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29 May 2007



**South
Cambridgeshire**
District Council

To: 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, 6 JUNE 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.	Election of Chairman	
2.	Appointment of Vice Chairman	
3.	Apologies	
4.	Minutes of Previous Meeting To authorise the Chairman to sign the Minutes of the meeting held on 9 May 2007 as a correct record.	
5.	Re-appointment of the Planning Sub-Committee The Planning Sub-Committee must be proportional, and example balances are as follows: <ul style="list-style-type: none">• 5 Members (3 Conservatives, 1 Liberal Democrat, 1 Independent)• 6 Members (3 Conservatives, 2 Liberal Democrats, 1 Independent)• 7 Members (4 Conservatives, 2 Liberal Democrats, 1 Independent) The Committee is recommended to appoint a Sub-Committee consisting of five Members. The Planning Sub-Committee meets at 10.00am on the first Friday of every month, subject to cancellation where officers need more time to gather information upon which reports can be based. The	

next scheduled meeting is on 6 July 2007. Officers had a conference with Counsel on 24 May 2007 and need to report to the Sub-Committee the outcomes from that conference. If members of the Sub-Committee agree, there is the option of moving the July meeting forward to Monday 18 June 2007 at 10.00am.

Those Members appointed to the Planning Sub-Committee are requested to determine whether they should next meet on 18 June or 6 July.

PLANNING APPLICATIONS AND OTHER ITEMS FOR DECISION / DISCUSSION

- | | | |
|------------|--|------------------|
| 6. | S/1018/06/F – West Wratting (Wadlow Farm)
The Objection and Appendices A, B, C and D are available at www.scambs.gov.uk/meetings | 1 - 52 |
| 7. | S/0588/07/F - Thriplow (Land Adjacent to 8 Woburn Place) | 53 - 58 |
| 8. | S/0441/07/F – Over (Land adjacent 44 New Road) | 59 - 66 |
| 9. | S/0659/07/F – Bar Hill (Tesco Stores, Viking Way) | 67 - 72 |
| 10. | S/0306/07/F – Fen Drayton (20 Park Lane) | 73 - 82 |
| 11. | S/0565/07/F – Coton (4-11, 46-47 and 50-53 Silverdale Avenue) | 83 - 92 |
| 12. | S/0698/07/F – Caldecote (2 Damms Pasture, Clare Drive) | 93 - 100 |
| 13. | S/0600/07/F – Duxford (6 The Green) | 101 - 106 |
| 14. | S/0607/90/F – Little Gransden (Gransden Lodge Airfield)
Appendix 1 is available at www.scambs.gov.uk/meetings | 107 - 110 |
| 15. | S/0603/07/F – Harston (45 London Road) | 111 - 118 |
| 16. | S/0622/07/F - Girton (Land Adj 27 Hicks Lane) | 119 - 124 |
| 17. | S/0703/07/F - Little Wilbraham (The Old Post Office, London Road, Six Mile Bottom) | 125 - 128 |

INFORMATION ITEMS

The following item is included on the agenda for information and is, in the main, available in electronic format only (at www.scambs.gov.uk/meetings and in the Weekly Bulletin dated 30 May 2007). Should Members have any comments or questions regarding issues raised by the report, they should contact the appropriate officer.

- | | | |
|------------|---|------------------|
| 18. | 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 | 129 - 130 |
|------------|---|------------------|

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EXCLUSION OF PRESS AND PUBLIC

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

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

REPORT TO: Planning Committee6th June 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/1018/06/F – WEST WRATTING**Wind Farm Comprising 13 Wind Turbines, Transformers, Tracks, Hardstandings, Control Building, Substation, Permanent Anemometer Mast, Off-Highway Modifications, Temporary Construction Compound and Two Temporary Anemometer Masts at Wadlow Farm for RES Development Ltd****Recommendation: Refusal****Date for Determination: 16th August 2006 (Major Application)****Notes:**

This Application has been reported to the Planning Committee as the recommendation of Refusal does not substantially satisfy all the representations received and because the application is of wide interest and significance.

Members will visit this site on Monday 4th June.

Site and Proposal

1. The site, which extends to some 367 hectares (according to the application form), is an area of elevated and sloping agricultural land varying in height from approximately 35m high to 105m high. The proposed turbines themselves would stand on parts of the site between 55-60m high and 105m high. The site is located adjacent to Fleam Dyke, a Scheduled Ancient Monument and Site of Special Scientific Interest (SSSI) to the south and there are 6 other SSSIs over 2km but within 5km of the site (*Planning Statement para 2.5*). The site is bounded to the north and south by a public byway and a public footpath respectively. The closest points of the village frameworks of the nearest villages, Balsham and West Wratting, lie approximately 95m (Fox Road) and 110m (The Rookery, Balsham) and 150m (Six Mile Bottom Road, West Wratting) respectively to the southeast of the site and approximately 120m and 135m (Fox Road and The Rookery, Balsham) and 195m respectively from the nearest turbine (T.11). The nearest dwellings are a minimum of 800m from the turbines. The A11 runs northeast to southwest to the northwest of the site. To the west is a high voltage overhead line on pylons approximately 50m in height.
2. This full application, registered on the 17th May 2006 and amended by Flood Risk Assessment dated 25th September 2006 and additional information date stamped 29th November 2006, proposes a wind farm comprising 13no. three bladed wind turbines measuring up to 120m high to tip of blade and up to 80m high to top of nacelle/tower, transformers for each turbine, 5m wide tracks (50% of which would run along existing farm tracks), hardstandings, a 20m x 6m x 5.5m high pitched roof control building, a substation, a permanent 80m high anemometer mast, off-site highway modifications, a 65m x 40m temporary construction compound and 2no. up to 80m high temporary anemometer masts. One of the two temporary masts would be installed for 6 months at the start of the construction phase in the position that



WADLOW FARM WIND FARM

FIGURE 4.1

TURBINE LAYOUT WITH SITE BOUNDARY

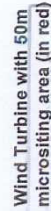
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TURBINE COORDINATES		
ID	Easting	Northing
T1	557209	254397
T2	556946	254104
T3	557239	254105
T4	557329	253809
T5	557220	253508
T6	557877	253186
T7	557483	253140
T8	557696	252792
T9	557658	252529
T10	557413	252582
T11	558151	252373
T12	557241	253424
T13	557065	253691

Key



Site Boundary



Wind Turbine with 50m
micro-siting area (in red)

17 MAY 2006



License No. 01464D001-09

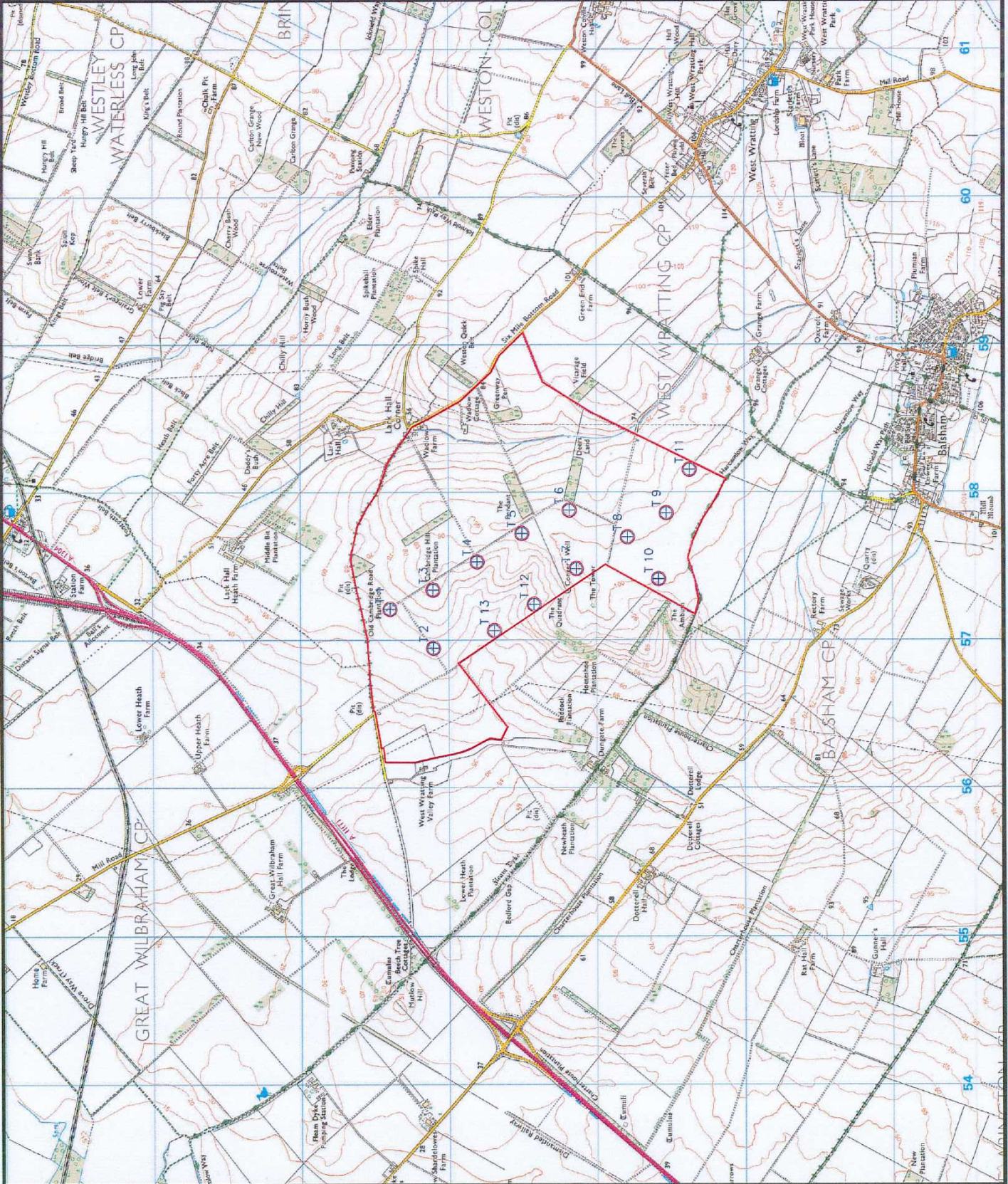
Project No. PENGW0014

01464D001-03

SCALE - 1:25,000@A3

ENVIRONMENTAL STATEMENT
2006

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turbine 10 would subsequently be installed. The other temporary mast would be installed upwind of this location, some 200m to the southeast, and would be up for 18 months.

3. The turbines would be connected to the proposed sub-station by underground cabling and then by underground cabling to the grid by the existing 33kV line that passes through Greenway Pen Wood within the site. No additional pylons would be required.
4. With the exception of the actual footprints of the towers, buildings and the access tracks (approximately 4 hectares in total/approximately 1% of the site area), the site would continue to be farmed (Planning Statement para 6.3.10).
5. The expected operational life of the wind farm is twenty five years from the date of commissioning. At the end of this period, the application states that a decision would be made as to whether to refurbish, remove or replace the turbines. If the decision is to decommission them, the applicant company confirms that it is committed to above ground reinstatement following decommissioning.
6. The turbines would be delivered to the site from the port at Felixstowe via the A14 and A11. The proposed off-site highway modifications involve two options for over-run areas at the end of the slip road on the southwest bound of the A11 at the Wilbrahams junction and a 1m wide haunch to be constructed along the road between the Wilbrahams junction and the site.
7. During the 12 month construction period, there would be a temporary workforce of between 20 and 60 people.
8. As the applicant states that the wind turbine industry is evolving at a remarkable rate, the application does not specify a particular model of turbine that would be erected but does make it clear that the turbines would be no more than 120m high. For visual and acoustic purposes, the Environmental Statement (ES) is based upon turbines of 1.65-2.3MW nominal capacity. The positions of the turbines are shown on the submitted drawings but the application also seeks permission to deviate from these positions by up to 50m to take account of ground conditions which would only become apparent as trial pits are dug at the start of construction and to mitigate any potential environmental effects e.g. the avoidance of archaeological features not apparent from records or visual assessment.
9. The external materials, including the colour and finish of the turbines (although the applicants consider a pale grey semi-matt finish is likely), are to be agreed.
10. The application is accompanied by a Planning Statement and an Environmental Statement (ES). The ES includes chapters on: Renewable Energy and Local Policies; Site Selection and Public Consultation; Project Description; Landscape and Visual Impact Assessment; Ecological Assessment; Cultural Heritage Assessment; Hydrology and Hydrogeology; Acoustic Impact Assessment; Transport and Access; Electromagnetic Interference; and Socio-Economic Assessment.
11. The planning statement states that: based on 2.3 MW capacity turbines, the wind farm would produce sufficient electrical energy to satisfy the average requirements of over 16,700 homes, equivalent to about 32% of the annual consumption of all houses in South Cambridgeshire; and the estimated construction timescale of up to 12 months. The ES concludes that substantial landscape and visual effects are limited to a vicinity of approximately 3km from the site and moderate effects are generally limited to within a 10km radius with no more than slight effects beyond 1-km. It also

concludes that there will, at most, be slight significant effects on conservation areas, no significant effect on the immediate setting of registered Historic Parks and Gardens and the effect on listed buildings will be slight or negligible/no change.

12. The additional information dated stamped the 29th November 2006 includes the following additional information: acoustic assessment, including suggested noise conditions; an ecological mitigation and enhancement strategy; TV reception; response to CSS Spectrum Management Services' objection; the current position in relation to discussions with Cambridge Airport; comment in terms of the impact of the development on the historic environment; consideration of alternatives; wind speed/capacity information; the site area/use; and a response to the Stop Wadlow Wind Farm Group's objections.

Planning History

13. Temporary permission has been granted and renewed until 31st August 2007 for a 70m anemometer mast on the site under references **S/2400/03/F** and **S/0128/06/F** respectively. The anemometer mast that has been erected is 50m rather than 70m high and is located at 80m elevation at the point proposed for Turbine 4.

