. It comments:

“We are pleased to note that this application omits the original proposal to pipe the ditch that abuts this site.

We feel that the proposed development will contrast too greatly with the existing Kettles Close and the neighbouring Arcadia Gardens developments, in terms of housing density, scale and appearance, and feel strongly that a very much better blend can be achieved.

There is a conflict between the answer on page 5 of the application document regarding surface water drainage where the box “drainage ditch” has been ticked, and the attached Flood Risk Assessment that reads “surface water is normally disposed of by soakaways in this area. The used of soakaways on this site will ensure that there is no increase in run-off from the development. “We feel strongly that the use of soakaways is right and proper and ask that this anomaly in the application be corrected.

We note that great effort had been taken to highlight other developments in our village to justify certain aspects of this one, but cynically there is no mention whatsoever of the adjoining Arcadia Gardens housing and the fact that on the adjoining Water Lane frontage there is a bungalow”.

13. **Local Highway Authority** - Comments awaited
14. **Cambridgeshire Fire and Rescue** - Comments awaited

15. **Environment Agency** – Comments awaited
16. **Old West Internal Drainage Board** – Comments awaited.
17. **Drainage Officer** - Comments awaited
18. **Trees and Landscape Officer** – Comments awaited
19. **Operations Manager** - Comments awaited
20. **Corporate Manager (Health and Environmental Services)** - Recommend conditions relating to noise and foundations during construction.

Representations

21. None received at time of report writing. Neighbour consultation expires on 1 May and any representations received will be reported verbally.

Planning Comments – Key Issues

22. The site is within the village framework on brownfield land whereby residential development is permitted subject to amenity, traffic and conservation considerations. Oakington is a group village whereby development of up to 8 is permitted within the village framework.
23. The principle of developing the site for four is acceptable. The density equates to 42 dwellings per hectare which is above the minimum of 30 (30 dwellings per hectare would result in 3 dwellings on this site). This is reduced from the refused scheme which was at a density of 83 dwellings per hectare.
24. Following the refusal the applicant met with officers to progress a scheme which would overcome the areas of concern. The revised scheme has largely overcome the previous reasons for refusal. One affordable dwelling is provided out of the net gain of three dwellings, in accordance with Local Plan Policy HG7.
25. Whilst comments are awaited from a number of consultees the reduced numbers of dwellings and revised layout have resulted in a scheme that could be supported. However, should any comments be received that indicate issues which can't be resolved by amendment or condition the recommendation could be one of delegated refusal.
26. The comments of the Parish Council are noted however the general character of Water Lane is mixed. The adjoining housing in Kettles Close and along Water Lane to the south west are two storey detached houses. The scheme would not look out of character or out of scale with this part of Water Lane and Kettles Close.
27. There will be no adverse impact in terms of residential amenity.
28. The site is within Flood Zone 2 (low to medium risk of flooding). A Flood Risk Assessment has been submitted. It concludes:
 - (a) The flood level of this area determined by the Environment Agency is 8.9m AOD.

- (b) All habitable structures should be built with floor levels of 9.2m AOD or above. An additional 300mm freeboard to give 600mm could be easily achieved by using a finished floor level of 9.5m AOD should the Environment Agency consider this necessary.
- (c) If the redevelopment goes ahead there could be a net gain of flood plain (net gain of 90 sq.m. open area.
- (d) The flood flows through the site will not be impaired by any structures as the flood flows are outside the area proposed for development.
- (e) Surface water drainage would be to soakaways, thus no increase in run-off will occur from the development.
- (f) Foul drainage is via the existing mains systems.
- (g) Access and egress to Water Lane will be available at all times.

Recommendations

Subject to the nature of outstanding representations, delegated approval subject to the following conditions:

1. Standard Condition A – Time limited permission (Reason A);
2. Sc5a – Details of materials for external walls and roofs (Rc5a(ii));
3. Details of windows and rooflights (Rc 5a(ii))
4. Sc60 – Details of boundary treatment (Rc60);
5. Notwithstanding the provisions of Regulations 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited in respect of the development hereby approved unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:-
 - i) PART 1, (Development within the curtilage of a dwellinghouse, Classes A, B, C, D, and E.
 - ii) PART 2, (Minor operations), Class A
(Reason - To safeguard the character of the area and to ensure that additions or extensions which would not otherwise require planning permission do not overdevelop the site with consequent adverse impacts on residential amenities.
6. During the period of construction no power operated machinery shall be operated on the site before 08.00 on weekdays and Saturdays nor after 18.00 hours on weekdays and 13.00 on Saturdays and not at all on Sundays or Bank Holidays unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.
(Reason To minimise the effects of the construction of the development on the adjacent residential amenity).
7. SC51 Landscaping

8. SC52 Implementation of landscaping.
9. The development shall not begin until a scheme for the provision of one affordable dwelling as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:
 - (a) The timing of the construction of the affordable housing;
 - (b) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing and
 - (c) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy shall be enforced. (Rc - To accord with the provisions of Policy HG7 of the South Cambridgeshire Local Plan 2004.)

Plus any drainage and highway conditions.

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
 - P1/3** (Sustainable design in built development)
 - P5/3** (Density)
 - P5/5** (Homes in Rural Areas)
 - P6/4** (Drainage)
 - **South Cambridgeshire Local Plan 2004:**
 - SE8** (Village Frameworks)
 - HG7** (Affordable Dwellings)
 - CS5** (Flood Protection)
 - **South Cambridgeshire Core Strategy 2007:**
 - ST6** (Group Villages)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Out of keeping with character scale and appearance of the area.
 - Drainage.

General

1. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

2. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
3. Before the property is demolished a demolition notice will be required

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

- South Cambridgeshire Local Plan 2004
- Core Strategy Development Plan Document 2007
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/2356/05/O, S/0522/07/F

Contact Officer: Frances Fry - Senior Planning Officer
Telephone: (01954) 713252

This page is intentionally left blank

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Planning Committee	9 th May 2007
AUTHOR/S:	Executive Director / Corporate Manager - Planning and Sustainable Communities	

S/0324/07/O – HARSTON
Erection of Dwelling and Replacement Garage to Existing Dwelling
Land Rear of 22 Church Street for Mr & Mrs M R Hartley

Recommendation: Approval

Date for Determination: 17th April 2007

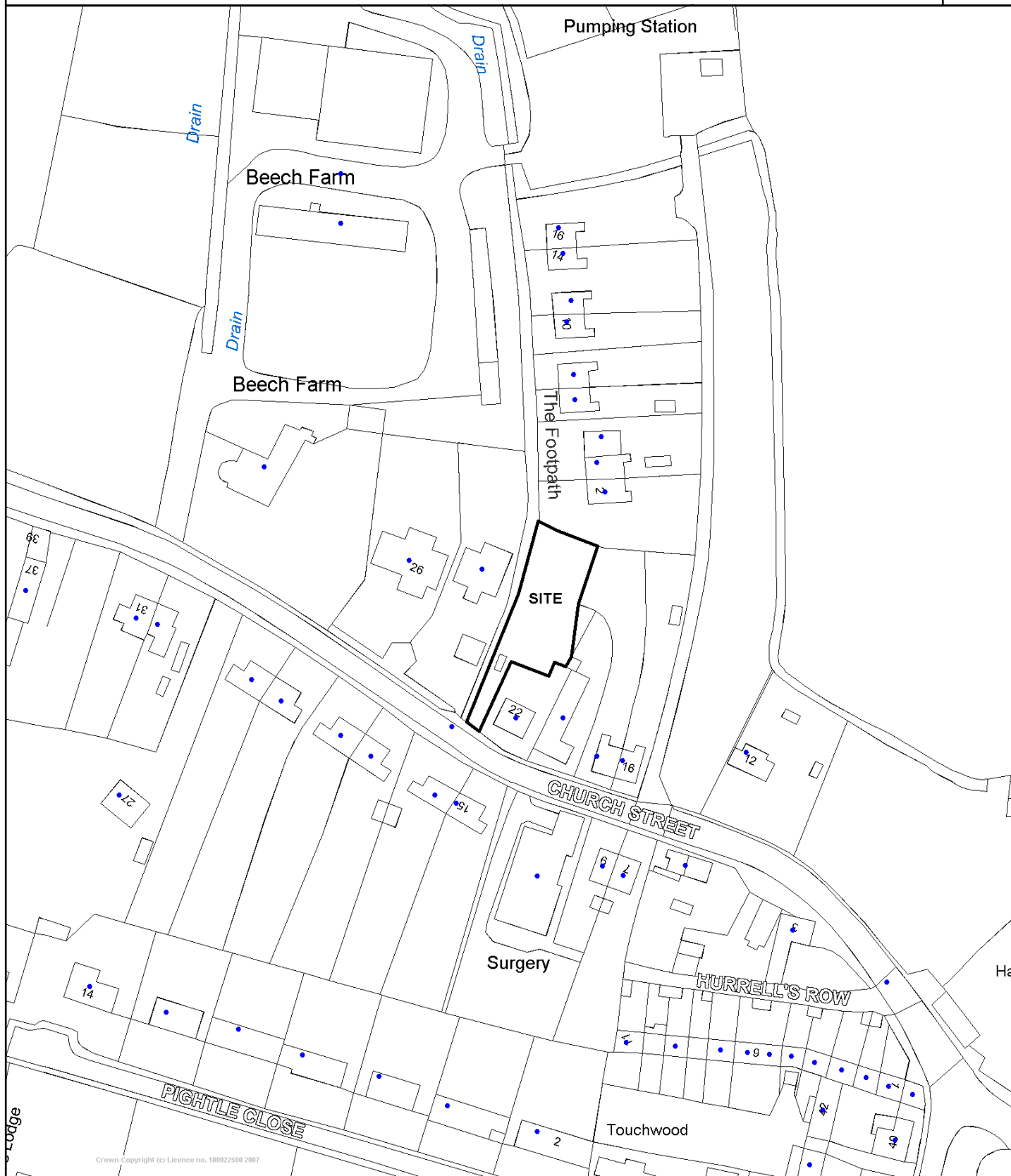
Notes:

This Application has been reported to the Planning Committee for determination because the Officer recommendation is contrary to the recommendation of the Parish Council.