Planning Policy

National Guidance

14. Planning Policy Statement (**PPS**) **1**, Delivering Sustainable Development, (2005) aims to facilitate and promote sustainable and inclusive patterns of urban and rural development. It confirms that the Government is committed to protecting and enhancing the quality of the natural and historic environment, in both urban and rural areas.
15. **PPS 7**, Sustainable Development in Rural Areas, (2004) aims to promote more sustainable patterns of development by protecting the countryside for the sake of its intrinsic character and beauty, the diversity of its landscape, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all (para. 1 (iv)). It advises that, in determining planning applications, authorities should provide for the sensitive exploitation of renewable energy sources in accordance with the policies set out in **PPS 22**.
16. **PPS 9**, Biodiversity and Geological Conservation, (2005) sets out Government's objectives for 'biodiversity and geological conservation'. Planning decisions should aim to maintain and enhance, restore or add to biodiversity and geological conservation interests. Development proposals should be permitted where the principal objective is to conserve or enhance biodiversity and geological interests. If significant harm cannot be prevented, adequately mitigated against, or compensated for, then planning permission should be refused.
17. **PPG 15**, Planning and the Historic Environment, (1994) provides guidance in respect of development which will affect the historic and built environment. The historic environment includes not just buildings, but encompasses the wider landscape. It indicates that development may affect the setting of a Listed Building some way away.
18. **PPG 16**, 'Archaeology' advises that the duty to protect archaeological sites and monuments extends to their setting. Para 27 advises that there is 'a presumption

against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of visible remains.'

19. **PPS 22, 'Renewable Energy'** (August 2004) replaced PPG 22. It aims to increase the development of renewable energy resources. Amongst key principles are:

- (a) Renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic, and social impacts can be addressed satisfactorily.
- (b) The wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be given significant weight in determining whether proposals should be granted planning permission.
- (c) Small-scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally. Planning authorities should not therefore reject planning applications simply because the level of output is small.
- (d) Development proposals should demonstrate any environmental, economic and social benefits as well as how any environmental and social impacts have been minimised through careful consideration of location, scale, design and other measures.

The **PPS** sets out the government's objectives and the need to generate a minimum of 10% of UK electricity from renewable sources by 2010 (with onshore and offshore wind being the largest contributors) and up to 20% by 2020 (with onshore and offshore wind biomass being the largest contributors). The fact that a target has been met is not a reason to refuse planning permission for further projects.

When considering landscape and visual effects paragraph 19 notes these are likely to vary on a case by case basis according to the type of development, its location and landscape setting. Some of these effects may be minimised by appropriate siting, design and landscape schemes. Paragraph 20 goes on to state that the impact of turbines on the landscape will vary according to the size and number of turbines and the type of landscape involved.

20. **'Planning for Renewable Energy: A Companion Guide to PPS 22' (2004)** identifies the key issues in determining planning applications. It is designed to encourage appropriate development and offers practical advice as to how policies can be implemented on the ground. At para 5.10 authorities are advised to come to an objective view on:

- (a) The extent to which the project is in conformity with the development plan;
- (b) The extent to which the reasons for any area based designations may be compromised;
- (c) The extent of any positive or negative impacts, and the means by which they may be mitigated, if negative; and,
- (d) The contribution towards meeting the regional target, but recognising that a small contribution cannot be in itself a reason for refusal of permission.

21. The Companion Guide includes a very detailed technical annex upon wind. It covers issues such as noise, low frequency noise, landscape and visual impact, driver distraction and shadow flicker. It states at Para 5.4, that landscape and visual effects will only be one consideration to be balanced alongside the wider environmental, economic and social benefits.
22. **PPG 24** 'Planning and Noise', (1994) states that noise can be a material consideration in the determination of planning applications. Development should not cause an unacceptable degree of disturbance.
23. Para 15 of Circular 1/2003, 'Safeguarding aerodromes etc', advises that wind turbines can create certain problems for aviation. This includes signals radiated from and received by aeronautical systems.

Regional Policy

24. **Regional Planning Guidance (RPG6) for East Anglia** supports renewable energy developments in appropriate locations. **Policy 60** indicates that small-scale schemes may be suitable in many rural areas.
25. The new **East of England Plan (RSS14)** is awaited. In December 2006 the Secretary of State published for consultation proposed changes to the draft revision to the **RSS**. The final version of the **RSS** will be published in mid 2007, when it will replace **RPG 6**.

Proposed **Policy ENG2** 'Renewable energy targets', supports the development of new facilities for renewable power generation with the aim of meeting regional targets, equivalent to 14% of total electricity consumption in the East of England (or 10% excluding offshore wind) by 2010 (1192 mega watts), and 44% (17% excluding offshore wind) by 2020 (4250 megawatts).

The proposal text states that 'issues of location and scale will require careful consideration. The Regional Assembly proposes to develop fuller regional guidance for renewable energy as part of the review of **RSS**, including sub-regional targets based on an assessment of potential, together with locational criteria'.

26. Structure Plan 2003 Policies of relevance:
 - **P1/2** Environmental restrictions on development
 - **P1/3** Sustainable Design in Built Development
 - **P7/1** Sites of Natural and Heritage Interest
 - **P7/2** Biodiversity
 - **P7/4** Landscape
 - **P7/6** Historic Built Environment
 - **P7/7** Renewable Energy Generation
27. Local Plan 2004 Policies of relevance:
 - **EN1** Landscape Character Areas
 - **EN3** Landscaping and design Standards for New Development in the Countryside
 - **EN4** Historic Landscapes
 - **EN5** The Landscaping of New Development
 - **EN8** Natural Areas
 - **EN12** Nature Conservation: Unidentified sites

- **EN13** Protected Species
- **EN15** Archaeology
- **EN28** Development within the Curtilage or Setting of a Listed Building
- **EN30** Development in Conservation Areas
- **EN44** Supports Proposals for the Use of Renewable Energy Resources Subject to other Policies in the Plan
- **ES6** Noise and Pollution

28. **Emerging Local Development Framework (LDF)**

The LDF is not statutory policy but its emerging Development Control policies in a Development Plan Document (DPD) were submitted in January 2006. A Public Examination took place in the Autumn 2006. The 'fact check' of the Inspectors' report has been received. No changes are made to the following Policies and supporting text.

In respect of renewable energy, **Policy NE/2** and the supporting text states:

Policy NE/2

"The District Council will grant planning permission for proposals to generate energy from renewable sources, subject to proposals according with the development principles set out in DP/1 – DP/3 and complying with the following criteria:

- (a) The proposal can be connected efficiently to existing national grid infrastructure unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user;
- (b) The proposal makes provision for the removal of the facilities and reinstatement of the site, should the facilities cease to be operational.

[Text from Paragraphs 7.6 - 7.8 inclusive]

"Given the commitment by Government and the District Council to reduce the use of fossil fuels, opportunities to increase the proportion of energy, especially electricity, generated from renewable sources will be permitted unless there is clear adverse impact on the environment or amenity of the area.

In South Cambridgeshire, with greater than the UK average levels of sunshine, solar power can make a significant contribution. The District Council will seek the incorporation of measures such as solar panels or electricity generation from photo-voltaic cells in new or converted buildings and structures.

Individual or small groups of wind turbines may also be appropriate".

- 29. The Development principles set out in DP/1-DP/3 deal with issues relating to sustainable development, design and a checklist for development criteria.
- 30. **Policy NE/4**
"Development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the individual Landscape Character Area in which it is located".
- 31. The adopted Core Strategy (January 2007) has a number of objectives. Amongst others they aim to ensure development addresses sustainability issues, including

climatic change mitigation, protects and enhances native biodiversity and protects and enhances assets of conservation importance and the character of the landscape.

Consultations

32. **Balsham Parish Council** recommends refusal:

“1. Change of Use of Land

The application states that RES are looking for approximately 4ha of permanent land take, which is about 1% of the site (volume 1 page 9 ‘Land Take’). The remainder will remain as farming land. There is therefore no basis for changing the use of the whole site which includes land close to the A11.

2. Inadequate and misleading Information to Support a Full Planning Application

2.1 There are a lot of “TBA’s” in the planning application. We have not received any further information on all these items and are therefore unable, with the present information to make the necessary judgements to approve the application.

2.2 Proposed external materials, proposed boundary walls and fences and the location of the turbines (50m micro-siting area – figure 4.2) are either not specified or ill-defined.

2.3 Since the turbine supplier has not been selected we are unable to understand how assurances on such items as noise can be made.

2.4 No site specific capacity factor has been provided. RES have used the ‘national average’ of 0.3. It is clear from independent assessments (e.g. Prof. R E Burge’s letter to the SCDC planning department of 17th June 2006) that the actual capacity factor for this site is probably less than half the national average. Therefore in respect of policy EN34 of the South Cambridge local plan this particular site does not provide an energy efficient wind farm because equivalent investment in many other parts of the UK will bring far higher output power from substantially higher available wind speeds (see also 3(a) below). The figure of 16,700 homes ‘one third of South Cambridgeshire’ continuously quoted by RES in their presentations and community communication literature is spurious and very misleading. We would suggest the true figure is closer to 6,800 (representing a net load factor of 12% after the site specific wind profile, line losses and conversion efficiency are taken into account). See also *Appendix 1*.

3. Policy Breaches

a. Structure Plan Policy P7/7 - Renewable Energy Generation (Planning Statement page 10)

“Local Planning Authorities will consider areas of search for generating energy from wind in locations that:

• Attain adequate wind speeds;

No information on wind speeds has been provided (see also 2.2 above). South Cambs Local Plan adopted Feb 2004 para 10.95 Renewable Energy and Conservation of Energy states *“The Eastern Region Renewable Energy Study indicates that wind speeds in South Cambridgeshire are not*

sufficient for large scale wind farms, although individual turbines for private use may be viable”.

- b. Structure Plan Policy P7/4 – Landscape (Planning Statement page 14)
This application is in direct conflict with planning statements:-

“Development must relate sensitively to the local environment and contribute to the sense of place, identity and diversity of the distinct landscape character areas.

Para 7.14 Proposals for prominent structures will only be permitted if they are essential in the countryside and if the location, siting and design minimise adverse impact on the environment. Special attention needs to be paid to: the need to integrate proposals with existing landscape features to conserve and enhance local character; the scale of the development, its siting, design and materials and colours used, which must be in sympathy with the surroundings”.

English Nature & The Countryside Agency report on Character Area 87 – East Anglian Chalk states “the area would benefit from a discouragement of ... large-scale development on hill tops ...” and “the management of distinctive historic linear features such as the dykes and open grass tracks should be addressed”.

The lack of information about the location, design and scale of proposed external materials and boundary walls and fences also contravenes this policy.

Minimising the impact is described as moving from 20 smaller turbines to 13 maximum size turbines (which also generate more energy and hence profit). We do not agree with this statement.

- c. Structure Plan Policy P1/2 – (Planning Statement pages 12 & 20)
“Development will be restricted:
· *In the countryside unless the proposals can be demonstrated to be essential in **a particular** rural location;”.*
This development is not ‘essential’ in this ‘particular location’.
- d. National Planning Policy PPS22 (ODPM 2004) Paragraph 11 states:
*11. In sites with Nationally recognised designations (SSSIs....Conservation Areas....Listed Buildings...) planning permission for renewable energy projects should only be granted where it can be demonstrated that the objectives of the designation of the area will not be compromised by the development, and any significant adverse qualities for which the area has been designated are **clearly outweighed by environmental, social and economic benefits.** [our bold]*
We believe that the arguments summarised in paragraph 5c below indicate that the current application is in direct contravention of this National Policy.

4. Creeping Industrialisation

Wadlow Farm is already a waste disposal site. There is to be a substantial Grain Store development. The cumulative impact of the addition of a wind farm is substantial. Furthermore, RES are making an application for the change of

use of the land as a whole. We are concerned that the whole site might become further developed as an industrial/commercial area.

5. **Environmental and Ecological Impact**

Whilst at public consultation meetings much was made of selection criteria and sensitivity ascribed to the variety of elements considered in evaluating site suitability, the planning application clearly demonstrates that the key driver for selecting any site is the proximity to the National Grid and, as a consequence a variety of, particularly environmental and ecological, impacts have been downplayed. Much of the evaluation relies upon mathematical modelling and extrapolation based on model outputs to promote a particular result. Balsham PC is not persuaded by statements based on outputs from such approaches.

a) **Visual Impact**

The application plays down the nature of the Wadlow Farm landscape saying that it is less attractive than adjacent areas that are more intimate and pastoral. This is nonsense. The landscape that makes up this area of chalk downland is a contiguous landscape all of similar character and, being close to the highest point in Cambridgeshire, has high visibility relating to all surrounding horizons. It is an historically open farmed landscape of rolling downland and it is precisely this and the limited number of receptors (low population with few domestic and farm buildings) that makes it so sensitive to change. Furthermore, inter-visibility is also downplayed. The visibility of the turbines in the winter will be enhanced because of the lack of foliage in the intervening tree lines and hedgerows.

RES state that the site is 'on undulating land rising from 40m AOD in the west to 90m AOD in the East. That is correct but misleading because all Turbines are at the high level. The average level of turbine base is proposed to be 86m AOD, the average tower height 161mAOD and the average blade tip height is 206m AOD (see *Appendix 2*). RES themselves admit that the Wadlow Farm development will cause significant deterioration in landscape and view and admit that no mitigation of this impact is possible.

b) **Sound Emission**

No analysis has been made of infrasound. Such frequencies travel long distances. This issue is downplayed but night time low frequency sound emissions from wind farm turbines are noticeably enhanced largely due to the reduction in ambient sound from traffic, birdsong etc.

c) **Ecology**

There will inevitably be an impact on the environment, both flora and fauna. As noted this is an area of chalk downland, an historic habitat supporting rare vulnerable species such as Fine Leafed Fumatory and Night Flowering Catchfly. Also of note is the prime habitat of old Cambridge road verges, and key protected wildlife features. The site is in close proximity to the SSSI site in Fleam Dyke and within 10km there are 25 conservation areas and many listed buildings. A recent landscape study shows two strategic recreation routes here – Fleam Dyke and Icknield Way. Furthermore, we have substantial concerns about the impact on the protected bat population. Less than 1.5km from the proposed development lies Balsham Caves, the most valuable winter bat hibernation site in Cambridgeshire. Other studies have shown that turbines of

the scale, size and position of those proposed at Wadlow can have a serious impact on bat populations and we are not assured by the impact report provided by RES.

As a general comment, there are sites elsewhere in the county that are less environmentally sensitive than this and it is disingenuous to suggest that there is unlikely to be any significant environmental impact from this development should it proceed.

d) **Pollution Savings**

The RES figure of 67,576 tonnes of CO2 reductions is based on their calculations using the 30% capacity factor (see 2.4 above). This has been shown to be misleading data. RES have also failed, or chosen not to use, the Guidelines for Company reporting on Greenhouse Gas Emissions (Defra July 2005). Defra recommend use of 0.43kg CO2/unit saved in contrast to RES's figure of 0.86kg CO2/unit (*Appendix 3*). Using the Defra figure and the more realistic load factor of 12% (see 2.4 above) gives CO2 reductions of only 13,515 tonnes!

6. **Community Compensation**

During the process of consultation RES visited Balsham, staged an exhibition and took part in a presentation and an open question and answer session. During that process and specifically on their website under 'local benefits' RES specify the formation of a "community fund of at least £1,000/MW/year e.g. a 29.9MW wind farm equals £29,900/year".

There is no mention of a specific compensation payment within the planning application. Chairs of affected villages, led by West Wrating and Balsham, have met and resolved that should the Application be approved, an independent Community Trust should be formed to negotiate and thereafter distribute an annual compensation fund to projects or parish councils within the affected area.

Discussions have commenced with SCDC and we are in the process of taking part in setting up such a Community Trust, however, this takes time. No planning permission should be granted for this project until such time as:

- a) A Community Trust has been formed to the satisfaction of affected villages;
- b) The amount payable annually to the Community Trust has been agreed with RES;
- c) Such a figure or formula has been incorporated in a S106 condition attached to any planning permission that might be granted.

It is the view of Balsham that a figure of £1,000/MWpa is derisory. If the project goes ahead as planned it will:

- (a) Have a major impact on the visual landscape and environment around our village;
- (b) Create noise pollution;
- (c) Adversely affect an environmentally important local area much enjoyed by local citizens;
- (d) Impact negatively on property values; and
- (e) In itself produce no direct benefit to the village whatsoever.

....and hence carry a net detriment to the village.

On the figures put forward by RES and utilising current wholesale energy prices we estimate that the income from this wind farm will be in the order of £6mpa (max power output (kWhrs) x capacity factor x annual hours x unit price gives $29,900 \times 0.3 \times 8760 \times £0.078 = £6.1/\text{MWpa}$).

Assuming a generous £1.25m operating costs per annum and £20m construction cost amortised over 20 years there is an annual surplus of £3.75m or £125,000/MWpa.

The £1,000MWpa offered by RES (though we do acknowledge that their website uses the phrase “at least £1,000MWpa”) is derisory in the context of the planning gain that will arise if this planning application is granted. **It is our view that local communities should receive 10% of annual surplus produced by this wind farm in compensation i.e. a figure of £12,500/MWpa and that this should be linked over the full 25 year life of the planning application to the wholesale price of electricity.”**

Additional Comments

“The Parish Council voted against the Wind Farm (Vote 3 against, 1 abstention).

The Parish Council’s main concerns are the visual impact on the landscape, which is not counterbalanced by the amount of electricity, which is generated by the Wind Farm.

Structure plan: Policy breaches No. 3) and 5) in original submissions and there is no new evidence to change the opinion of the Parish Council.”

33. **Little Wilbraham Parish Council** recommends refusal in response to the original application:

“The councillors have considered the application from two perspectives; the particular local proposal and the general principles raised by this application.

The concern with the particular application is that the scale of the proposals is out of balance with the surroundings. The proposals would have a visual impact on the adjacent villages and neighbouring communities. The impact would not only be aesthetically unacceptable, but the installation would generate other problems of noise and staff/visitor traffic. It is also felt that the grouping of such a large number of turbines together would cause damage to wildlife.

The councillors are aware of the need for alternative energy sources to be created in order to safeguard the interests of future generations. Wind farms tend to evoke the impression of a 'green' and friendly energy source, but in reality, if installed on a significant scale, the effects on the landscape and wildlife would far outweigh the benefit of their relatively small contribution to the national energy supply. There is a duty to safeguard the environment for future generations.

The opinion is that the strategy to deliver large scale energy supplies from this source is flawed. Winds forces are not reliably consistent to give adequate levels of power generation. The scales of wind farm developments are out of proportion to the output, and make a significant impact on the landscape. This impact may not always be

detrimental, and in some situations the wind turbines provide quite a dramatic feature. However, to then extrapolate the number of wind farms required to provide a nationally significant energy supply, would inevitably lead to an unacceptable impact. It would be preferable for the Government to intensify research into other renewable energy sources, which have a better chance of providing the longer term national energy requirements; wave/tidal power being one option. Eliminating waste of energy is recognised as a worthwhile action, and this should be given further encouragement and guidance.

The Parish Council wish to register their objection to this application.”

Response to Additional Comments:

“The parish council are divided on this application.

Three councillors are strongly against the proposals mainly on the grounds of the validity of the sustainability on this site. They also questioned the viability of this form of energy generation in general/national terms.

Two councillors support the application, only in that they believe that there is a need to explore alternative sources of energy, and the consequential effects on the local environment have to be accepted. One councillor had a similar view but he accepted that local views would be different if the development were 'in your own backyard'.

With this range of opinions, the Parish register 'no recommendation' to this application.”

34. Brinkley Parish Council recommends refusal.

- (a) “With every parishioner of Brinkley being balloted during July for their views, a - majority opposed the plans for Wadlow Wind Farm.
- (b) The unspoilt, highly visual chalkland hills of the proposed site are considered inappropriate for such a development. Whilst the importance of renewable energy as being climate-friendly is fully accepted, this proposed location does not comply with SPP P7/4, SPP P1/2 and LPP EN1.
- (c) The wind speeds/conditions of the chosen location, by admission of representatives of RES Ltd to attendees at a Brinkley PC meeting on 3rd July, is not as good as it ought to be for such a development. Thus the output efficiency of the proposed site is in serious doubt and RES claim's unsubstantiated. SPP P7/7 states that 'locations that attain adequate wind speeds and do not cause unacceptable impact on residential amenity or to local environments' will be considered. This is not the case with this proposal unless suitable wind and output data can be delivered and substantiated.
- (d) The prominence of 13 turbines location very close to the A 11 will cause driver distraction and potential road safety issues.
- (e) With the increasing likelihood of creeping industrialisation of the area (there is already a waste disposal facility on-site), further development at the Wadlow site will have a major negative impact on the local area and villages.
- (f) Noise pollution.

- (g) Possible interference with radio and TV signals.
- (h) Negative impact on property values, likely to increase if creeping industrialisation takes place.
- (i) Potential ecological impact.
- (j) There is no benefit whatsoever to residents of Brinkley. RES are making no offers or concessions of discounted electricity to Brinkley or other local villages within a radius of say 5 miles."

35. **Carlton Parish Council** recommends refusal.

"Carlton Parish Councillors collected many parishioners' views before holding a Special PC meeting attended by around 30 parishioners. The main reasons for the Council's decision to recommend refusal of the application are as follows: -

1. Unsubstantiated scale of environmental and economic benefits

The strategic importance of wind energy as a climate-friendly, indigenous source of electricity is recognised by the PC. It therefore accepts the imperative behind PPS22 that the wider environmental and economic benefits of renewable energy projects are material considerations that should be given significant weight in determining whether proposals should be granted planning permission.

But this is a contentious onshore wind proposal because its green credentials are undermined by quantified concerns that the energy generated and emissions saved would be materially less than claimed - indeed small compared to the large impact of industrialisation on beautiful countryside. There are also issues of transparency and public confidence that arise from the proposal.

Structure plan policy P7/7 - Renewable Energy Generation, states that proposals for generating energy from renewable sources such as wind...will be favourably considered...in locations that attain adequate wind speeds [and] do not cause unacceptable impact on residential amenity or to the local environment.

RES are not prepared to make available their wind speed and continuity test results. They state that a period of wind monitoring was undertaken which "confirmed the economic viability of the site". Economic viability does not demonstrate that the site has a good load factor compared to other sites in Eastern England or Britain as a whole. Commercial viability and a safe return can be achieved on sub-optimal renewables investments thanks to the Renewables Obligation.

According to the Government's recent Energy Report, onshore wind farms are made economic to developers by the Renewables Obligation, which is a subsidy paid for by electricity consumers. Implicit in policies like PPS22, P7/7 and EN44 is that support to promote renewables - subsidy and planning preference - should go to projects in relatively efficient locations because in those locations the scale and speed of gains from clean energy may fairly balance consumer and environmental cost.

Local Plan Policy EN44 – Renewable Energy, states that the District Council will support and encourage proposals for the use of renewable energy resources ... using energy efficient ... technologies. In practice at Wadlow, how 'energy efficient' would wind technology be?

RES claim that the wind farm would produce sufficient electrical energy to satisfy the average requirements of over 16,700 homes. This is based on an assumed 30% mean load factor (ES VII, App. 1.1), which is the industry standard countrywide load factor and is not specific to Wadlow. Independent data analysed locally (SCDC have a copy dated 17 June 2006) shows that 30% is not an appropriate load factor for Wadlow, and assesses the equivalent number of homes to be supplied as closer to 6,000 than 16,700. On this basis annual CO2 emissions saved by the wind farm would be 24,000 tonnes not 67,000 as claimed.

For the above reasons Carlton PC believes this proposal runs against the intention of several planning policies: wider environment and economic benefits (PPS22) are low; adequate wind speeds (P7/7) are not attained; and at this site the technology is not energy efficient (EN44). Consequently planning permission cannot be properly considered until the data are substantiated.

2. Adverse effect on landscape character

It follows from (1) above that this proposal lacks substantive wider environmental and economic benefits that outweigh the proposal's impacts on landscape and environment. It is therefore clearly not essential in this particular rural location and as such the proposal does not comply with PPS22 or Structure Plan Policy P1/2.

Thirteen 120m wind turbines cannot be integrated so as to conserve and enhance the local rural chalk ridge character, and the towering scale of the development does not relate sensitively to the sense of place, identity and diversity of the distinct landscape. This is contrary to Structure Plan Policy P7/4 and Local Plan Policy EN1.

3. Risk to highway safety

The prominence of the site close to the A11 is likely to distract drivers using this busy trunk road. Views will be dramatic to drivers travelling both Northwards and Southwards, because the A11 nearby ranges from 30-40m in elevation compared to 57-102m at the bases of the proposed turbines at Wadlow. This will increase the level of highway risk on the A11.

4. Planning Conditions

Notwithstanding our objections, in the event that SCDC are minded to approve the proposal we believe the following conditions should be attached: -

- (a) Measures that would directly benefit Carlton and the other communities affected by the development. For example, RES should establish a community fund in consultation with local communities and councillors, and/or set up a system to deliver discounted electricity to consumers within five miles of the nearest turbine.
- (b) Heavy lorries would use the Wilbraham junction onto the A11 during the construction phase. Highway improvements should be made at the junction to reduce the potential hazard of slow moving vehicles joining this busy roadway."

Response to Additional Comments

"Wind speed/capacity information

We are pleased that RES have now explained their methodology. We are not sure whether that explanation is sufficiently transparent for SCDC to assess the efficiency

of the proposal against Structure Plan Policy P7/7 or Local Plan Policy EN44. These policies do imply that subsidy and planning preference should be given only to projects in relatively efficient locations.

Effect on landscape character

Our position remains that thirteen 120 metre wind turbines cannot be integrated so as to conserve and enhance the local rural chalk ridge character, and that the towering scale of the development does not relate sensitively to the sense of place, identity and diversity of the distinct landscape. This is contrary to Structure Plan Policy P7/4 and Local Plan Policy EN1.

Risk to highway safety

We question whether the 2004 Highways Agency Review (Enclosure 7,2.30) can give assurance in the present case. It seems probable that 120-metre turbines standing on ground that is itself up to 80 metres above the A11 and in close proximity to the road, will increase the level of risk on this fast and busy highway.

Planning conditions

RES makes a welcome commitment to provide local benefit should their proposal be granted planning approval (Enclosure 7,2.37 and 2.38). We think provisional discussions should start now and involve representation from each local Parish Council.

Recommendation: -Refuse

36. **West Wratting Parish Council** recommends refusal.

- 1 "The Parish Council is concerned that it and other Council's have been asked to address what it considers is clearly an incomplete application. This full application fails to provide the following basic information:
 - (a) Lack of information on the precise location of the turbines. Whilst appropriate for an outline planning permission, it is insufficient for a full planning application (this could have been done if appropriate ground investigation had been completed). *No full application for a housing estate would be considered with a 50 metre variation in possible house plot locations.*
 - (b) Lack of information on proposed external materials. *External finishes to houses are normally given.*
 - (c) Lack of information on proposed boundary walls and fences.
- 2 The Parish Council considers that no consent should be given to this application in the absence of an application to connect the Wind Farm to the National Grid (Volume II para 4.2.19). To do otherwise would be to effectively give consent for a connection to the grid irrespective of any issues that application had associated with it, as to do otherwise would result in the wind farm being useless.
- 3 The reason for the Wind Farm is stated to be in support of Government policies to provide renewable energy and the applicant sees this as justifying certain negative impacts, including on the visual environment and landscape. Yet no assessment is provided to justify this location over any others and that an

alternative less sensitive and less visually intrusive site could not generate a similar amount of energy. Until a reasoned case for locating a wind farm here, which is in conflict with Local Plan Policies, can be made this application should be refused. Furthermore, it is noted that a 30% load factor is assumed but no documentation to support this is given. We understand this to be a mean figure for the UK, however, South Cambridgeshire is below the national average for wind speeds, as is noted in the South Cambs Local Plan (para 10.95 Renewable Energy and Conservation of Energy). It is therefore an inappropriate assumption that overstates the likely load factor. RES have been monitoring wind speeds for some time but have provided no detailed information on wind speeds, although this is given as a key criterion for the selection of this sensitive site.