Site and Proposal

1. This 0.06 hectare application site is located on the north side of Church Street and comprises part of the rear garden area to No.22 Church Street, a two storey detached dwelling sited close to the road. Beyond the site to the north are a row of semi-detached houses fronting The Footpath, a public footpath that extends along the western boundary of the site whilst, to the east, are the rear gardens of Nos. 16 – 20 Church Street which, like No. 22, are sited just 3 – 4 metres back from the road. To the west of the site, beyond the footpath, are two detached properties that are set some 20 - 30 metres back from Church Street.
2. The outline application, submitted on 2nd March 2007, seeks consent for the erection of a dwelling on the site, together with a replacement garage to serve the existing property. Details of layout and access are included, with details relating to scale, appearance and landscaping reserved for further consideration. The submitted layout plan shows that the proposed dwelling would be positioned some 30 metres back from the road, approximately in line with the adjoining dwelling to the west, with a rear garden measuring some 10 – 11 metres in depth. Although approval is not sought at this stage for the scale of the dwelling, the submitted plans indicate a two storey high property, with a ridge line slightly lower than that of the adjoining house to the west, and with the two storey element set away from the garden area of No.20 to the east. The proposal seeks to utilise the existing vehicular access into the site, which would be shared between the existing and proposed dwellings. It would be 5 metres wide for 10 metres into the site, after which it would narrow to a width of 3.7 metres, and would include 1.5 metre x 1.5 metre pedestrian visibility splays where it joins onto Church Street. A 1.8 metre high screen fence would be constructed between the access and the existing dwelling. The density of the development equates to 16 dwellings/hectare.

Harston - S/0324/07/F



Crown Copyright (c) Licence no. 100022500 2007



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 30/4/2007

Centre = 542110 E 250930 N

Planning Committee May

Planning History

3. **S/2107/06/O** – Outline planning permission for the erection of a dwelling and replacement garage on this site was withdrawn. Officers were minded to refuse the application due to the overbearing impact on No.20 Church Street's kitchen and garden area and for highway safety reasons.

Planning Policy

4. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.
5. Harston is identified within **Policy ST/6** of the South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007, as a Group Village. In such locations, Policy SE4 of the South Cambridgeshire Local Plan 2004 states that residential development up to a maximum of 8 dwellings will be permitted providing the site does not form an essential part of village character, and providing development is sympathetic to the historic interests, character, and amenities of the locality.
6. **Policy HG11** of the Local Plan states that development to the rear of existing properties will only be permitted where the development would not:
 - a. Result in overbearing, overlooking or overshadowing of existing residential properties;
 - b. Result in noise and disturbance to existing residential properties through the use of its access;
 - c. Result in highway dangers through the use of its access;
 - d. Be out of character with the pattern of development in the vicinity.

Consultations

7. **Harston Parish Council** objects to the application stating:

"The access is not satisfactory. The Plans do not show the neighbours 6ft high recently constructed boundary wall, which extends to the actual narrow footpath on Church Street, thus blocking any visibility of Church Street to the southwest. The revised Plans with the 1.5m splay indicated do not reveal the actual situation with this wall. The 1.5m splay does not correct the problem, because the wall extends to the very edge of the narrow Church Street footpath.

There are so many traffic problems on Church Street, especially in the vicinity of the Doctors Surgery, directly opposite the proposed shared access to the proposed property. This access onto Church Street is already dangerous.

To provide a shared turning space in front of the proposed neighbouring garage, cannot be guaranteed to be available for turning. If cars are parked on the turning space, vehicles will have to reverse onto Church Street, which would not be acceptable, and would indeed be very dangerous.

The proposed large 2 storey house would constitute overdevelopment of the site, overbearing in scale for the size of the site.

To describe the siting of the proposed house as following existing settlement patterns defined by 24 and 26 Church Street is misleading. Both 24 and 26 Church Street have road frontage, and the building line is set back from the road. However, in the case of 22 Church Street, the existing lovely late Georgian/ early Victorian house fronts directly onto the road, and therefore would be sandwiched between the road and the proposed house which would occupy most of the back garden to the existing house.

The screening referred to by Chris Anderson in his Design notes are mature leylandii hedges, which are within the garden of 22 Church Street, and are therefore not guaranteed to be retained, especially once building works commenced, or new owners cutting them down.

We continue to be concerned that back garden applications like the above erode the amenity of the settings of traditional village houses, and once lost, the gardens of the original existing houses will be gone forever. This form of urbanisation should be resisted.

The test of 'Very Special Circumstances' should be applied to proposals for development in garden spaces of existing village houses, including in Harston. Nowhere can we find the GARDENS of existing houses in the standard definition of 'brownfield' sites. This is unfortunately a government spin on the definition.

For the above reasons, Harston Parish Council recommends that the above planning application is REFUSED."

8. **The Corporate Manager (Health and Environmental Services)** raises no objections subject to a condition restricting the hours of use of power operated machinery being attached to any consent in order to minimise noise disturbance to neighbours during the construction period.
9. **The Local Highways Authority**, whilst not formally consulted in respect of this latest application, did advise in relation to the previous application that the access should be widened to 5 metres and that 1.5m x 1.5m visibility splays, with the western splay crossing the adjacent public footpath, could be accepted.
10. **The Trees and Landscape Officer**, whilst not formally consulted in respect of this latest application, raised no objections in relation to the previous proposal.
11. **The Countryside Services Team** raises no objections subject to informatives relating to the adjacent public footpath being added to any planning consent.
12. **The Ramblers Association** raises no objections subject to informatives relating to the adjacent public footpath being added to any planning consent.

Representations

13. Letters of objection have been received from the occupiers of Nos. 20 and 24 Church Street. The main points raised are:

- a. The high screen fence between the proposed dwelling and No.20 Church Street has open trellis at the top and the ground floor window on the east elevation would therefore overlook No.20's garden and kitchen;
- b. The dwelling would overlook No.24 Church Street's garden and result in a loss of light to this property;
- c. Removal of hedges would result in a loss of privacy to neighbouring properties;
- d. The proposal would result in overdevelopment of the site;
- e. The appearance of the development is out of keeping with the character of the area;
- f. The site is on a busy and dangerous bend in the road opposite the doctor's surgery. Cars are parked for most of the day on Church Street and commercial traffic also uses the road to access the Button End Industrial Estate and Haslingfield and Barrington. An extra dwelling would increase traffic and be detrimental to highway safety;
- g. The alterations to the splay and drive are unlikely to overcome the highway safety problems;

Planning Comments – Key Issues

14. The key issues to consider in the determination of this application are:
 - a. Impact upon the character of the area;
 - b. Affect upon the amenities of adjoining residents;
 - c. Impact upon trees;
 - d. Highway safety;
 - e. Impact on public footpath.

Impact upon character of area

15. The site is surrounded by two storey dwellings on its north, south and west sides. Development to the west of the site is set well back from the road whilst properties located beyond the site to the east are positioned much closer to the road. This has the effect of creating two lines of development, with a further line of four pairs of semi-detached houses immediately to the north. The position of the proposed dwelling is such that it would continue the line created by Nos. 24 and 26 Church Street to the west and be sandwiched between No.22 Church Street to the south and No.2 The Footpath to the north. I therefore consider that the site can, in principle, accommodate a dwelling without being out of keeping with the pattern of development in the area and without causing harm to the character of its surroundings.
16. Whilst approval for the scale of the property has not been formally applied for under this application, an illustrative indication of scale is now required for outline applications, and the drawings indicate a two storey building. As all of the dwellings immediately surrounding the site are two storeys high, I consider a two storey property would, in principle, be in keeping with the character of the area. Officers have concerns about the illustrative design submitted with the application and consider the relationship between the two storey and single storey elements to be particularly awkward in appearance. However, this outline application is not seeking approval for the appearance/design of the dwelling. These concerns could therefore be added as an informative with a view to resolving them as part of any reserved matters application.

Residential amenity

17. The dwelling to the south-east, No.20 Church Street, has a long single storey element along the boundary with No.22. The northern part of this extension is used as a kitchen and has a window in the northern/rear elevation. The main private garden and sitting out area to this property is in the northernmost part of the garden. The previous application proposed a full height two storey dwelling on exactly the same footprint as that proposed in the present application. Officers considered that, due to the height and proximity of the dwelling to the boundary with No.20, it would be overbearing in the outlook from the kitchen window and would adversely affect the neighbour's enjoyment of the garden area. The submitted layout plan shows that the dwelling could be designed so that the two storey element would be eased well away from the eastern boundary of the site. Given this alteration, together with the fact that the proposed dwelling is sited to the north-west of No.20, I consider it would not be unduly overbearing nor result in a significant loss of light to No.20's kitchen and garden area. With regards to the issue of potential overlooking of No.20's garden from the ground floor window, this could be addressed as part of any reserved matters application by either deleting the window or requiring the provision of a higher fence on the eastern boundary of the site.
18. The occupiers of No.24 have also expressed concern about overlooking from first floor windows in the proposed dwelling. Whilst I accept that there would be some degree of overlooking, this would be at an oblique angle towards the rear part of the neighbour's garden and the relationship would therefore not be a significantly harmful one. In addition, I am satisfied that, although the proposed dwelling would be located to the south-east of No.24's garden area, it would not result in a significant loss of sunlight to this area.
19. I am satisfied that the dwelling would not overlook the dwelling at No.2 The Footpath, particularly as there is a high leylandii screen along the northern boundary of the site. Any consent should be subject to a landscaping condition, as part of which either the retention of this screening could be secured or an alternative provided.
20. The existing property at No.22 has a ground floor bay window to the dining room in the west side elevation facing the proposed shared access. In order to minimise noise and disturbance arising from the use of the access, the application proposes to erect "a high screen fence" between the shared driveway and No.22. I consider this approach to be acceptable in principle but, to protect the character of the area, this boundary should be defined by a wall rather than fence. The applicant's agent has agreed to a condition/informative being added to any consent requiring the construction of a wall in this location.

Highway Safety

21. In the previous application, the proposed shared access was just 3.5 metres wide. The Local Highways Authority advised in discussions with Officers that, in order to comply with its requirements and avoid highway safety problems, the access should be widened to 5 metres for a distance of 10 metres back from the frontage of the site. In addition, the LHA advised that the provision of 1.5m x 1.5m pedestrian visibility splays, with the western splay cutting across the public footpath, would be acceptable.
22. I am satisfied that the proposed means of access has been amended to address these concerns and complies with the previously specified requirements.

23. With regards to concerns expressed by the Parish Council, I can confirm that the western splay is not obstructed by the wall at the front of No.24 Church Street. In addition, the proposal shows the provision of two parking spaces for both the new and existing dwellings in addition to the turning area. The provision and retention of these parking and turning areas would need to be conditioned as part of any permission.

Impact on public footpath

24. Neither the Countryside Services Team nor the Ramblers Association have raised any objections in principle to the erection of a dwelling on the site. Standard informatives advising of the need to ensure the footpath remains unobstructed at all times should be added to any permission.

Impact on trees

25. The application would result in the loss of a number of trees within No.22's existing rear garden area but the Trees and Landscape Officer has raised no objections to the application on this basis.

Recommendation

26. Approval:
1. Standard Condition B (Reason B); (Time Limit)
 2. Sc1 Reserved Matters - b (scale), c (appearance) and e (landscaping) (Rc1);
 3. Before the occupation of the dwelling, hereby permitted, a wall shall be erected between the access to the site and the existing dwelling at No.22 Church Street, details of which shall previously have been submitted to and approved in writing by the Local Planning Authority (Reason – To minimise noise disturbance to the occupiers of No.22 Church Street);
 4. Before the occupation of the dwelling, hereby permitted, the access from the existing highway shall be laid out and constructed to provide a minimum width of 5 metres for a distance of 10 metres from the edge of the existing carriageway, and a minimum width of 3.7 metres thereafter (Reason – In the interests of highway safety and to ensure the access is of sufficient width to accommodate fire engines);
 5. Para D5a – Visibility splays – 1.5m x 1.5m (Reason – In the interests of highway safety);
 6. The permanent space to be reserved on the site for turning and parking for the existing and permitted dwellings shall be provided before the occupation of the dwelling, hereby permitted, and thereafter maintained (Reason – In the interests of highway safety);
 7. Sc5b – Surface water drainage details (Rc5b);
 8. Sc5c – Foul water drainage details (Rc5c);
 9. Sc52 – Implementation of landscaping (Rc52);

10. Sc60 – Boundary treatment details (Rc60);
11. During removal of the existing garage and the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions (Rc26).

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **South Cambridgeshire Local Development Framework (LDF) Core Strategy**, adopted January 2007:
ST/6 (Group Villages)
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development)
 - **South Cambridgeshire Local Plan 2004:**
SE4 (Development in Group Villages)
HG11 (Backland Development)
2. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity;
 - Impact on character of area;
 - Highway safety.

General

1. Whilst the principle of a part two storey part single storey dwelling in the location proposed is considered to be acceptable, the design of the dwelling shown within the illustrative elevations on drawing number 004.643 are not considered to be appropriate.
2. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
3. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
4. An authorised asbestos contractor shall be responsible for removal of the existing asbestos sheet garage roof and transportation to an authorised disposal site.

5. Public footpath No.3 Harston runs along the western side of the site. The development must not encroach onto the footpath, any encroachment would constitute an obstruction, which is an offence under s.137 of the Highways Act 1980; if the developer requires advice on where the boundaries of the right of way are they should contact the Definitive Map Officer for assistance;
6. The footpath must remain open and unobstructed at all times. Building materials must not be stored on it, and contractors' vehicles must not be parked on it;
7. The footpath must not be used for vehicular access to the site unless the applicant is sure that they have lawful authority to do so (it is an offence under s 34 of the Road Traffic Act to drive on a public footpath);
8. No alteration to the surface of the footpath is permitted without the consent of the Countryside Access Team at Cambridgeshire County Council (it is an offence to damage the surface of a public right of way under s1 of the Criminal Damage Act 1971);
9. The County Council as Highway Authority is only responsible for maintenance of the surface up to footpath standard, for the purpose of legitimate use by members of the public in relation to that status; damage to the surface caused by non-public footpath use is repairable by those private users;
10. Any fence adjacent to the public footpath should be of a height not exceeding 1m of close boarded fence with 0.8m of trellis on top. Any hedges planted adjacent to the footpath should be planted at least 2m away from the footpath to allow growth without encroachment and it should be made aware that the responsibility for the maintenance of the hedge abutting the footpath is the responsibility of the landowner.

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

- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Refs: S/0324/07/O and S/2107/06/O

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

This page is intentionally left blank

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

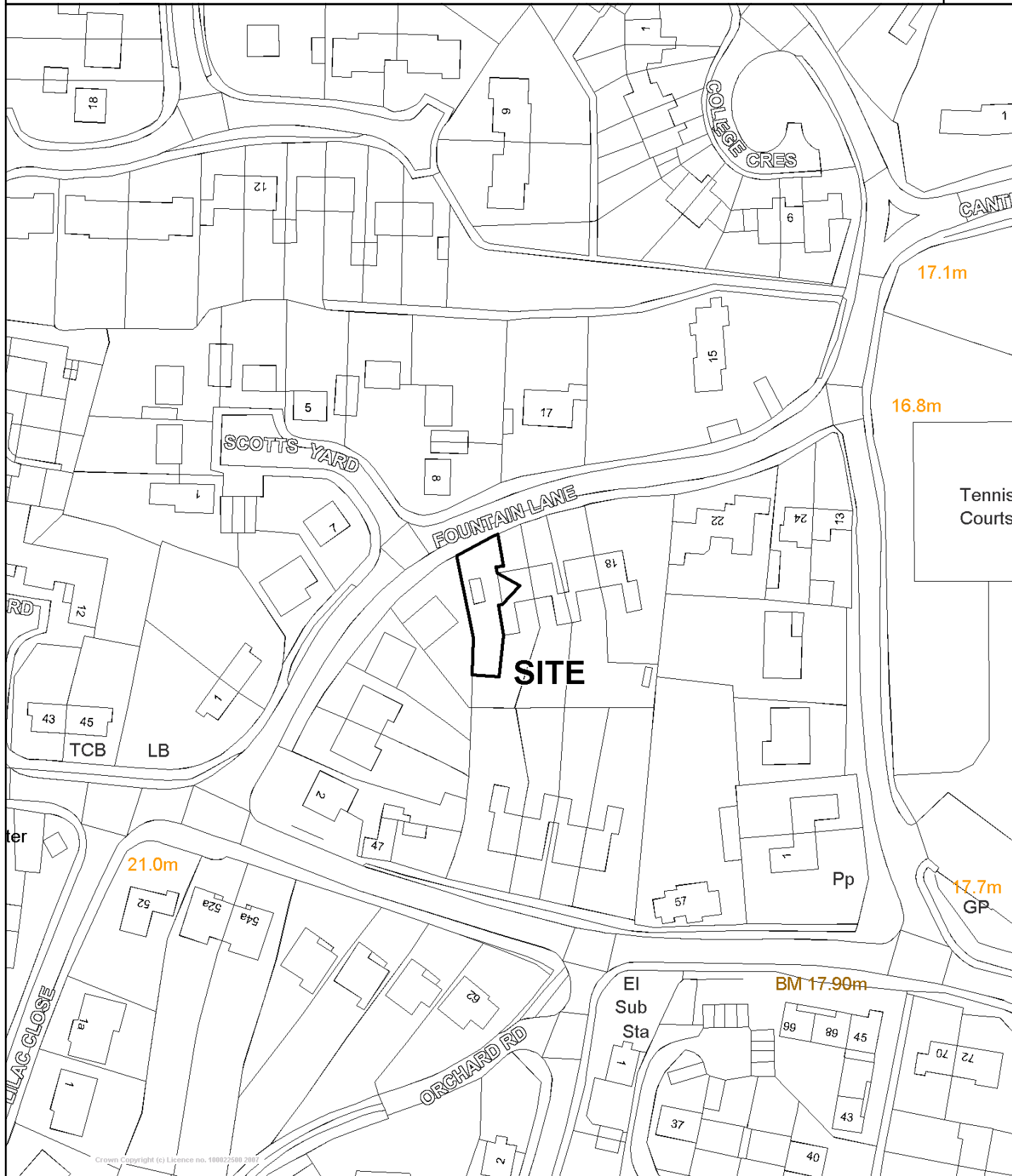
REPORT TO: Planning Committee9th May 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0060/07/F - HASLINGFIELD**Dwelling at Land Adjacent 12 Fountain Lane for Mrs P Khan****Recommendation: Delegated Approval/Refusal****Date for Determination: 4th May 2007****Update:**

1. This application has been referred back to Planning Committee following the comments made from the Local Highway Authority regarding turning and parking on the site that was included as one of the conditions when assessed at Committee in March.
2. I have been informed that turning and parking on the site as shown on drawing no. K/1366/06/PL-01 Rev D is not achievable and to the detriment of Highway Safety. Comments from the Local Highway Authority have confirmed that they would not wish to see the application automatically refused purely because there was no onsite turning facility as requested in the conditions of the earlier committee report. This is because it is possible to design the parking in such a manner that would be acceptable to the Local Highway Authority which would not depend on the provision of on site turning.
3. The application has been returned to Committee to seek authorisation to approve the application subject to the previous conditions and a scheme for parking only that is acceptable to the LHA but which does not provide turning on site.
4. The earlier report has been attached electronically for reference.