4 **In terms of Specific Policies:**

Structure Plan policy 7/7 states:

Local Planning Authorities will consider areas of search for generating energy from wind farms that;

Attain adequate wind speeds

No information on wind speeds is provided to meet this policy requirement.

SCDC Local Plan (February 2004) states:

"wind speeds in South Cambridgeshire are not sufficient for large wind farms"

No information is provided to demonstrate that this policy does not apply at this particular location.

There are a number of policy breaches relating to landscape and countryside issues, including: Structure Plan Policy P/4

Paragraph 7.14

Structure Plan Policy P/2

The importance of the landscape is recorded by English Nature and The Countryside Agency Report on Character Area 87 "...the area would benefit from discouragement of. ...large scale development on hill tops ..." and "...the management of distinctive historic features such as dykes and open grass tracks should be addressed".

This application fails to take proper account of these, it makes no attempt to relate to this exposed open hillside and there is no study to demonstrate it is essential in this location. Hence there is no case to justify setting aside this range of significant landscape and countryside policies.

Whilst the Planning Statement seeks to indicate that renewable energy will often be produced in rural areas there are other forms of renewal energy available to meet Government targets without compromising the above policies and the Wind Farm has not been shown to be essential. By way of example Biomass is a means of energy production that is highly suitable in this region within the policy constraints.

Regional Planning Guidance 6 - East Anglia

Policy 60 Renewable Energy states:

"Development plans should include proposals for renewable energy generators and set out the criteria by which applications for such generators will be considered. Account should be taken of their land use and environmental implications and the desirability of such developments in sustainable terms. Small scale schemes may be suitable in many rural areas".

No reasonable account has been taken of the land use and environmental implications of the development or the desirability of this development in sustainable terms and it certainly does not accord with the part of the policy which indicates that small scale schemes may be suited to rural areas. Whilst the area is very rural this is not an appropriate small scale scheme.

5 Objection related to Safety

The Parish Council notes that the site and the wind turbines would be;

- a) Highly visible from the A11, a busy trunk road carrying some 30,000 or more vehicles per day
- b) Be accessed from a very compact junction with minimal acceleration and deceleration slip roads.

In both respects the Parish Council consider that the wind farm would lead to the potential for accidents on the A11 at this location by creating a significant visual distraction for drivers passing through this sub-standard junction as HGVs leave and join it.

Furthermore, this safety issue has been greatly exacerbated and will be a continuing concern throughout the life of the wind farm due to the recent approval to build a grain store adjacent to the junction which will result in several thousand HGVs using this junction every year.

6 The proposed Change of Use

The Parish Council considers that there is no justification for a change of use other than possibly for the footprint of the turbines, which from the application is only some 1% of the site area.

Almost all of the site will remain fully suitable for continued farming use and to accept a change of use of the whole site would only act as a precedent to future possible applications which could lead to further industrialisation of this exposed hilltop. It is noted that the border of the development site has been extended since RES's consultation in January through the addition of an additional field to the north east. However, there seems to be no requirement or planned development of this field that is related to the wind farm and no case has been made for its inclusion in the application.

7 Local and Community benefits

The Parish Council is not aware as to whether local benefits and particularly community funding and ownership are material planning matters, but it notes that the applicant put these forward in support of its application. Hence the Parish Council would comment as follows as it is charged with looking after the interests and welfare of the village community:

RES are claiming a 30% load factor (Volume 3 Appendix 1.1). Costing this using the formula: max power output (kWhrs) x load factor x annual hours x unit price gives 29,900 x 0.3 x 8760 x £0.08 = £6,286,176 per year. Assuming a generous £1.25m operating costs per year and £20m construction costs this gives a 5 year pay back (with interest) and £100m profit over the next 20 years. None of this will come to the villages other than through employment and taxes - which is no different to any other employer of this scale.

Precedence exists for compensation / benefit payments of 6 figures.

Discussions have commenced with SCDC and, with other affected villages, we are in the process of setting up such a Community Trust, however, this takes time. If despite all the objections a planning permission is to be granted for this project it should not be until such time as:

- a) A Community Trust has been formed to the satisfaction of affected villages;*
- b) The amount payable annually to the Community Trust has been agreed with RES,.*
- c) Such a figure or formula has been incorporated in a S106 condition attached to any planning permission that might be granted.*

8 Other Matters

The following issues have been raised by the applicant, but have been left open and undetermined at this time and yet they are directly associated with any implementation of this proposal. As this is a full planning application and the last time the Parish Council has an opportunity to fully consider the applicant's proposals these issues need to be addressed before any permission is given:

- (a) site decommissioning and its funding arrangements
- (b) community fund
- (c) assessing and overcoming interference to TV, radio and mobile phones monitoring of noise (including noise accumulation, resonance and interference) and flicker throughout the life of the wind farm plus undertaking corrective measures.

The Parish Council would expect the technical elements of the above to be based on expert opinion by a company approved by SCDC and independent of RES and its associate companies.

For the above reasons the Parish Council Objects to this Application

This statement deals only with the reasons that the Parish Council considers in rejecting this proposal. The Parish Council would wish to be able to put forward possible Conditions and items to form part of a S.106 legal agreement if SCDC were minded to accept this application. The Parish Council therefore asks that it is advised and given adequate time to respond on these further matters prior to SCDC taking a decision to approve the application. Please reply that this is in order or advise of what other action we are requested to take and by what date."

Additional Comments

- "1. We were disappointed to note that RES had failed, in our view, to answer satisfactorily the question we asked regarding change of use for the land. As is usual, they just dismiss the point almost as an annoying irrelevance. We would have expected to see the boundaries for the site drawn only where required, ie along either side of a proposed track, not the whole site, which still allows for further development if the change of use were granted. The farmer has already shown he is potentially willing to increase development on his land with the grain store.

2. Noise - Although not technically competent to counter their arguments, we do live here and so know that most of the time, particularly at night, there is no background noise. We also do not believe they have carried out enough measurement and study of the potential noise implications particularly in the light of the new DTI publication on low frequency noise. They mention possible future measurement of noise, if required, in Enc 2 and say in the small print that it would be done at 1.2-1.5metre heights. Most people sleep upstairs at a much greater height and noise at 1.5m would probably be shielded by hedges etc so would not give an accurate reading.
3. Ecology - Paying money to the Wildlife Trust does not mitigate the effect of 120m wind turbines on this site. Again, although not experts, we do not feel a thorough survey has been completed, particularly on bats. They state that 'habitats suitable for bats is limited' in the area. Many people in West Wratting have bats in their gardens, so we question their thoroughness.
4. TV reception - This is another particular worry for West Wratting and RES stated themselves, in their ES, that a specialist study should be undertaken for West Wratting (I would suggest not just an online study!). They do not say that they would cease operation of the wind farm, as part of the S106 they suggest, if interference was experienced. We also live in a conservation area so would not want extra masts etc to assist TV reception.
5. Radio Paths - On various occasions, including at the West Wratting meeting in Jan 06, RES used the cover of 'it is commercially sensitive' to avoid giving us information and they even use it in their reply to you, but when another organisation uses the phrase, ie Anglia Water, they expect S/Cambs to chase an answer thereby using taxpayers money. They cannot have it both ways and should release information, for example on the alternative sites they looked at (if they did), and wind statistics.
6. Cambridge Airport - We cannot comment on this issue but will say that the proposed windfarm area is used frequently for rotary and fixed wing low flying by the MOD and would therefore assume that flight paths would need to be changed to either nearer, or over, the villages which would potentially create a greater nuisance.
7. Historic environment - RES state the SSSI and Fleam Dyke is designated for flora and will not be affected by the development. That is open to question but what is not in question is that the enjoyment of it will be affected adversely. These turbines are huge and will have a massive effect on the area and its enjoyment. Their view that conservation areas, and people within them, are inward looking and are therefore not really relevant is a nonsense, as the reason most people live here is for the countryside and its views. People do not just sit in their houses, they walk and use the countryside. There are also likely to be more people arriving to enjoy the countryside as more houses are built. These turbines will dominate the area completely and ruin that enjoyment.
8. Wind speed - we have all constantly asked for 'actual data', not guesswork and possibles, right from the start and have always been told it is commercially sensitive information. RES claim a 30%+ capacity for this site which is clearly not going to happen when you look at all the available data from independent Ofgem figures. RES say that viability is not a planning issue but seem to also use it as a reason for the site.

9. Enc 8 - Although I am sure the Landscape Partnership will reply to the RES answer, one point did jump out. We live in this area and these massive 120m turbines will not 'accentuate local topography' but will totally dominate and ruin it. It is quite clearly out of proportion to the surrounding landscape.
10. RES have also failed to address the issue of grid connection to our satisfaction. They should do this before this application should be considered. We have a notoriously weak grid and do not want further cuts in power as a result of the effects that intermittent wind power has on the grid.
11. We still feel there is a safety issue with the Wilbrahams junction which has not been properly addressed and this is coupled with the increase in industrialisation the wind farm would bring with the grain store already having been approved.
12. There are locally generated and approved policies against development unless it is essential. This means it needs to be shown that it is needed here and cannot be located elsewhere, ie brownfield sites, or achieved by other means with less effect on the wider environment. The response still fails to address this need and does not say why other options or sites are unsuitable.

We have not included any S106 requests, as we still feel this application will be rejected, but would request that we be allowed to submit these in future if necessary.

We strongly urge the Council to reject this planning application.”

37. **Great Wilbraham Parish Council** recommends refusal.

“The Parish Council unanimously recommend REFUSAL of this application and wish to make the following comments:

Inadequate details

We feel that this application is seriously flawed in that it provides inadequate information (to be advised later). It would be irresponsible to approve this given the lack of detail. A lot of the supporting data and statements would appear to be several years old and some parts are contradictory. Why has the footprint of the site changed?

Site

RES claim that this is the best site in South Cambridgeshire. We are aware that this is reliant on the landowner allowing testing with anemometers etc., so this statement may not be true. Is there any comparative information from other locations in South Cambridgeshire?

Landscape

This is a designated character area (previously best landscape). Fleam Dyke and Icknield Way are in close proximity, as are 25 conservation areas with many listed buildings within 25 KM.

Change of Use

RES have applied for change of use for the site. This seems unnecessary as presumably most of the land will be retained for use as farmland.

Policy Breaches

This application goes against at least 3 policies:

P7/7 - Renewable energy generation (page 10 of planning statement)

P7/4 - Landscape (page 14)

PI/2 - Restricted development in rural locations (pages 12 and 20)

Compensation

Issues of compensation are not addressed. At the public meetings and in their publicity material, RES have promoted the fact that compensation would be payable to the local people. There is no mention of this in the application. Surely details need to be agreed prior to any approval. If this were to go ahead, the figures suggest that the company will make very healthy profits, some of which should be used to the good of the villages most affected.

Benefits to Villages

There is no direct benefit to the villages from cheaper electricity. Benefits on offer on the RES web site are 'potential' with no guarantees. What happens if RES sell the Wind Farm on, or it becomes insolvent? Any benefits need to be legally tied up. Most of the jobs created will be highly specialised, so there is little benefit to the local community. Local property will undoubtedly be devalued because of the Wind Farm.

Visibility

By virtue of the fact that this site is on a raised chalk ridge, it will be highly visible from many miles away. The photomontages published by RES are misleading and incorrect. A 120m tower standing on a rise of 80m raises questions about aircraft safety, and the potential for accidents in poor visibility due to confused radar and the impact on birds.

A11 Junction

We are concerned that the visibility of these turbines will compromise safety of people travelling along the A11, particularly near the junction for the Wilbraham's with its woefully short run-offs and sharp corners. There is a higher potential for accidents when the attention of the driver is distracted or affected by the 'flicker effect' of turbine blades. There are already many minor accidents (often unreported) with vehicles 'over-shooting' the exits, because they are not aware of the very short run-offs. The likelihood of more serious accidents can only increase with the extra hazards.

Changes to A11 Junction

The proposed minor changes to the Wilbraham junction on the A11 are considered inadequate following recent approval of the Camgrain Grain Store. We feel that the safety of local traffic using the junction will be seriously compromised and cannot agree that the proposed changes as part of this development will be sufficient.

Capacity Factor and Average Wind Speed

RES have used a national average of 0.3 without substantiating their figures. Professor (Emeritus) Ron Burge from Great Wilbraham has studied the potential efficiency of the wind farm, and in his letter dated 17th June, 2006 to SCDC, he details the inconsistencies. This information causes serious concern, and puts the whole viability of the wind farm into question. This also goes against Policy EN34 (in the SC Local Plan).

Noise

Many people are unconvinced that noise from the turbines will not be a problem to the surrounding area at some time or another. Other wind farms have an issue with noise, particularly as the parts age and wear. Research shows that the pitch of the sound will affect some susceptible people, and the flicker effect is also known to affect some people causing epilepsy and headaches. Some also feel that there has also not been enough research into the effect of the wind movement and the subsequent impact on health.

Grid Connection

We understand that connection will be to the local grid, but no detail is given. This area already suffers from an unreliable electricity provision, and there are often drops in power. What will be the effect of linking in to this? Again we have a lack of information.