Contact Officer: Saffron Garner – Senior Planning Assistant
Telephone: (01954) 713256

S/0060/07/F - Haslingfield



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 26/4/2007

Centre = 540833 E 252244 N

May Planning Committee 2007

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee9th May 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0473/07/RM - IMPINGTON**Erection of 6 Flats****Land Parcel A1, Arbury Camp, Kings Hedges Road for Wilmott Dixon Housing****Recommendation: Approval****Date for Determination: 7th May 2007****Notes:**

This Application has been reported to the Planning Committee for determination because of objection received from Impington Parish Council.

Members will visit this site on 7th May 2007.

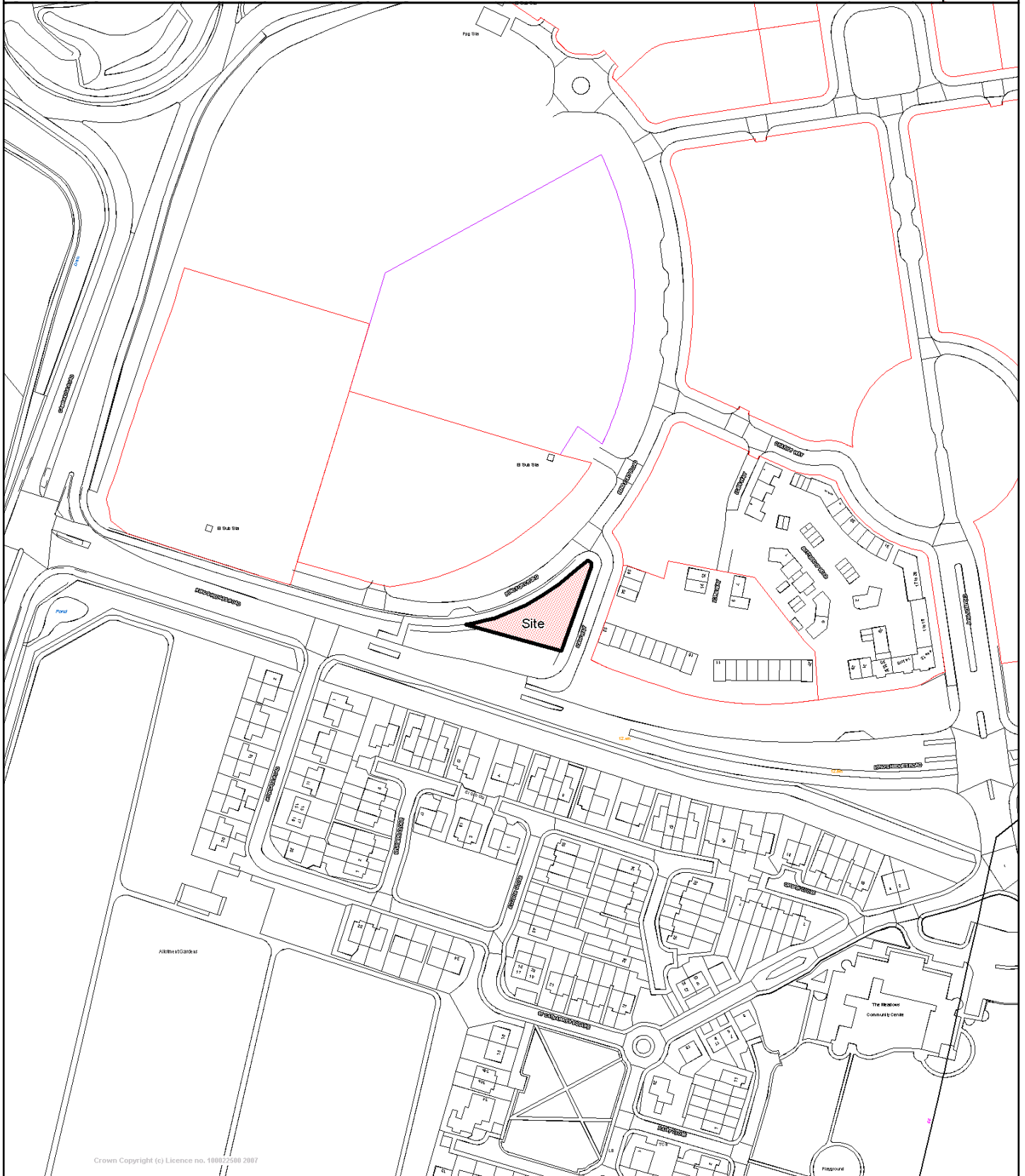
Site and Proposal

1. The site is particularly prominent as it fronts onto Kings Hedges road at the western end of the Arbury Site. It is located some 200 metres east from the Junction of Kings Hedges Road and the B1049 Histon Road. The B1049 is the access to the site from the A14 at this end of the site. To the east is a recently occupied three storey affordable housing scheme (Land Parcel A3) built by the same applicants as for this Land Parcel A1. To the northeast is a private housing development (A2) being undertaken by Persimmon homes, which with the affordable housing at A3 completes the development of land parcel A.
2. The site is of an irregular triangular shape of approximately 8795 sq metres. The site is generally flat and has no other distinguishing features. It is currently partly used as a temporary car park for the adjoining RSL housing development. The southern part of the site cannot be developed as major underground cables have been routed under this part. The proposal received 12th March is for a single three storey building with its narrowest end facing onto Kings Hedges Road and under a mono pitched roof sloping down towards the east abutting the housing at A3. This will provide three one bed roomed and three two bed roomed properties. A semi circular stairway is attached to the western side and forms a distinctive feature. A total of eight car parking spaces are split into two areas north and south. The four southern most car parking spaces are positioned over the route of the underground cables. A combined cycle/bin store building is positioned to fit into the triangular point to the west side of the site.

Planning History

3. Outline planning consent was granted 14th June 2005 following the signing of a Section 106 Agreement that covered the full range matters including education, transport, affordable housing, sustainability, community facilities, public open space and design guidance. The affordable housing is to be provided on 13 sites spread across the site with ownership transferred to the approved RLS consortium.

S/0473/07RM-Impington



Crown Copyright (c) Licence no. 1000125300 2007



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/2500 Date 27/4/2007

Centre = 544564 E 261465 N

May Planning Committee 2007

4. The site has been the subject of three similar applications in the last two years:
S/1651/05/RM 6 flats (affordable housing) - refused 6th December 2005.
S/2363/05/RM 6 flats (affordable housing) - withdrawn 8th February 2006.
S/2091/06/RM 6 flats (affordable housing) - refused 22nd December 2006.
5. **S/1651/05/RM** was a proposal for two linked glass boxes with 8 car parking spaces, bin store and cycle parking. It was refused by the November 2005 Planning Committee for the following reasons:
 - (a) The design, layout and character of the proposed residential flats is regarded as poor and inappropriate for such a prominent position located at the front of the site and adjacent to Kings Hedges Road.
 - (b) Policy CNF1 of the South Cambridgeshire Local Plan 2004 provides for a Masterplan which seeks the retention of an attractive urban edge to Cambridge through the use of high standards of design and landscaping and the creation of gateway features.
 - (c) The Design Guide which accompanies the outline planning consent **S/2379/01/O** seeks a 'key building' for this site. The application fails to provide the required standard of design for this prominent site on the edge of Cambridge or the required 'key building'. The proposal is therefore contrary to Policy CNF1 of the South Cambridgeshire Local Plan 2004 and Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003.
 - (d) Policy ES7 of the South Cambridgeshire Local Plan 2004 seeks appropriate planning conditions to minimise the impact of noise from traffic. To the south of the site is land reserved for a proposed guided bus.
 - (e) The application contains insufficient and inaccurate information to demonstrate that future residents will be adequately protected from noise. It has not therefore been demonstrated that planning conditions could achieve sufficient protection, and the proposal is consequently contrary to Policy ES7.
6. A subsequent application **S/2363/05/RM** for a redesign, similar but with balconies added was withdrawn following officer advice that the proposal did not receive officer support.
7. A third application **S/2091/06/RM** for a further redesign with two linked glass boxes was refused under officer delegated powers for the same reasons as **S/1651/05/05/RM** above.

Planning Policy

Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") requires a high standard of Design for all new developments, provides a sense of place which creates distinctive sky lines, focal points and landmarks, includes variety and surprise within a unified design.

8. Gallagher have prepared a Design Guide which shows the site for a 3 storey housing, and it is also identified as a key building. The Design Guide has been an evolving document and has the broad support of officers. It was reported to Members via the Bulletin in June 2005.

Consultation

9. **Impington Parish Council** recommends refusal commenting we feel this must go to Planning Committee at SCDC based on:

- (a) Not considered to be a significant gateway feature
- (b) Not Welcoming
- (c) Bin/Cycle store-too prominent on the site, excessive height

10. **The Environment Agency** has commented that the application falls within Cell F6 of the EA PPS25 Flood Risk Standing Advice.

11. **The Local Highway Authority** has raised two issues .The first relates to the proposed in/out access arrangement; questioning its requirement and enforceability. The second relates to the location of the tree pits where they lie within the visibility splays.

12. **Corporate Manager (Health and Environmental Services)** has requested two conditions to control impact of construction. Further advice regarding the impact of noise on future occupants has been sought and is awaited.

13. **Police Architectural Liaison Officer** has commented

“To deter unauthorised entry into the site I would recommend that the railings around the perimeter are raised to a height of 1.8m to provide a more effective barrier. These railings should replace the 1m high brick wall around parking spaces 7 and 8, although the height could be reduced to 1m along Road No. 4. Suitable toppings as detailed below will further enhance security by preventing other than determined climbing.

Similarly the 1m wall between the entrance and exit if replaced with railings would enhance views in and out of the site and reduce the opportunities for creating hiding places.

The 1m high wall which gently rises to 1.8m could be used by youths as a climbing aid to climb on to the roof of the cycle/bin storage facility. Providing railings instead, bow topped or perhaps with fleur de lys toppings, would provide better protection for this area.

Given that the grass area to the south of the flats is not public space but for the benefit of residents of the flats, I would recommend the height of the railings to continue at 1.8m up to and including the barrier adjacent the cycle/maintenance track.

The southern elevation of the building should be supplied with an area of clearly identifiable defensible space such as a planting strip, similar to that along the northern elevation to underline the semi private nature of the space immediately outside living room windows. It may also be advisable to gate off the area immediately to the rear of the flats to deter access, subject to potential use as an emergency exit.

If utility meters cannot be located externally on the front elevation consideration should be given to redesigning the entrance to facilitate the creation of an ‘air lock’ type area between access controlled doors so that access can be restricted to the meters.”

14. **SCDC Arts Officer** has asked that the applicant’s financial contribution to the public arts strategy is paid on approval, if granted.

15. **SCDC Design Officer** has commented the design is basically as discussed (following pre application discussions) but requests a steeper pitch on the slate roof element to give a better relationship to the block across the street.
16. **The Delivery Manager - Cambridgeshire Guided Busway** has commented "assuming they have the boundary in the right place, I have no comments"
17. **Cambridge City Council** have no wish to comment on the application, other than to say the proposal looks more interesting than that built at Arbury Camp to date
18. The comments of the following are awaited
 - (a) **SCDC Commercial Refuse Collection**
 - (b) **SCDC Landscape Officer**

Representations

19. None received .A site notice was posted and immediate occupied properties were notified.

Planning Comments – Key Issues

20. The principle of residential development on the site has already been established by the granting of the outline permission.
21. The gross density is 73 dwellings to the hectare which accords with the Design Guide which seeks in this area a mid to high density (60-90 d/h) of mixed town houses and flats. The proposed mix is for 1 and 2 bedroom units is welcomed. The Design Code for this plot within the Design Guide seeks a key building and a height of 3 storeys to create an identifiable point to assist legibility and character for future occupiers and visitors.
22. This is not only a small but awkward shaped site to develop and as such the design of a scheme has been challenging. Previous proposals have been for more strident building designs have been rejected on the basis of being a poor design for such a prominent location.
23. The application has been subject of pre-application discussions with officers. The proposal now also benefits from the fact that neighbouring development to the east being is largely built, so the context is clearer.
24. The current proposal may be regarded as being more "conservative " by some, however, Officers are confident that the current proposal strikes the right balance of compatibility with the neighbouring development, particularly through the use of similar materials, whilst incorporating distinctive elements particularly the mono-pitch slate roof, corner windows and the curved rendered stairwell. The curved cycle/bin store reflects the shape of the corner of site and has been designed in similar materials to the curved stairwell, acting as a visual 'step up' to the main building.
25. Windows (bedrooms and lounge/diner) on the east elevation face windows (lounge /diner) on the west elevation of the recently constructed affordable houses at A3. However this is across a service road and wide pavements which are designed to accommodate street trees. With a total separation of just over 15 metres I have no objection

26. The comments of the Local Highway Authority have been passed to the applicant. I cannot agree that the in/out arrangement will necessarily cause problems as traffic speeds will be low on the approach road and there is a high degree on visibility over the one metre boundary wall. The proposed trees are outside the applicants control but Gallagher's who are providing the main infrastructure works could amend the precise position. I would not wish to see an overall reduction in the number of trees, nor do I necessarily believe trees will in all case be a problem within the visibility splay.
27. Amended plans have been requested to increase the roof pitch of the main slated part of the roof in accordance with the Council's Design Officer. I am discussing the Polices comments with the applicants and anticipate possible changes to the boundary treatment to give the added security requested .I cannot agree with the advice that a one metre high wall should necessarily be replaced in total by railings as a wall this low will not prevent the necessary visual surveillance. It is suggested that a boundary height of 1.8m is sought but this may be a combination of wall and railings with the aim of maintaining views in/out of the site. A condition is proposed to ensure that these shall be dealt with by condition.
28. The car parking proposed is appropriate for small units on this highly accessible site. When the Guided Bus is up and running its accessibility will be further improved.
29. Cycle parking is to be provided within a separate building, which also accommodates refuse storage. I am discussing various modifications for the height of the Bin/Cycle store and further amendments are anticipated.

Recommendation

30. Subject to revisions to revised plans increasing the roof pitch on the main slated roof **Approve** reserved matters (siting and design of building, layout of site and access detail) pursuant to outline permission S/2379/01/O. With the agreement of the applicant detailed landscaping is to be subject to a further condition.

Conditions

1. Standard Condition 5a - Details of materials for external walls and roofs and surface treatment. Reason 5aii.
2. SC51 landscaping RC51.
3. SC52 Implementation of landscaping RC52.
4. SC60 Details of boundary treatment (to include possible revisions to the height of all fencing/walls to meet where possible the requirements of the Police Architectural liaison officer). RC60.
5. Surface water drainage details.
6. Bio diversity gain.
7. Public art.
8. Lighting scheme

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
 - P1/3** (Sustainable design in built development)
 - P5/3** (Density)
 - P5/4** (Meeting locally identified housing needs)
 - **South Cambridgeshire Local Plan 2004:**
 - HG2** (900 dwellings Cambridge Northern Fringe West)
 - HG12** (Extensions and Alterations to Dwellings within Frameworks)
 - HG22** (Energy Conservation)
 - CNF1** (CNF West (Arbury Camp))

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Ref: S/0473/07/RM, S/1651/05/RM, S/2363/05/RM and S/2091/06/RM

Contact Officer: John Pym - Senior Planning Officer (Major Developments)
Telephone: (01954) 713166

This page is intentionally left blank

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee9th May 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0003/07/F - HISTON
Foul Drain to Serve Proposed Retirement Development
at Kay Hitch Way for Bovis Homes Ltd.

Recommendation: Approval

Date for Determination: 6th March 2007

Notes:

This application has been reported to the Planning Committee for determination following deferral at the March meeting.

Update

1. Members will recall that this application was discussed at its meeting on the 7th March 2007. A copy of the report to that meeting can be found at Appendix One, attached to this report. Members should refer to the earlier report for the full details of the planning application. The Committee decided to defer in order to enable officers and local Members to meet with representatives of Anglian Water.
2. In the intervening period I have attempted to set up a meeting, as requested by Members. A meeting has not been possible, as no-one from Anglian Water has been available (although not necessarily unwilling) to meet.