Section 106 Agreements

There are a number of 106 agreements that need to be put in place. In particular, one to prevent traffic going to the Wind Farm from travelling through the villages of Great and Little Wilbraham, Six Mile Bottom and West Wrating.

Conclusion

Overall, Parish Council members feel that Wadlow Farm is the wrong site for a wind farm. There are far too many inconsistencies with this application that imply environmental losses which cannot be justified for what appears to be very little gain in terms of overall power output. If the capacity factor does not provide the predicted output, it seriously questions the suitability of this project. We would therefore urge the Planning Committee to REFUSE this application.”

Additional Information

“The Great Wilbraham Parish Council welcomes the opportunity to reply to the additional comments dated 14 November by Renewable Energy Systems UK Ltd (RES) in response to issues raised during wide consultation concerning this application. As part of the initial consultation process our Parish Council recommended that planning permission for the wind farm at Wadlow Farm should be refused. With the further details now provided by RES we have considered again whether or not this changes our original view.

We would like to make the following comments:

- (a) While the planning procedures have been in progress a highly relevant consideration has been made of the appeal against the refusal of planning permission for a 15-turbine wind farm on “Land south-west of the A14, between Boxworth and Conington”, Cambridgeshire. Following the hearing, the Inspector appointed by the Secretary of State, Dr A N Pykett, dismissed the appeal.
- (b) In his judgement Dr Pykett gives four main issues the balance between which decided the case. We find the relevant main issues for the Wadlow Wind Farm, as seen from Great Wilbraham, fit very closely indeed with those for “Boxworth/Conington. Dr Pykett found that the two issues (i) contribution of the scheme towards the targets for the provision of renewable energy, (ii) the impact of the development on the character and appearance of the area, including its effect on the historic landscape and visual amenity, were greater in their relative importance as compared with the two other-nevertheless

important-issues (iii) the compatibility of the development with highway safety on the A14 trunk road, and (iv) the effect of the proposed development on the living conditions of local residents with particular reference to the possible noise interference. In point (iii) GWPC of course substitute, instead of A14, the effects due to the main road A11 which passes close to the site, and with respect to point (iv) taking a parochial view, we realise that, due to the distance from the proposed Wadlow Wind Farm the added noise here is unlikely to be greater than that already experienced from the nearby A14.

- (c) Considering the balance between points (i) and (ii), it is our strong view that point (ii), concerning the historic environment has been only minimally considered in the RES document despite its obvious importance as summarised by Dr Pykett –indeed it was the dominance of the importance of preserving the historic environment, and related factors, that Dr Pykett gives as a major plank in explanation of his dismissal of the appeal against the Boxworth/Conington Wind Farm. We want to emphasise the united view of the Parish Council concerning the importance of the preservation of the historic environment and the serious competition this brings to our consideration of the case for the Wadlow Wind Farm.
- (d) Coming to the main point (i) we consider its relative importance compared with point (ii). Clearly the likelihood of reaching at Wadlow a substantial energy output is a prerequisite-a prerequisite judged to be unlikely at Boxworth/Conington. Collected data for the relative performances of similar lofty wind turbines operating elsewhere in East Anglia have recently been provided by the Renewable Energy Foundation. Regrettably none of these existing wind turbines produces an average power output that is as high as the design level. It appears that, in general, in East Anglia, despite building enormously high wind turbines at massive expense, the level of wind speed and its very large fluctuations are not appropriate for the construction of wind farms where their efficiency for energy production can outweigh the importance of preserving the historic environment.

On these grounds, the unanimous recommendation of the Great Wilbraham Parish Council is that planning permission for a wind farm at Wadlow be REFUSED.”

38. **West Wickham Parish Council** recommends refusal.

- “1. The sheer size and height of this development is totally unacceptable on this site. It is already close to the high point of the county and adding a further 120m to this will more than double its height above sea level. It will be visible from London and Kings Lynn and all points in between depending on air clarity .We understand that the proposed turbines will be the highest on mainland Britain. This goes against any number of Structure / Landscape planning policies. We as a parish do not want to be party to this blot on the East Anglian landscape.
- 2. We feel that the bird survey was only of the sites breeding potential with some assessment as an overwintering area. This whole area is a migration route and no account seems to have been made of this.
- 3. We are concerned that a specialist Archaeological Unit with local knowledge and experience did not undertake an in depth archaeological assessment. Entec UK Ltd is an " Environmental and Engineering Consultancy". This concern is mitigated somewhat by using the Institute of Field Archaeologists

Standards and Guidelines, but this was only for desk based assessments and only a very brief on site survey was undertaken. We ask, what has been missed, bearing in mind its proximity to Fleam Dyke?

4. We question the validity of a 30% load factor being included in the application. The applicants have not made available their wind speed data.
5. We feel that the "at least £1000/MW" offered to the local community is an insult to our commercial brain, in the context of the planning gain. It should also be linked to the entire life of the Wind Farm and to the wholesale price of electricity.

At the onset of our Parish Council meeting last night we had voted 4 to 1 against this development, after discussion we voted unanimously against this **BLOT** on the landscape."

39. **Fulbourn Parish Council** made no recommendation.

"Fulbourn Parish Council has concerns about this planning application which proposes 13 Wind Turbines with a height of 120m, which will be the highest in the country, on a site that overlooks Fleam Dyke, an important ancient earthworks which is a popular recreational area which is a SSSI.

The application seems to be contrary to the Structure Plan as follows:

Structure Plan Policy PI /2 - (Planning Statement pages 12 & 20) "*Development will be restricted: In the countryside unless the proposals can be demonstrated to be essential in a particular rural location*".

Structure Plan Policy P7/4 - Landscape Planning Statement states: "*Development must relate sensitively to the local environment and contribute to the sense of place, identify and diversity of the distinct landscape character areas*".

The Parish Council understands that South Cambridgeshire District Council is conducting an independent investigation into the Wind Farm application but the results are not known at the present time. However, we note the following comments in the Structure and Local Plans:

The Structure Plan Policy P7/7 - "Renewable Energy Generation (Planning Statement page 10) states: "*Local Planning Authorities will consider areas of search for generating energy from wind in locations that: Attain adequate wind speeds.*" We understand no information on wind speeds has been provided with the application.

South Cambs Local Plan adopted Feb 2004 para 10.95 Renewable Energy and Conservation of Energy states "*The Eastern Region Renewable Energy Study indicates that wind speeds in South Cambridgeshire are not sufficient for large scale wind farms, although individual turbines for private use may be viable.*"

There are concerns about sound emission. No analysis has been made of infrasound. Such frequencies travel long distances. This issue is downplayed but night time low frequency sound emissions from wind farm turbines are noticeably enhanced largely due to the reduction in ambient sound from traffic, birdsong etc.

Wildlife - There are concerns of the impact on wildlife, in particular birds and bats. Less than 1.5km from the proposed development lies Balsham Caves, the most valuable winter bat hibernation site in Cambridgeshire.

The Parish Council is unclear as to the benefit of this proposed application to neighbouring villages.

Fulbourn Parish Council wishes to be able to make further comments once the results of the independent investigation commissioned by South Cambridgeshire District Council are known."

It subsequently voiced its concerns at the impact the proposed wind farm would have on the setting of Fleam Dyke, which is a very important monument and which provides a very important amenity to Fulbourn and the surrounding area.

40. **Weston Colville Parish Council** recommends refusal.

"Weston Colville Parish Council held a special meeting to consider the above application; 38 people attended. The meeting was addressed by two representatives from RES and one representative from the Stop-Wadlow-Wind action group. The presentations were followed by extensive questions and discussion. Ballot papers had been distributed to all parishioners on the electoral roll, and these were then counted and resulted in a two to one vote against the proposal.

The six Parish Councillors present (one being absent) then discussed the application and voted unanimously to recommend rejection for the following reasons:

Environment

The proposed site is an East Anglian chalk ridge, designated character area 87 [previously an area of best landscape]. This is one of the most prominent landscapes in South Cambridgeshire and the installation of 13 very large turbines would adversely change the character of the area. They would be built on land about 90 metres above sea level and with a height of a further 120 metres to the top of the blades would be nearly 200 metres above the low land to the north as well as Cambridge City .

Capacity

At our Parish Council meeting we were told by RES that they were working on a capacity factor of between 29% and 31%. However they were not prepared to release wind speed data to support these figures, simply saying that it is 'one of the best sites in the East of England' and they would not want to build a wind farm if there was not sufficient wind. However we understand that it would still be very profitable to build even at a much lower capacity factor but then the cost benefit equation would move sharply towards refusal.

South Cambridgeshire Local Plan February 2004 para 10.95 states that 'the Eastern Region Renewable Energy Study indicates that wind speeds in South Cambridgeshire are not sufficient for large scale wind farms'. We strongly believe this application should not be considered unless RES produce wind data to show that the above statement is incorrect in respect of this site.

Change of Use of Site

The application states that approximately 4ha of permanent land take are required. We can see no justification for a change of use for the whole site. Rather this should be confined to the required 4ha and should be for the purpose of a wind farm only. We are extremely concerned that following the grant of permission for a grain store on part of the site the whole area could become subject to 'creeping industrialisation'.

Vehicle Movements and Safety

The proposed changes to the Wilbraham turn off the A11 are wholly inadequate. We understand that during construction there will be over 7,000 vehicle movements during a year and now we must add a further 4,000 in respect of the grain store. Most of these will be slow moving heavy goods vehicles causing a serious safety hazard.

- 41. **Bottisham Parish Council** was consulted but no comments have been received.
- 42. **East Cambridgeshire District Council** was consulted but no comments have been received.

Noise

- 43. An acoustic report by Belair Research Ltd, (BRL), commissioned by the **Corporate Manager (Health and Environmental Services)** resulted in further information being submitted by the applicants. This addressed most of the previous concerns. As a result, conditions have been recommended to be imposed on any Planning Consent, as follows:

“1. At the reasonable request of the Planning Authority, following a complaint relating to noise emissions from the Wind Turbines, the developer will demonstrate that, at the noise sensitive property in question, the noise levels experienced as a result of the Wind Turbines, excluding the existing background noise levels, do not exceed:

- (a) During night hours, the greater of the night hours LA90 (10min) background noise level plus 5 dB(A) or 43 dB(A) at wind speeds not exceeding 12 metres per second.
- (b) The greater of the quiet waking hours LA90 (10min) background noise level plus 5 dB(A) or 37.5 Db(A) at wind speeds not exceeding 12 metres per second.

Wind speeds should relate to 10m height at OSGB (1936) location (557531, 253808).

Details of the methodology should be extracted from '*The Assessment & Rating of Noise from Wind Farms*', ETSU report number ETSU-R-97, pages 91-98.

- 2. The Wind Turbines finally selected shall demonstrate compliance with the ETSU-R-97 guidelines by way of warranted data from the manufacturers.”

Historical Heritage/Archaeology

44. The **Conservation Manager** comments as follows:

- “1 The site is an extensive area of agricultural land, which gently slopes down from a high point on the edge of the ‘Southeast Claylands’ landscape character area, into the ‘Chalklands’ which fringe Cambridge City. The turbines will step down from the highest point along the Harcamlow Way, toward the lower lying areas adjacent to the A11.
- 2 The landscape character is undulating, with a scattering of farmsteads and small settlements, interspersed with farm woodlands. The site location to the highest points around the city gives extensive panoramic views in all directions, including into the city.
- 3 The historic interest of the site is afforded by the ancient route (scheduled ancient monument) of the Fleam Dyke and Harcamlow Way, which would have formed a prominent embankment across the site and the agricultural landscape. The route provides an important recreational route across the landscape, and is a key part of the Green Infrastructure Strategy, which has the objective of mitigating the development growth in the area.
- 4 The field sizes are generally large, but visually connected by the gently rolling landform and woodland. The field sizes have increased since the late 19th Century, and afford long open views, extending to wooded skylines, which are a particular feature when the area is viewed within the proposed site.
- 5 The character assessment in the SCDC Design Guide notes that, “the area has a surprisingly remote, rural character”. This is a recognition of the open views contributing to an apparent separation from the city, of which it forms part of the setting, and the enclosing villages, rather than actually a feeling of detachment. The visual relationship to the small settlements and indeed the connection to the city is evident from both the site and views toward the wind farm location.
- 6 The eastern end of the site area is located in the area noted as being within the “most tranquil” area on the CPRE’s Cambridgeshire map, reflecting its continuing agricultural character. The tranquillity of the area is lessened by the background noise and movement of the nearby A11, which becomes more apparent as one approaches Dungate Farm from the south, along Fleam Dyke. However, despite the intrusions of sound and movement, the site and its immediate setting retains the character of a peaceful component of the busy landscape. In contrast, the prospect is of the turbine structures appearing over the brow of hill from Fleam Dyke to become intrusive in the other wise, relatively tranquil landscape.
- 7 The nearby villages are characterised by their scattered appearance in the broad landscape, enclosed by woodland belts. Buildings in the landscape tend to be dwarfed by the scale and open character of the site, with the villages signalled by church towers, often the only projecting element in the landscape. The tower of Balsham church is particularly evident from the wind farm site, along the ancient route of Fleam Dyke.
- 8 The undulating nature and breadth of the landscape, along with the scattered nature of the settlement, also tends to subsume even larger scale agricultural buildings. This tempering of such structures is assisted by their relatively squat,

inanimate nature, with largely horizontal emphasis, which is visually proportioned to the woodland enclosures.