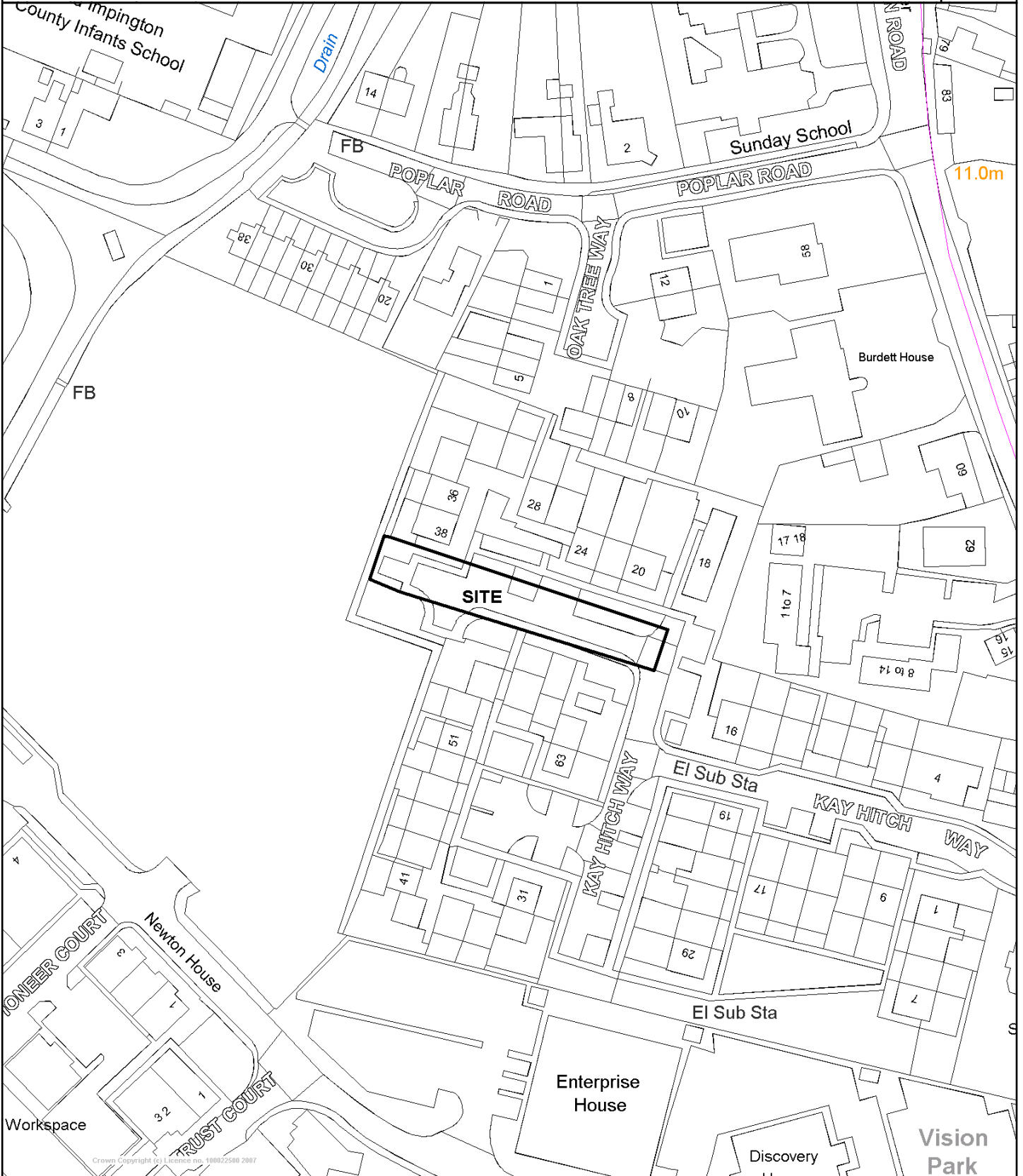
Consultation

3. Further to paragraph two above, a letter has however been received from Anglian Water in response to a letter sent prior to the March meeting. This letter confirms that:
 - (a) Foul flows from the development can be accommodated within the existing public foul system as proposed.
 - (b) The proposed foul water sewer F1-F2 is to be considered for adoption by Anglian Water under a Section 104 agreement.
 - (c) The proposed on-site foul and surface water infrastructure will be private; therefore it is not its responsibility to approve. The appropriate organisation to approve these matters is Building Control and the Environment Agency.

Representations

4. The developer has written summarising its position in relation to the planning application:
 - (a) The pump station will not be adopted by Anglian Water.

S/0003/07/F - Histon



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 27/4/2007

Centre = 543962 E 262985 N

May Planning Committee 2007

- (b) The station will be regularly maintained by PIMS Group Ltd who will install it. Their maintenance will include the discharge chamber where the surcharge sensor is located. The station will have a dial out alarm direct to their 24 hour control centre so the appropriate response can be given. The telemetry will monitor the level of sewage in the wet well where the pumps are located, the operation of the surcharge sensor and the pump operation. Any malfunction will result in the alarm contacting the call centre.
- (c) After construction the overall responsibility for the pump station will be handed over to the Management Company responsible for the whole of the retirement scheme.
- (d) The manufacturers have confirmed that the pumps will not be audible at the nearest property some 5m away. The chamber has sealed covers and is designed to operate several times a day. In this way the sewage will not have time to putrefy which can lead to problems with odours.
- (e) The surcharge sensor circuitry will inhibit discharge for up to twelve hours. In the event that the sewer is surcharged for longer than twelve hours the pump will start and reduce the volume of sewage in the wet well to drop the level by 150mm and stop again. Once this volume has been replaced by further inflow this cycle of operation will be repeated until the surcharge sensor reports that the surcharge has subsided.
- (f) In the event of failure there will always be 24 hours storage capacity available in the wet well at the onset of any breakdown or supply failure. This volume is in addition to that used for buffering.
- (g) The level of the surcharge sensor has been set from evidence given to its site manager that the manhole on the 225mm sewer to which the site will connect fills to within 600mm of the top. i.e. 11.0m OD. The surcharge sensor will trip when the level reaches 10.7m OD before the peak of the problem that affects the local foul drains.
- (h) Having contacted South Cambs Environmental Health Department on 20 March 2007, an Environmental Health Officer confirmed that there was no record of complaints and / or inquiries relating to the foul drains serving Kay Hitch Way, on the EH server. He also confirmed that on asking his colleagues that no one had raised the issues of surcharging via the foul drainage serving the existing properties in Kay Hitch Way. This does appear to conflict with the concerns raised.
- (i) South Cambs' website confirms that 'South Cambridgeshire District Council does not upkeep the drainage system, however if public health is put at risk by poorly maintained drains, Environmental Health (EH) have the ability to insist that any necessary works are carried out'. In the case of private property EH can insist that the property owner maintains the drainage and with council property, i.e. the dwellings in Kay Hitch Way, 'Shire Homes' will fix any serious drainage problem. The conclusion is that there already exists powers, either through persuasion or enforcement, that the Council have to deal with the 'existing surcharge problem', but as yet these powers have not been called upon, giving the impression that the problem is either not recognised or is considered of a minor if not an insignificant problem.
- (j) Anglian Water has now written to South Cambs confirming their approval and acceptance for our proposed foul drainage connection to the Public Sewer.

- (k) In the light of Anglian Water's letter to South Cambridgeshire District Council approving the proposals and connection to the Public Sewer, and of the backup response and enforcement procedures that are available to South Cambridgeshire District Council through their Environmental Health department the application should be approved.

Planning Comments – Key Issues

5. The key issue in determining this planning application is whether the scheme proposed adequately protects neighbouring residential properties from additional risk of surcharge in storm conditions.
6. It is noted that the Environment Agency previously commented that Anglian Water should demonstrate that the scheme will not exacerbate existing surcharge problems. A planning condition was not considered appropriate, as the issue is fundamental and should be resolved prior to planning approval being granted. Based upon the responses of Anglian Water and the developer it seems reasonable to conclude that in relation to this set of proposals, there is adequate mitigation of surcharge built into the design.
7. Further, in the absence of objections from Environmental Health or Building Control it is concluded that to refuse this planning application would be unreasonable and without grounds. The Council has powers outside of the planning system, namely through Environmental Health, which are the appropriate mechanism to pursue a resolution to the existing problems through.

Recommendation

8. Approve.

Conditions

1. Standard Condition A – Reason A (Time Limit).
2. No development shall commence until precise details of the management and maintenance in perpetuity of the foul drainage scheme hereby approved, including who has the responsibility for these have been submitted to and approved in writing by the Local Planning Authority. The foul drainage management plan shall be carried out as approved. (Reason: To ensure that an appropriate maintenance regime is implemented and maintained for the satisfactory drainage of foul water from the site).

Informatives

1. In relation to condition two above, the scheme may require the completion of a Section 106 agreement.

Reasons for Approval

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

South Cambridgeshire Local Development Framework (LDF) Core Strategy 2007:

- **ST/4** (Rural Centres)

Cambridgeshire and Peterborough Structure Plan 2003:

- **P6/1** (Development-related Provision)

South Cambridgeshire Local Plan 2004:

- **SE2** (Rural Growth Villages)
- **CS3** (Foul and Surface Water Drainage)

2. The development is not considered to be significantly detrimental to the following material planning considerations, which have been raised during the consultation exercise: **Foul and surface water drainage**

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

- South Cambridgeshire Local Plan 2004
- South Cambridgeshire Local Development Framework (LDF) Core Strategy 2007
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Ref: S/0003/07/F, S/1878/05/F and S/0116/06/F
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Contact Officer: Melissa Reynolds - Area Planning Officer
Telephone: (01954) 713237

This page is intentionally left blank

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee9th May 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0581/07/F - SHEPRETH**Erection of Two Dwellings and Outbuildings Following Demolition of Existing Bungalow, 17 Meldreth Road for Croft Design and Build Ltd****Recommendation: Approval****Date for Determination: 23rd May 2007****Notes:**

This Application has been reported to the Planning Committee for determination because Shepreth Parish Council has recommended that it be refused, contrary to the officer recommendation.

Members will visit this site on 8th May 2007

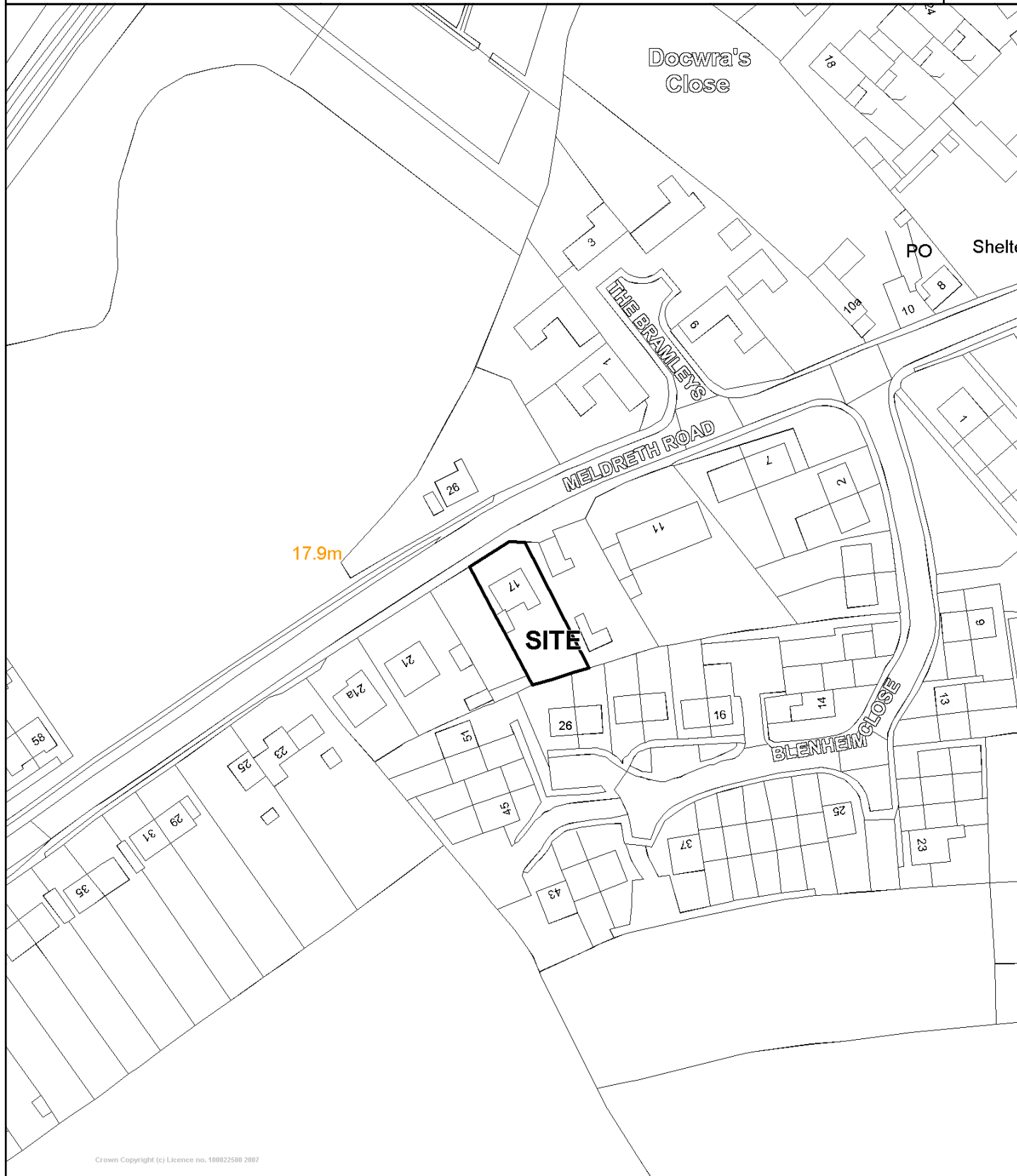
Site and Proposal

1. Presently the land at number 17 Meldreth Road is occupied by a detached bungalow with a tall hipped roof, which sits 6m back from the highway. To the west the site abuts an area of undeveloped land and to the east the boundary is defined by a tall close-boarded fence, the other side of which there is a pair of recently built semi-detached properties. To the rear the site boundary is defined by a tall close-boarded fence that abuts the curtilages of properties in Blenheim Way. The site has a width of approximately 13 metres and a depth of between 30 and 32 metres.
2. The full application received on the 28th March 2007 proposes to construct a pair of semi-detached chalet style properties at a height of 6.1 metres to the ridge with rooflights serving the first floor rooms. The design of the development incorporates both forward and rear projecting gable ends with ridge heights the same as that of the main building. The proposed dwellings equate to a density of approximately 50 dwellings per hectare and both would have three bedrooms. The building would be finished in a white render with painted timber windows under a natural slate roof. A timber, pitched roof outbuilding is proposed for each of the new dwellings one of which has a height of 3.3m and the other with a height of 3.4m.

Planning History

3. An application for a similarly designed pair of semi-detached properties was submitted and withdrawn in 2006 (**S/1210/06/F**). This application was the subject of objections from the owner/occupiers of properties in Blenheim Close and the Parish Council.

S/0581/07/F - Shepreth



Crown Copyright (c) Licence no. 100022500 2007



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 26/4/2007

Centre = 539098 E 247854 N

May Planning Committee 2007

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

4. **Policy P1/3** 'Sustainable Design in Built Development' of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design and sustainability for all new development.
5. **Policy P5/3** 'Density' of the approved Structure Plan 2003 requires increases in the density of new housing development.
6. **Policy P5/5** 'Homes in Rural Areas' of the approved Structure Plan 2003 encourages small scale housing developments in villages.

South Cambridgeshire Local Plan 2004/ Local Development Framework

7. **Policy ST/7** of the Local Development Framework (LDF) Core Strategy, adopted January 2007, identifies Shepreth as an infill village. **Policy SE5** of the Local Plan 2004 sets out the requirements for new dwellings in infill village frameworks considering issues of impact upon character and amenities of the locality.
8. **Policy HG7** 'Affordable Housing on Sites within Village Frameworks' of the Local Plan 2004 requires new residential developments within village frameworks to provide a percentage of affordable housing up to 50% of the total number of dwellings for which planning permission may be given in smaller villages.
9. **Policy HG10** 'Housing Mix and Design' of the Local Plan 2004 sets out the requirements for residential developments to make the best use of sites in addition to be informed by the wider character and context of the surrounding area.

Consultation

10. **Shepreth Parish Council** believes that the proposal represents an overdevelopment of the site. It recommends refusal.
11. **Corporate Manager (Health & Environmental Services)** – Had not responded at the time of writing this report.
12. **Local Highways Authority** - has requested that any permission be conditioned to provide visibility splays of 2m x2m.

Representations

13. None received at the time of writing this report. The consultation period is due to expire on the 2nd May.

Planning Comments – Key Issues

14. This latest proposal follows the withdrawal of the previous application, which was in the process of being refused due to the impact of the then proposed dwellings on the street scene and the amenities of the owner/occupiers in Blenheim Close as a result of overlooking windows. There was also the concern that the proposed dwellings would overdevelop the site by virtue of their scale in relation to neighbouring buildings. The design of this latest proposal has been amended in an attempt to address the aforementioned issues, which are listed below for Members to consider.

15. As the application site is being developed by the applicants and developers of the adjacent site, which came before Members in July 2006 (S/0791/06/F), the issue of whether both sites should be treated as one planning unit, and whether an affordable unit should be provided, also needs to be considered.

Impact upon the street scene

16. Although the proposed building would be significantly wider than the existing bungalow (13.1 metres) it would sit back further from the highway than the existing property (9.8m as appose to 6m). The main ridge of the new building (6.1m) would match the height of the adjacent pair of properties, which were built by the same applicant. Therefore the bulk of the dwelling would be seen against the neighbouring building when viewed from the west, with a separation of approximately 2.3m between the two properties. There is also a mature hedge at the front of the neighbouring land that although not owned or controlled by the applicant would serve to part screen views of the development. From the east the forward projecting gable would be a noticeable feature that would screen views of the rest of the building. The main bulk of the building would also be screened by the neighbouring pair of dwellings.
17. Given the set back nature of the proposed dwellings and the fact that visually they would accord with the neighbouring pair of semi-detached properties I am of the opinion that there would not be an adverse impact upon the character of the street scene in this part of Meldreth Road.

Impact upon neighbour amenity

18. In this latest proposal there are two outbuildings that are to be located near to the boundary with properties in Blenheim Close. These buildings are no greater than anything that could be built under the provisions of the General Permitted Development Order 1995. I do not consider that the outbuildings would have any significant impact upon neighbour amenity and if anything they would help to part screen the gardens of the new dwellings from overlooking from the properties in Blenheim Close.
19. The issue of the potential overlooking of the aforementioned Blenheim Close properties by the new dwellings has been addressed through the use of high-level rooflights, similar to those used in the neighbouring development. The use of these rooflights together with a condition preventing the insertion of further openings in certain first floor elevations successfully removes the issue of overlooking.

Overdevelopment of the site

20. Both local and national planning policies encourage greater densities of residential developments, where they will not have an unacceptable impact upon the character and amenity of the surrounding area. Given the size of the plot I consider that it is feasible for more than one dwelling to occupy the site.
21. In this particular case although the density of development is higher than that of the neighbouring sites the proposal still manages to maintain more of an open frontage than the site presently enjoys. Moreover although the property has first floor accommodation the overall height of the building is relatively modest. This modest height together with the setting back of the building helps to limit visual impact despite the fact that the proposed building would occupy a large percentage of the width of the site.
22. Although the Parish Council believes the development to constitute an overdevelopment of the site no harm has been identified as a result the overdevelopment. Therefore I consider that the high-density character of the proposal is acceptable given the fact that

there would be no serious loss of neighbour amenity and the visual impact of the development upon the street scene is considered to be acceptable.

Affordable Housing

23. Under Local Plan policy HG7 any new residential development within a village with a population of 3,000 or fewer would require up to 50% of the units to be affordable. The applicant previously submitted an application for this site whilst they were in the process of constructing the adjacent dwellings. At the time it was questioned whether there was a requirement for an affordable unit to be provided, though this argument was not followed through as a result of the application being withdrawn.
24. In considering whether the applicant should provide an affordable unit it is necessary to look at the past planning history of the adjacent site. Moreover an appeal decision in 2005 by a Government inspector for the development of a site in Weston Colville (S/0358/04/F) has some parallels with this case that should be considered. The inspector's report also sets out a list of factors that should be taken into account when considering such applications.
25. In the aforesaid inspector's report the following factors are used to assess whether two adjacent sites should be considered as one planning unit for the purposes of compliance with HG7: whether the sites are within the same ownership; whether they comprise a single site for planning purposes; and whether the proposals constitute a single development.
26. In the case of ownership the applicant purchased the application site whilst they were in the process of developing the adjacent site. The adjacent properties have now been sold so there is no longer any joint ownership of the two sites. However at the time of the submission of the withdrawn application both sites were owned and controlled by the applicant. Although adjacent to each other the two sites have historically been two distinct planning units, and the proposal would be to develop the second site as a separate planning unit, though it will be similar in style to the already developed neighbouring site.
27. The net gain in dwellings is also a consideration as the adjacent site had a net gain of two dwellings, which was accepted without the need for an affordable unit to be provided under application reference S/1643/03/F, which was granted before the South Cambridgeshire Local Plan 2004 was adopted. The application site already accommodates one dwelling; therefore the net gain of this particular development would be one new dwelling. Though if both sites were considered as one planning unit there would be a net gain of three. Given the fact that the sites are no longer in the same ownership I consider that it would be difficult to pursue the issue of affordable housing. Moreover if the issue were pursued it would most probably result in the bungalow being extended and sold rather than an affordable unit being provided, which would ultimately be to the detriment of the provision of housing in the village.