- 9 In contrast, it is the vertical elements of the landscape, which are intrusive in the landscape. These include, on the positive side, the church tower of Balsham and the Water Tower at Linton, as assertive but relatively modest, single components of the landscape.
- 10 However, the expansive views across the landscape are scarred by pylons which march across the landscape, emphasising the unfortunate impact of such vast vertical structures. While the pylons remain inanimate, their cable connections divide the panorama, detracting from the expansive views emphasising their massively disproportionate impact of this infrastructure on the landscape. The wind farm will share this characteristic of transforming the balance between components of the landscape. Consequently, and ironically, the infrastructure, necessary to sustain the growth of the area will actually start to erode the quality of the landscape, which drives the growth in the first instance.
- 11 The open nature of the site means it is possible to view it across significant distances particularly to the north across the A11, into the city. This is due to the expansive scale of the landscape which is characterised by its “big skys” and long distance views. As noted in the ‘Planning Statement’ the proposed wind farm will be viewed across substantial distances. It will be less evident ‘within’ the nearby villages due to the relatively enclosed character resulting from the mature planting along their boundaries. Therefore, the impact of the turbines on the immediate setting of historic buildings in the settlements is limited.
- 12 However, the impact of the wind farm will be evident as one leaves the settlements, creating a new point of reference between the villages. This will remove the important visual separation between the scattered settlements inserting an alien structure into the gap between the two villages. This spatial separation is fundamental to the character of this historic landscape. The result will be to visually shrink the landscape, which will be particularly unfortunate given their relative tranquillity of this part of the district.

Conclusion

- 13 It appears evident that it will not be possible to entirely mitigate the visual impact of the insertion of a series of thrusting, kinetic industrial structures into this rolling arable landscape, without a significant reduction in the number of the turbines. Avoiding the erection of turbines along the line of Fleam Dyke/ Harcamlow Way would have a significant impact on the wider landscape. These would have the greatest impact over a wider area than the turbines nearer to the A11. However, the accumulation of turbines, power cables and pylons in the area adjacent to the A11 will also have a significant, but more local, impact on the landscape.
- 14 The landscape is evidently large and has its own distinctive character which creates dramatic panoramas, particularly from the ancient routes. I would suggest that the proposed number of turbines, spreading across the rolling arable landscape will tend to dominate, rather than contribute to the interest or character of the landscape (which might result from a single or more scattered structures).

- 15 The result is that the proposal, as existing, will insert an industrial complex into the agricultural landscape, which would dominate the skyline and character of the area. This impact would be perceived both across a wide distance as well as exacerbating local environmental degradation resulting from the existing infrastructure. This must be considered to be to the detriment of this part of the district.
- 16 I note that the Planning Statement makes the point that wind farms tend to be associated with remoter rural areas and thus, it is argued, in this respect, the development is not in conflict with PPS7. However, I would suggest, that, it is evident that the site is not actually remote (despite being 'tranquil'), as it forms part of the setting of the city, and the proposal will clearly have a significant impact on part of the county's landscape resource, as well as designated historic structures. Therefore, conversely the proposal must be in conflict with PPS7 and should, therefore, be resisted in this current extensive form."
45. **County Archaeology** stated that its records indicate that the proposal is located within an area of high archaeological potential and recommends that the site be subject to a programme of archaeological assessment and evaluation, to be commissioned at the expense of the developer and undertaken prior to a decision being taken on the application. In response, RES wrote to County Archaeology on 19th July pointing out that this assessment is contained in the ES. No further comments have been received from County Archaeology.
46. **English Heritage** has considered the impact of the development on the setting of the Fleam Dyke, a nationally important scheduled ancient monument, and its original position was that it was opposed to turbines 8, 9 and 10 and would prefer turbines 7, 11 and 12 to be sited further away from the monument. It stated that turbines 8, 9 and 10, by virtue of their height and siting 220-450m from the monument, would be visually intrusive when seen from this important piece of historic landscape. It also stated that the noise from the turbines would alter the experience of this walk in tranquil countryside and, for the same reasons, it would prefer turbines 7, 11 and 12 to be sited 100m further away from the monument. Following a site visit and a visit to the Coldham Wind Farm near March, and having given careful consideration to the enclosed nature (because of tree cover) and to existing areas of woodland, it no longer objects to the siting of turbines 8 and 9 and does not feel that there is an overwhelming argument for Turbines 7, 11 and 12 to be further away. It continued to object to Turbine 10 in its present position, or using the 50m micro siting allowance resulting in an overall distance of 357m between the SAM and Turbine 10 as it considered that this turbine would have a considerable visual impact on visitors to the monument and asked that this turbine be located further away from the monument.
47. Having further considered carefully the following factors:
- (a) The assessment of setting, in relation to PPG16 (paragraph 18) should be on a site by site basis;
 - (b) Turbine 10 as proposed would be 357m from the south-east end of the Fleam Dyke;
 - (c) The desirability of preserving the setting does need to be assessed and expressed;
 - (d) The effects on the setting of the Fleam Dyke may have to be considered in the context of its whole 5km length, and not merely the south-east end;

- (e) The proposed turbines may not be seen over much of the route of walkers along the monument, or they may be visible but behind the walker due to the direction of travel. These points need to be weighed in the balance regarding the need to preserve the existing setting absolutely; and
- (f) The enclosed nature of the Fleam Dyke due to vegetation cover (at least in summer) shields the walker from the visual impacts of the wind farm, including turbine 10 until the very south-east end of the monument; English Heritage now considers that, on balance, there are no overwhelming reasons for it to maintain an objection to Turbine 10.

Public Rights of Way

- 48. **CCC Definitive Map Officer** states that, as the proposal meets the British Horse Society's current guidance that turbines should be a minimum of 200m away from rights of way used by horses, it has no comment on the siting of the turbines. It also states that the temporary construction compound must not encroach on the adjacent Public BOAT No.19, vehicles and material must not be stored on it and the public right of way must remain open and available for use at all times.
- 49. **The British Horse Society** "has no view on the merits of windfarms as sources of energy - our interest lies in the protection of public bridleways and byways. There are two issues normally arising wind farm development and those are a) proximity of turbines to bridleways/byways and b) vehicular use of, and damage to, bridleways and byways when used as construction and maintenance routes. We require a 200m safety zone between any turbine and public right of way - this is to prevent a horse reacting to shadow flicker, whirring noise, risk of machinery starting up suddenly, risk of ice/snow falling during winter months. It would appear from the information you sent us that the Turbines are outside the 200m zone (could you check T1 distance from bridleway please?) and the access routes have been planned to avoid public bridleways & byways. Therefore, we are satisfied (subject to check on T1 distance) that public bridleway will not be adversely affected."
- 50. **The BHS** has recently approved amended guidance as follows:

'As guidance to developers and planners, the Society recommends that, as a starting point when assessing a site and its potential layout, a separation distance of 4 times the overall height should be the target for National Trails and Ride UK routes, as these are likely to be used by equestrians unfamiliar with turbines, and a distance of 3 times overall height from all other routes, with the 200m recommended in the Technical Guidance to PPS22 being seen as the minimum, where it is shown in a particular case that this would be acceptable. The negotiation process recommended above should indicate whether, in the particular circumstances of each site, these guidelines can be relaxed or need strengthening to minimise or eliminate the potential difficulties.'

However, no further comments have been received from BHS in regard to this particular application.

Telecommunications/Telemetry

- 51. **Ofcom** states that Hutchinson 3G's links may be affected by the proposal and the applicant should have clearance from Hutchinson 3G stating that they are satisfied that the proposal would not affect the operation of the microwave link. It also states

that, with regard to assessing the affects on TV reception, the BBC's new online tool should be used by developers.

52. **Hutchinson 3G** was consulted directly and, whilst no response has been received direct, correspondence from H3G forwarded by the applicant confirms that it has no objections.
53. **Arqiva (the new name for NTL Broadcast) Spectrum Planning Group** states that its analysis shows the proposed development is unlikely to affect any of its UHF Re-Broadcast feeds and therefore does not wish to object to the proposal.
54. **CSS Spectrum Management Services Ltd** objects to the proposal stating that the site is on radio paths between sites of its client's (Anglian Water Services) UHF Radio Scanning Telemetry communications and may result in interference. The applicant has been seeking to understand and to address this problem but has not been able to progress the matter with CSS.
55. **JRC, on behalf of the UK Fuel & Power Industry**, states that it does not foresee any potential problems based on known interference scenarios in relation to potential interference to telemetry and telecontrol radio systems operated by utility companies.

Aviation

56. **Civil Aviation Authority Directorate of Airspace Policy** states that it is essential that a Cambridge Airport perspective of the Environmental Statement is established and notes that there clearly remains several significant issues outstanding. It also states that: Duxford Aerodrome, the licensee of Stansted Airport and the Ministry of Defence are provided the opportunity to comment on the proposal; there needs to be a NERL assessment of the proposal; aviation obstruction lighting will need to be considered if recommended by other consultees; consultation should be carried in accordance with OPDM Circular 1/2004; and, should the development proceed, the developer and/or the Council (ODPM Circular 1/2003 refers) will need to provide details of the development to the Defence Geographic Centre so that the structures can be charted on aviation maps.
57. **NATS/NERL Safeguarding** states that, although the proposed development is likely to impact on its electronic infrastructure (radars at Debden and Stansted), it has no safeguarding objection to the proposal.
58. **BAA** has no objections to the proposal in relation to air traffic services.
59. **Cambridge Airport** objected stating that there are two grounds for objection – impact on the area radar operated by the airport and the penetration of the outer horizontal surface established around the airport.

Radar – The airport operates and benefits from radar coverage, based on its AR15 system. The proposed wind farm will create a paint on the screen, to the detriment of the radar coverage. The service will be degraded and increased risk will arise.

Marshall is aware of the ongoing work being carried out by the applicants, to determine whether a software package can be developed to allow the radar to operate with the same reliable level of coverage. Marshall, with others, is co-operating in that work.

A further issue is the question of whether any solution found is capable of supporting the existing AR15 radar. Should such a solution be found, Marshall will require the applicants to fund any installation and its required level of maintenance.

Outer Horizontal Surface – Cambridge City Airport benefits from an established outer horizontal surface, which helps safeguard airspace from obstruction. Preliminary work in relation to the proposed wind farm indicates that the outer horizontal surface will be penetrated by approximately 40 metres, by the tips of the turbine blades.

On 8th January 2007 Cambridge Airport withdrew its objection in regard to penetration of the outer horizontal slope. Discussions continue in regard to the area radar.

60. **Defence Estates** final comments are awaited. Discussions continue with the applicants in regard to the impact of the proposal upon operations at Defence Procurement Agency (DPA) Cambridge. A previous objection raised by HQ Strike command due to the affects on Lakenheath has been withdrawn.

Landscape

61. **The Countryside Agency (Now Natural England)** does not wish to comment on the application but states that it recommends that applications for wind energy proposals include the following: description of existing situation; explanation of site selection process; description of development; definition of the zone of visual influence and likely significant environmental effects; description of the existing environmental situation; assessment of the nature of recreational usage of the area and public rights of way within the zone of visual interference; assessment and judgement of the visual influence of the development; and consideration of modifications to the proposals.

High Pressure Gas Main

62. **National Grid** states that turbines must be 1.5 times their mast height away from high pressure gas mains and the nearest turbine 10, which has a mast height of 80 metres, is 135 metres away from a main and thereby more than the recommended 1.5 times its height.

Wildlife/Ecology

63. **SCDC Ecology Officer** originally had a holding objection to the proposal stating that it has the potential to impact on bats and rare farmland flora, the level of habitat mitigation and enhancement is not clearly presented and the post-project monitoring is not adequate in terms of range of subjects or duration. He stated that: in order to properly assess the impact of the development on bats, information on flight paths across the site is fundamental; new planting and enhancement of hedgerows should be provided in advance; further and more detailed mitigation and enhancement is required; species rich chalk grasslands adjacent to tracks need to be adequately protected and re-created; it should be clarified if the Old Cambridge Road Verges County Wildlife Site will be affected by the proposal in any way; whilst the current badger survey work is acceptable, a re-survey should be required prior to the commencement of construction work; the impact of the A11 junction alterations on habitats and opportunities to establish new verges should be clarified; the turbine base surrounds could be sown with chalk grassland wildflower mix and the temporary cranes hardstandings could be re-sown if that will not be productive arable land again; the potential for new hedgerow and woodland planting should be further

clarified and shown on an enhancement plan; monitoring of bats, birds and arable flora should be carried out for a minimum of 5 years.

In response to the submitted Ecological Mitigation and Enhancement Strategy date stamped 29th November 2006, he states that he has no outstanding objections to the proposal and feels that much of the information contained within the supplementary strategy can be enforced through appropriately worded conditions. Specific issues he highlights are:

It is accepted that the hedgerows contained within the site have been suitably avoided and that where construction measures have potential to cause some harm mitigation measures are proposed. Furthermore, in order to provide a net gain for hedgerow restoration within the site 450m of new hedge is proposed along with infilling (gapping up) where needed (section 3.3). The badger setts present within the site can be suitably integrated within the restored hedgerows, thus this activity should provide a net gain for the local badger population. The new hedgerow when considered along with the 4-6m grass swathe on each side should also become an important green corridor in the future across what is presently a very open site.

RES undertook an important survey to assess the current value of the site for arable plants. The site was highlighted as containing (at least) regionally important communities of arable plants. The plants were found mainly along field margins and could have been threatened by track widening. However, through discussion a suitable approach has been agreed to retain the arable plants along new field headland (section 4.2).

The project proposals have now clarified the level of new chalk grassland creation. This will make an important contribution towards the Cambs BAP and is much welcomed. The supplementary report states that a net gain of 99,218m² of chalk grassland will be created (section 5.6). Furthermore, I am now aware of RES's proposal to provide the Wildlife Trust with a degree of funding to assist in the management of the nearby Fleam Dyke SSSI, thus securing the positive management of a nationally important chalk grassland site.

The proposal also intends to create 5,200m² of wildflower habitats around the base of each crane hardstanding. This further habitat creation represents an innovative approach to what would have been bare concrete (section 6.1).

It is accepted that stone curlews have not been found within the site during 2006 (section 7.2).

It is agreed that the grass strips will provide benefits for the local skylark population thus contributing the needs of another Cambs BAP species (section 7.3).