Recommendation

28. Approval - Subject to the following conditions;
 1. Standard Condition A (Reason A);
 2. Sc5a – external walls, roofs, and finished floor levels in relation to ground levels.
(Rc - To ensure that the development is not incongruous;
To ensure that the height of the building is well related to ground levels and is not obtrusive;

3. Sc51 – Landscaping (Rc51);
4. Sc52 – Implementation of landscaping (Rc52);
5. Sc60 – Details of boundary treatment of all site boundaries (Rc60);
6. Sc22 – No windows at first floor level in the south and west elevations of the development; (Rc22);
7. During period of construction no power operated machinery shall be operated on the premises before 08.00 on weekdays and 08.00 on Saturdays nor after 18.00 on weekdays and 13.00 on Saturdays (nor at any time on Sundays or Bank Holidays), unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.
(Reason - To minimise noise disturbance to adjoining residents.)
8. Removal of permitted development rights (Part 1 Classes A, B, C and E)
(Rc - To protect the amenities of adjoining residents from additional built development that would normally be permitted under the Town and Country Planning (General Permitted Development) Order 1995);
9. The permanent space to be reserved on the site for turning, parking shall be provided before the use commences and thereafter maintained.
(Reason - In the interests of highway safety.)
10. Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600 mm within area of 2 m x 2m measured from and along respectively the highway boundary.
(Reason – In the interests of highway safety.)

Informatives

Should pile driven foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

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

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
 - P1/3** (Sustainable Design in Built Development)
 - P5/3** (Density)
 - P5/5** (Homes in Rural Areas)
 - **South Cambridgeshire Local Plan 2004:**
 - SE5** (List of Infill Villages),
 - 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:

- Overdevelopment of the site

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

- South Cambridgeshire Local Development Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/0791/06/F, S/0581/07/F and S/1210/06/F

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

This page is intentionally left blank

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 9th May 2007
AUTHOR/S: Corporate Manager – Planning &
Sustainable Communities

**APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION:
SUMMARIES OF DECISIONS OF INTEREST – FOR INFORMATION**

Purpose

1. To highlight recent Appeal decisions of interest forming part of the more extensive Appeals report, now only available on the Council's website and in the Weekly Bulletin.

Summaries

Ms A Lee – Erection of a day room – 6 Sunningdale, Chesterton Fen Road, Milton – Appeal allowed.

2. Sunningdale is an authorised gypsy site, which lies within the Green Belt. The application was to retain a large brick and tile building having the appearance of a bungalow, but to be used for day-time purposes only. The main issue was whether the building amounted to appropriate development within the Green Belt and if not, whether this fact and any other harm were outweighed by any very special circumstances.
3. Both parties agreed that the proposal is, by definition, inappropriate development in the Green Belt. The building has replaced a smaller mobile home and is required for the appellant, her daughter, granddaughter and son all of whom live on the site. They sleep in a touring caravan, but this is too small for their daily needs. The appellant also looks after another granddaughter and her widowed mother-in-law who has significant medical problems. This accommodation had been provide in the past by a mobile home, but this had proved too expensive to replace.
4. The Council contested there was no evidence on this latter point and the inspector agreed that little weight could be attached to this point. The site visit also revealed a further utility building which already has a kitchen, washing and bathroom facilities, and a store which appeared to have been used for eating.
5. The inspector concluded that the appeal building was bigger than it needed to be and that its design gave the perception of a bungalow rather than a mobile home. The very special circumstances did not justify a building of the scale provided.
6. The inspector then goes on to conclude that the building would not make any noticeable difference to the openness of the Green Belt, over and above that of a mobile home on the site. Because of this, the family's needs, and because the building need not act as a precedent for other buildings elsewhere at Sunningdale, the inspector was satisfied that there would be no greater harm to development plan policies than the allocation of the site within the Green Belt.

7. Permission was therefore granted on the basis of being limited to the existing occupiers, whereafter it should be removed. The building shall not be used for overnight accommodation so that it does not become an independent dwelling.

Comment: This decision appears to be somewhat perverse and contradictory. It appears not to properly apply the Green Belt test, which is to balance the 'in principle' harm and any other actual harm that arises against the need for very special circumstances. Having concluded that the building need not be this size to meet the family's needs, the inspector has then gone on to conclude because there is only limited actual harm, the appellant's personal circumstances are very special. She has also ignored the Council's contention that the accommodation could be provided by a mobile home which need not, by definition, be inappropriate development. The Council's legal officer has been asked to seek counsel's advice on merits of a legal challenge.

Camstead Homes – Erection of 28 dwellings, provision of playing field for Over Primary School and rebuilding of front/side wall to 17 High Street - Land r/o The Lanes, High Street and Long Furlong, Over – Appeals allowed

8. These applications were originally refused by the Committee on the grounds that the removal of the listed wall in front of 17 High Street and the introduction of necessary traffic calming measures in the High Street would be harmful to both the listed building and the conservation area. Between the time of refusal and the start of the public inquiry, the Council adopted the LDF Core Strategy which restricts the amount of new development in Group Villages such as Over. In the light of this, the Committee subsequently confirmed that the development would be contrary to Policy St/6 and that this should form an additional reason for refusal.
9. The inquiry sat for three days. The Council was represented by Counsel. Five local residents spoke against the proposals.
10. In terms of rural settlement policy, the inspector acknowledged that the proposal exceeded the limits permitted on a scheme in Over by at least 13 dwellings. Significant material considerations would be required to allow an exception to be made. In his view, "there is one central advantage and several other contributory factors, which cumulatively persuade me that the proposal has merit in respect of this issue".
11. The first of these was the provision of the extended playing field for the Primary School. This has been a longstanding development plan objective and the proposal was the only probable means that this could be provided. It would provide a much safer alternative for schoolchildren who would no longer have to cross the road to the village recreation ground. The proposed speed table would contribute to road safety in High Street generally. The scheme would do much to help resolve a localised flooding problem. The provision of 8 affordable units was another significant benefit. Collectively, the playing field, the proposed drainage scheme and the affordable housing would involve a significant cost to the developer, although it was not possible to directly assess the balance between the developer's profit and the public benefits of the project. There was little to choose between the facilities provided in Over, compared to Willingham which is designated a minor rural centre and where larger scheme will be allowed.
12. The significant benefits to the community therefore outweighed the additional impact that a smaller scheme which might be permitted under Policy St/6. A smaller scheme would also be at a low density and the proposed scheme is already set at the

minimum considered acceptable in national guidance. The inspector thus concluded that the proposal would facilitate unique and substantial benefits for the village that would be extremely unlikely to occur otherwise. Exceptionally they outweighed the preferred sequential rural settlement hierarchy outlined in the Core Strategy.

13. So far as the conservation area is concerned, the inspector accepted that its quality derives mainly from the quality of individual buildings that line the High Street and the spaces between them. In contrast the existing highway markings and kerbs reinforce the curve of the road, which in the inspector's opinion detract from the rather more informal arrangement of buildings either side. This tends to encourage a brief and speedy passage through the village. The proposed speed table and bollards would add interest. There are speed tables in other parts of the village and residents must be accustomed to them.
14. The wall alongside no. 17 High Street was found to be in very poor condition generally and to contribute little to the conservation area, other than being old. The inspector found little merit in retaining the wall as it is. While on a different alignment, the new curved wall at the back of the new access splay would not harm the character and appearance of the conservation area. Neither would the area of the walled compound to the proposed pumping compound be noticeable or out of place. The fabric of the listed building would not be affected and conditions could be imposed giving the Council control over the construction of the new wall.
15. Permission was therefore granted subject to a unilateral undertaking covering the provision of the playing field, the provision of the affordable dwellings and the formation of a management company to maintain the communal open space in the development. Conditions were also imposed to cover matters such as materials, landscaping, boundary treatment, drainage, finished floor levels, traffic calming measures, archaeology, ecology, a record of the historic wall and children's play equipment. The provision of public art was not required to make the development acceptable.

Comment: This is the first appeal to be assessed against the new Core Strategy – and the first to be allowed as an exception to it. In the circumstances, Counsel's opinion is being sought on whether any form of challenge would be appropriate.

Mr & Mrs N Griffiths – Conversion into ecohome dwelling - Former covered reservoir and pumping station, North Road, Great Abington – Appeal allowed

16. The main issue in this appeal was the effect on the character and appearance of the area. The site is part of the former Land Settlement Association area which is designated as countryside for planning policy purposes.
17. The site was sold off in 2002 when the Water Board no longer functionally required it. It consists of a single-storey pump house building and an underground reservoir covered by an earth mound and grassed. The site lies at the cross roads of North Road and roads/footpaths and is characteristic of the relatively low density of development in the area. The proposal would provide a glazed link between the converted building and reservoir, itself converted to residential accommodation.
18. The inspector was satisfied that the extent of the glazed link and other alterations would be insignificant. There would be various views of the new dwelling, but these were not considered to be prominent. As such they would not detract from the character or appearance of the area or have any harm to the local distinctiveness of the area.

19. While the proposal would still be contrary to Policy P1/2, which seeks to limit new development in the countryside, government guidance (PPS7) supports the principle of reusing appropriately located and suitably constructed existing buildings. The Council had already refused permission for residential use and the pump house and reservoir were well suited to residential use. The inspector did not consider that the site was any more unsustainable than nearby dwellings. There are footpath links to the village and the nearby bus stop. The school bus already serves the estate. She therefore concluded that the conflict with the development plan would be outweighed by compliance with PPS7 and the lack of any harm to the countryside.
20. The proposal was put forward as an eco-house and incorporates solar panels and other energy saving measures. However, the appellant was unable to justify the energy savings that would be made and these matters were therefore given little weight in the determination.
21. Planning permission was allowed subject to conditions regarding materials, landscaping, means of drainage and a restriction on permitted development rights.