The findings of the October 2006 Bat Survey Report are accepted (section 8.2). The habitat creation measures should improve the long-term habitat potential of the site for feeding and commuting bats. The link with the local Bat Group should be further explored (section 8.4) given the degree of uncertainty that still remains between the interactions of bats and wind turbines, and the relative proximity of the Balsham Bat Caves.

The proposal to plant hedgerows prior to the start of construction is welcomed and should be conditioned (section 9.2).

The proposals for the monitoring of the site over a period of five years is welcomed (section 10.1).

The clear table presenting negative and positive impacts is a useful tool for presenting the biodiversity gains of the proposal (section 11.1) and is welcomed.

Additional Comments

"Further to my previous comments I provide an update in respect of the submitted "Ecological Mitigation & Enhancement Strategy", supplementary document produced by RES Nov. 2006.

I have no outstanding objections to the proposal and feel that much of the information contained within the supplementary strategy can be enforced through appropriately worded conditions. Specific issues are considered below.

It is accepted that the hedgerows contained within the site have been suitably avoided and that where construction measures have potential to cause some harm mitigation measures are proposed. Furthermore, in order to provide a net gain for hedgerow restoration within the site 450m of new hedge is proposed along with infilling (gapping up) where needed (section 3.3). The badger setts present within the site can be suitably integrated within the restored hedgerows, thus this activity should provide a net gain for the local badger population. The new hedgerow when considered along with the 4-6m grass swathe on each side should also become an important green corridor in the future across what is presently a very open site.

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The proposals for the monitoring of the site over a period of five years is welcomed (section 10.1).

The clear table presenting negative and positive impacts is a useful tool for presenting the biodiversity gains of the proposal (section 11 .1) and is welcomed.”

64. **Natural England (formerly English Nature)** has considered the proposal in terms of designated sites, birds, bats, badgers, scarce arable plants and habitat enhancements and other protected species and has no objections to the proposal subject to conditions and the proposal being carried out in strict accordance with the details of the application. It also broadly supports the Ecological Mitigation and Enhancement Strategy date stamped 29th November 2006. It states that the site is within 300m of Fleam Dyke Site of Special Scientific Interest (SSSI) and less than 5km from 5 other SSSIs. It has also had regard to the Old Cambridge Road County Wildlife Site. It also recognises that a number of protected and notable species are known to occur, or are likely to be present at the site including a variety of scarce arable plants, bats, breeding and wintering birds, and badgers. It recommends that conditions should cover/ensure: no blades pass closer than 50m from any hedgerow or woodland edge habitats to minimise risk of bat mortality when bats use these areas for commuting or feeding; bat and bird surveys and monitoring regimes should be agreed for a period of at least 3 years to ensure that the mitigation proposed in the application has been successful and any reduction in numbers addressed and suitably mitigated; further detailing of mitigation and enhancement proposals listed in the application (6.11.21-6.11.27); and long-term monitoring of the scarce arable plant populations to assess the success of mitigation, to review management of the site and enable any reduction in numbers to be addressed and suitably mitigated. It also states that bat habitat enhancement should be carried out as described in the application (para 6.11.18) but that rather than provide bat boxes on site as proposed (para 6.11.31), in order to minimise bat collisions, off-site provision or a contribution towards a local bat group be made. It also recommends that surveys of protected species should be reviewed periodically if construction is delayed or phased and advises that all contractors are briefed by the applicant's ecologist. – relevant guidance Circular 06/2005 and PPS9. It is satisfied that the E.S adequately protects the main badger sett.
65. **Environment Agency** comments in relation to the impact of the development on invertebrates are awaited. In relation to other ecological considerations, it states that; it supports the mitigation and enhancement measures proposed; an ecological management plan including details of who will be carrying out the management should be provided for the site as many of the mitigation and enhancement recommendations are dependent on future management; and the recommendations made in the Environmental Statement should form part of the planning conditions if the application is approved.
66. **RSPB** has no objections to the application but makes the following comments: all of the seven designated nature conservation sites within 5km of Wadlow Farm are designated for their botanical interests; all works should avoid the breeding season to avoid disturbance to breeding birds and would like to remind the applicant that all Schedule 1 birds and all nesting birds are legally protected; it is pleased that the

turbines are located to avoid ecologically sensitive areas, such as Fleam Dyke SSSI; it is pleased that hedgerow take has been minimised and will be mitigated for with the creation of replacement habitat and is pleased to see that grassland and field margin strips will be established throughout the site and along boundaries; the proposed post construction monitoring is satisfactory; although it is satisfied that the methodology for the stone curlew study was thorough, as the time was not optimal to producing comprehensive results, it recommends that these surveys be repeated over the next breeding season; in view of this and the size of the proposal, it recommends a precautionary approach to the development by the creation of an area of habitat specifically managed for stone curlews in an appropriate location on the farm away from the turbines which, as well as mitigating for the potential disturbance to stone curlews, would help to meet UK biodiversity action plan targets.

Flood Risk and Pollution Control

67. Following receipt of the Flood Risk Assessment accompanying RES' 25th September 2006 letter, the **Environment Agency** has no objection to the application in terms of flood risk and pollution control subject to the imposition of a condition relating to surface water drainage and makes advisory comments with respect to pollution control.

Economic Development

68. **East of England Development Agency (EEDA)** broadly supports the proposal as it helps to address some of the key themes identified in the Regional Economic Strategy, especially the aim of maximising the efficient use of resources. It also states that the Eastern Region is unlikely to meet its targets of 10% from on-shore 4% from off-shore of the region's electricity from renewable sources by 2010 but that this development would make an important contribution towards the region's target. It also considers that the development would produce some, albeit limited, economic benefit for the area.

Highway Matters

69. **Highways Agency** has no objections to the proposal on the condition that the temporary junction improvements at the A11/Wilbraham junction are carried out. The Agency is happy with either of the 2 proposed highway modifications options included at the back of the ES Volume III.
70. **Local Highways Authority** considers that the application contains insufficient detail on how the developers foresee the proposed A11 Wilbrahams junction modifications operating to make an informed recommendation on the road safety issues posed by the scheme. Notwithstanding this, it states that: the lorry routeing agreement must ensure that all HGVs access is via the A11; it is essential that each time an abnormal load travels to the site, manual traffic management within the vicinity of the slip road and route to the site is agreed in advance with both the Highways Agency and CCC traffic/maintenance staff; and all off-site works must be the subject of a Section 106 Agreement with CCC and completed prior to the commencement of any development.

In response, the applicant has submitted a Transport and Traffic Management Plan to the Local Highways Authority, updated 1st May 2007 to take account of comments raised by the Local Highways Authority.

Others/Comments Covering a Number of Issues

71. **Campaign to Protect Rural England** states that it favours renewable energy but objects to this proposal on the following grounds: adverse effect on the landscape; adverse effect on Fleam Dyke, a Scheduled Ancient Monument; together with other planned development for the area, urbanising effect on rural landscape; loss of amenity for members of the public using Fleam Dyke, a Site of Special Scientific Interest and a public right of way, particularly as Harcamlow Way (the right of way running from Little Wilbraham to Balsham) is identified as a Green Corridor Initiative by Cambridgeshire Horizons in its 'Green Infrastructure Strategy' (2006); and likely distraction to drivers using the A11. It therefore states that the application is contrary to Structure Plan 2003 Policies P1/2, P7/4 and P7/7 and Local Plan 2004 Policies EN1, EN4 and EN15(b).
72. **Cambridgeshire County Council Head of Strategic Planning** has no comment.
73. **Trinity House Lighthouse Service** has no observations.
74. The following were consulted on the application but have not commented – **UNEP World Conservation Monitoring Centre, Ramblers' Association, SCDC Strategic Development Officer, Wildlife Trust and Cambridgeshire Bat Group.**
75. The following were notified of the application but did not wish to be consulted – **British Telecom, Vodafone, O2, NTL, ITC, Orange, T-Mobile, BT Airwave, Cambridge Water Company, Transco and IWM Duxford.**

Representations

76. In addition to site notices and an advert in the Cambridge Evening News, notification letters were sent to all the residents of Balsham, Fulbourn, Great Wilbraham, Little Wilbraham, Six Mile, Weston Colville, West Wickham and West Wrattling.
77. Cambridge Preservation Society welcomes moves to facilitate more sustainable living and working and high sustainability in relation to the expanding needs of the sub-region, but feels that the following comments require addressing: the effect of the proposal on the important natural and historic feature of Fleam Dyke; the effect on views from the Gog Magog Hills; and on and off-site local mitigation.

Objections

78. Stop Wadlow Wind Farm (SWWF), a campaign group opposed to the development, supported by a 'Planning policy, landscape and visual critique' prepared by The Landscape Partnership (attached as an electronic appendix) objects on the following grounds:
- (a) Industrial scale development on a rare and historically important, truly rural landscape;
 - (b) The development would change the entire nature of this important prehistoric landscape;
 - (c) The level of investigation of the site's known prehistoric activity is inadequate;
 - (d) The development would result in a significant visual change that would impair the distinctiveness of the landscape character of a wide tract of countryside;

- (e) Within the Joint Character Document, prepared by The Landscape Partnership as consultants for the Countryside Agency and English Nature 1999 under the 'Shaping the Future' heading, it states that the East Anglian Chalk Landscape Character Area "would benefit from a discouragement of ...large scale development on hilltops ...". The A11 and national grid power lines for the most part run below the ridge line whereas the turbines would appear as skyline features dominating the ridge at this point. The landscape currently absorbs the A11 and the national grid lines but the further intrusion of the proposal would detract from the distinctiveness or central character of the chalk ridge;
- (f) The landscape has a sub-regional and possibly regional significance as it is rare within East Anglia to find prominent higher land of high quality. This high quality being dependent upon its striking topography and surface mantle of woodlands and substantial hedgerows which add definition and emphasis the landform;
- (g) Significant adverse visual impact on the approaches and perimeter of Balsham, West Wrating, Fulbourn and Great Wilbraham Conservation Areas, and the northern edge of Balsham Conservation Area in particular, and listed buildings within them. Contrary to the statement in the Environmental Statement, most of the conservation areas are not located within the centre of the identified settlements and do not generally have restricted visibility towards the site. Churches in particular were built as the dominant structure in the local landscape and were not inward facing. There has been a significant failure within the Environmental Assessment process to address the issues of setting as well as impact on the historic environment;
- (h) Harm to character and setting of Fleam Dyke, a Scheduled Ancient Monument;
- (i) Impact on enjoyment of those using the strategic recreation routes within the area including Fleam Dyke, Icknield Way, Harcamlow Way and the myriad of local footpaths which have long views over the countryside for several miles. Cambridgeshire Horizons has highlighted Fleam Dyke and the Harcamlow Way as New Green Corridor 26 for Cambridge as part of its Green Infrastructure Strategy for the Cambridge Sub-Region reiterating their importance;
- (j) RES has underplayed the effect and visibility of the turbines from people's own homes and makes no allowance for providing mature screening other than one hedge on the development site which is unacceptable due to the extremely open nature of the surrounding land. If approved, suitable mature planting needs to be secured by condition within at least a 6km radius of the site and for any roads where drivers will have a direct view across to the wind farm at dangerous corners or junctions where distraction may occur;
- (k) The limited mitigation proposed is not sufficient to address the identified harm;
- (l) The development centres around the dangerous A11 Wilbrahams junction and effectively visually link the villages of Balsham, West Wrating and the Wilbrahams;
- (m) Proposed modifications to A11 Wilbrahams junction are not adequate;
- (n) Driver distraction caused by turbines;
- (o) Damage to bird population – the claim in the application that the breeding bird survey carried out noted that no species that are specifically protected under

Schedule of the Wildlife and Countryside Act were found is disputed completely as, on the neighbouring farm to the south, Rectory Farm, 8 species of bird were evident that are currently on the 'Red List' and a further 10 species were evident on the 'Amber List' in March and June 2006. Other birds including raptors are also evident within the immediate area of the site. No mitigation measures are offered;

- (p) Effect on local bat populations – RES' findings are based on limited survey work;
- (q) Serious impact on the residential amenity of local communities;
- (r) Noise – background noise checks carried out are insufficient and incomplete. Only 3 sites were assessed, most in close proximity to the A11. No assessment has been carried out in any of the nearby downwind villages and the test period was only 20 consecutive days in August 2005;
- (s) The proposed hours of construction (7am-7pm or dusk 7 days a week) would give neighbours no respite and are unreasonable. If approved, weekend and Public Holiday working should be excluded by condition;
- (t) Interference with TV, mobile and radio signals. Confirmation is required from the managing company that the direct line of sight between the 2 TETRA masts (which co-ordinate emergency services) that skim the site would not be affected. If approved, RES should be required by condition to provide a technical fix for any local residents who experience problems with interference once the turbines are operational;
- (u) It has not been shown that wind speeds are sufficient and the generation capacity claimed in the application is grossly over-estimated. Wind speed figures obtained from the existing anemometer on site should be made public. The environmental damage that the development would cause seriously outweighs any small benefits the development may generate;
- (v) The Environmental Statement is seriously flawed in that there is no documented assessments of any of the other 7 alternative sites examined, no consideration is given of the alternative sources of renewable energy provision as the Best Practicable Environmental Option and the number and size of turbines are all taken as given rather than consideration being given to whether alternative designs or configuration would contribute to any minimisation of their impact;
- (w) Other than the generation of electricity and very limited local economic benefits, the application does not set out any environmental, social or economic benefits of the development;
- (x) The Environmental Statement is incomplete with serious misinterpretation of policies, in particular policies EN4, EN9, EN13, EN14 and EN15 and basic errors such as drawings using the descriptors 'heather and peat';
- (y) A landscape and environmental capacity study is required to determine the most appropriate locations for wind turbine development in the District;
- (z) The community fund should be resolved before a decision is made; and if approved, a condition and bond should require the removal of the entire development, including the concrete foundations, after the 25 year period.

- (aa) The Campaign Group has re-iterated its objections in a letter dated 18th December 2006, following consideration of various enclosures provided by RES. Appended to that letter is a response from its Landscape Consultants that concludes:

"Nothing in the LDA response to our Technical Report leads us to change our observations in respect to this application. It only increases our concern that the Environmental Statement and, in particular, the Landscape and Visual Assessment on which we are particularly qualified to comment is flawed and falls short of what should be expected.

We are encouraged that Andrew Pykett, the Inspector conducting the Boxworth and Conington appeal, appears to have adopted a similar approach in dismissing that appeal on a site that we consider to be a less visually sensitive and lower quality landscape than would be influenced by the Wadlow proposal. Accordingly we urge the South Cambridgeshire District Council to refuse this application."

79. In addition, 183 letters of objection from 162 addresses have been received – 45 letters from Balsham residents, 44 from West Wratting residents, 21 from Weston Colville residents, 19 from Great Wilbraham residents, 10 from Little Wilbraham residents, 8 from Fulbourn residents, 7 from Carlton residents, 7 from Six Mile Bottom residents, 5 from Brinkley residents, 4 from West Wickham residents, 1 from a Bottisham Resident and 11 from residents of other places. The grounds for objection are:

(The number after each point refers to the number of letters referring to that ground for objection).

- (a) Industrialisation of/eyesore and discordant feature in what is currently a beautiful, delightful, unspoilt rural setting, and a historic chalk upland and peaceful rolling landscape; destruction of the rural character of the villages of Balsham and West Wratting, including if lit at night; English Nature and the Countryside Agency have stipulated that large scale development on hill tops in this area should be discouraged – 160
- (b) Noise disturbance/pollution including infrasound, the figures for which can only be speculation as a specific turbine has not been chosen; background noise levels taken at Valley Farm only which is in relatively close proximity to the A11 and upwind of the site; readings should be taken at Green End Farm Cottages – 77
- (c) Wind farms are not the solution; burning crop bi-products, biomass, solar and nuclear would be better; economic benefit not proven; development would line pockets of investors at the expense of the taxpayers; alternatives required for when there is too much and too little wind; off-shore wind farms are more productive and less damaging; need to reduce energy usage – 65
- (d) Impact on protected species/wildlife (birds, bats and badgers) – 64
- (e) Insufficient wind speeds; questions over viability; figures for energy produced exaggerated – 65
- (f) Distraction to drivers using A11, including if lit at night – 35

- (g) Impact on/overwhelm present ambience of Fleam Dyke/historic sites including setting of conservation areas and listed buildings – 34
- (h) Devaluation of property prices – 23
- (i) Interference with already poor TV, radio and mobile signals – 16
- (j) Shadow flicker – 10
- (k) Wilbrahams A11 junction/bridge over is woefully inadequate to support the construction traffic – 10
- (l) Dangers to low flying aircraft/affect on radar and aircraft safety – 9
- (m) Disruption to road users and local residents during construction period – 8
- (n) No proven/limited benefit to the local community – 6
- (o) Precedent for further industrialisation/wind farms – 5
- (p) Proposal could exacerbate already fragile electricity supplies to local villages, leading to even more power cuts – 4
- (q) Dangers of blades becoming detached – 3
- (r) No information of other sites considered available to enable critical analysis – 3
- (s) Proximity to a SSSI – 3
- (t) Change of use of whole site edged red not necessary – 2
- (u) Immediate area is of archaeological significance – 2
- (v) Information needed about connection to the National Grid – 2
- (w) CO² emissions savings are overplayed/no real information to say how much electricity will be produced – 2
- (x) Use of epoxy resins on blades is hazardous to workers – 1
- (y) Proposed changes to A11 junction would make it more dangerous as it would encourage drivers to speed – 1
- (z) No need for further wind farms given number already approved and proposed within the County – 1
- (aa) Key driver for selecting any site is proximity to the National Grid, not any other selection criteria – 1
- (bb) This site only chosen because of proximity of power cabling and access roads and hence low development costs – 1
- (cc) Impact on horse riders and cyclists using rights of way from shadow flicker, blade movement, ice throw and noise – 1

- (dd) Safety threat when ice is thrown off the blades when starting up in cold weather – 1
- (ee) If built, dedicated parking for viewers required to avoid parking on verges – 1
- (ff) Loss of farming – 1
- (gg) Environmental, wildlife and road problems of getting the equipment on site – 1
- (hh) Cynical attempt by the developers to profit from politicians desire to be seen to be doing something – 1
- (ii) No demonstrable need – 1
- (jj) Insufficient information on drainage of access track immediately north of field parcel 6500 – 1
- (kk) Restrictions would need to be placed on any future use of hardstandings – 1
- (ll) The EA is flawed, inaccurate and lacks the required rigour and objectivity – 1
- (mm) Many local residents have been misled into the view that they can obtain cheap electricity due to wind costing nothing – 1
- (nn) Further information required about decommissioning, community fund, assessing and overcoming interference with TV, radio and mobile homes and monitoring of noise, flicker and acceptance to undertake expeditiously corrective measures – 1
- (oo) This poorly presented application doesn't allow any reasonable assessment to be made of the impacts of the proposal – 1

Letters of Support/No Objections

- 80. 100 letters of support/no objection from 72 addresses have been received – 8 from Fulbourn residents, 4 from West Wickham residents, 4 from Little Wilbraham residents, 3 from Balsham residents, 2 from Weston Colville residents, 1 from a Brinkley address, 1 from a Carlton resident and 76 from residents of other places. A petition in support of the proposal signed by occupiers of 19 dwellings in Carlton and Willingham Green has also been received. The grounds for support/no objection are:
- 81. (The number after each point refers to the number of letters referring to that reason to support/not object to the proposal)
 - (a) Alternative sources of energy must be secured and wind power can make a contribution – 82
 - (b) Being away from substantial housing, on rising ground, adjacent to the national grid and not a high grade landscape (not an AONB or National Park) make it an ideal wind turbine site – 6
 - (c) Noise pollution would be minimal, partly in view of proximity of the A11 – 7
 - (d) Impact on wildlife would be minimal – 3

- (e) Turbines are graceful and would add to rather than detract from the landscape – 4
 - (f) Turbines are no more unsightly/are less unsightly than electricity pylons – 3
 - (g) Benefits of reducing climate change outweigh harm to landscape – 4
 - (h) Proposal will provide clean, green electricity – 6
 - (i) They would not be a distraction to A11 drivers – 2
 - (j) Fears about adverse effect on house prices would prove unfounded/are overemphasised – 2
 - (k) Benefits to the local community would accrue through a fund to be set up – 1
 - (l) Impact will be relatively insignificant/far greater damage has already been done/turbines would provide a welcome contrast – 1
 - (m) Visual blight is grossly overestimated – 1
 - (n) In keeping with National Planning Policy in PPS1 and PPS22 and an appropriate land use for the area – 5
 - (o) Allegations of health hazards are plain nonsense – 1
 - (p) No shortage of wind at Wadlow Farm – 1
 - (q) Finances not relevant – 1
 - (r) Land is of limited biological interest – 1
 - (s) Wind power has a lesser effect on habitats than alternatives – 1
 - (t) Meadow Primary School in Balsham is educating the children to be ecologically minded. They deserve to inherit a sustainable future - 1
 - (u) It will produce sufficient to power one third of the homes in South Cambs, eliminating 67,000 tons of CO₂ - 1
 - (v) Assessment by the applicants has demonstrated that Wadlow Farm is one of the best sites in South Cambridgeshire - 69
 - (w) Modern wind turbines are planned for a period of 25 years, after which time they may be removed, or replaced - 69
 - (x) Measures proposed to reduce visual impact through tree planting and financing a Wildlife Trust initiative to enhance Fleam Dike SSSI - 70
 - (y) Consequences of not responding to the threat of climate change resulting in significant impact on the local landscape, beginning with loss of bluebell woods and beech trees - 69
82. Whilst supporting/not objecting to the proposal, one of those commenting wanted disruption to be kept to a minimum, a % of profits to be channelled back to the local

villages, the implementation of a substantial landscaping scheme and assurances that the project would not set a precedent for others in the area. Another wanted to be assured that impacts on wildlife, traffic hazards and local residents are carefully considered. A third stated that the development must not lead to further industrial developments and a fourth asked members to note that Friends of the Earth do not object, the scheme is not in an area with a nationally recognised landscape designation, the development is in line with national imperatives to increase generation by renewable means and Cambridgeshire contributes very little to the National Grid.

Planning Comments – Key Issues

83. The main issues in relation to this application are: renewable energy targets; landscape and visual impacts; nature conservation interests; archaeology and the historic built environment; hydrology; residential amenity; highway safety; electromagnetic interference, and air safety.

Renewable Energy Targets

84. At the Public Inquiry held in October 2006 into the refusal of planning permission for 16 wind turbines at Boxworth/Conington it was agreed that the then current regional total for operational and consented renewable energy schemes amounted to an equivalent of 4.9% of the total. Projects at the planning stage (including that appeal scheme) would increase the potential installed capacity of 7.2% of the total (6.8% without the subsequently dismissed appeal scheme).
85. The Inspector at that Inquiry considered that, in view of the current proportion, the limited number of schemes at the planning stage, and the long lead-in times, it is most unlikely that the 2010 target will be met. Therefore he gave weight to the appellant's view that "the need for more renewable energy development is both urgent and increasingly pressing."
86. In a similar way this scheme will contribute towards attainment of the regional targets. The application is therefore in partial conformity with Policy 60 of RPG60, with the purposes of Structure Plan Policy P7/7 and Local Plan Policy EN44 and those of Policies NE/2 of the LDF and ENG2 of the Draft revision of RSS14.

Landscape and Visual Impacts

87. Landscape impact and visual impact should be considered separately. Landscape impact being the effects of a development on the landscape fabric, character and quality and so concerns the degree to which the development becomes a significant or defining characteristic of the landscape. Visual impact being the degree to which a development becomes a feature in particular views and the effect this has on the people experiencing those views.
88. It is considered that there are no other wind farm developments alongside which this proposal should be considered in terms of the cumulative landscape and/or visual impact as, not only are there not any other such developments visible from the same points, there are also no other such developments that would be visible shortly after each other along the same journey.
89. Other than localised hedge planting to the southwest of the site, the ES concludes that there is no benefit gained by or proposal for on-site mitigation planting.

90. The Council commissioned Chris Blandford Associates (CBA), landscape architects specialising in wind farm development, to provide an assessment of the landscape and visual chapters of the ES and to provide landscape and visual advice on the planning application.
91. CBA has reviewed the methodology adopted in the ES to assess landscape and visual impact. Several criticisms are highlighted in regard to the degree of assessment and impact upon Conservation Areas, Historic Parks and Gardens, Listed Buildings and landscape character, quality value and sensitivity.
92. CBA has reviewed the ES landscape and visual impact assessment in regard to the above matters and to The Fleam Dyke Scheduled Ancient Monument, the setting of Cambridge, the historic landscape and visual impacts.
93. CBA has identified key landscape planning policies and guidance at the national (PPG15 and PPG16), County (Structure Plan 2003) and Local Level (2004 Local Plan).
94. Finally CBA considers the suitability of the Wind Farm Site at Section 5. I quote it in full:
 - “5.1 Many of the landscapes surrounding the site are simple and large-scale, and a wind farm development can, in theory, be more easily accommodated within such landscapes than complex, small-scale ones. However, the landscapes surrounding the site also have high sensitivities to wind turbine development, e.g. open and undeveloped skylines, a sense of tranquillity and seclusion in some parts and the presence of protected features such as listed buildings, Conservation Areas and a scheduled ancient monument.
 - 5.2 Development of the wind farm would result in the introduction of new, large-scale, vertical, man-made elements into a predominantly rural landscape that supports a relatively sparse population.
 - 5.3 The proposed wind farm would result in significant adverse impacts on the:-
 - (a) Character, local distinctiveness and quality of this high quality, rural landscape
 - (b) Setting and appreciation of the historic character of Fleam Dyke
 - (c) Setting of Conservation Areas at West Wratting and Balsham
 - (d) Setting of listed buildings at Nine Chimneys House on the northern edge of Balsham, Weston Colville Hall to the west of the site, and West Wratting Grange to the southeast of the site.
 - 5.4 The wind farm would also result in significant adverse impacts on the visual amenity of residents and recreational walkers for up to 10km from the site but would affect relatively low numbers of people for a wind farm site in this part of England.
 - 5.5 The proposed turbines would conflict with a series of landscape planning policies and guidance, at local, county and national level, which are intended to protect residential amenity, the intrinsic character of the countryside, and the settings of landscape and cultural heritage resources. This would conflict

with Cambridgeshire and Peterborough Structure Plan policies P7/4 (Landscape), P7/6 (Historic Built Environment) and P1/2 (Environmental Restrictions on Development). They would also conflict with South Cambridgeshire Local Plan policies EN1 (Landscape Character Areas), EN3 (Landscaping and design standards for new development in the countryside), EN4 (Historic Landscapes), EN28 (Development within the Curtilage or Setting of a Listed Building) and EN30 (Development in Conservation Areas).

- 5.6 CBA consider that there are strong grounds for rejection of this planning application based on the predicted significant adverse impacts on the setting of the scheduled ancient monument of Fleam Dyke, on the setting of Conservation Areas and listed buildings and on the character, quality and local distinctiveness of this high quality, largely intact rural landscape."

Nature Conservation Interests

95. Badgers, bats, a number of bird species and scarce arable fauna are known to be present on and around the site, but having carefully considered the survey work originally submitted and the additional survey work carried out, and subject to the agreement and implementation of the proposed habitat enhancement plan, together with the imposition of appropriately worded conditions, the relevant Conservation Groups have not objected to the proposal. Indeed positive benefits have been identified, including RES's proposal to fund over a 5 year period the following 3 work areas on Fleam Dyke SSSI:
- (a) Management of species rich grassland
 - (b) Juniper restoration plan
 - (c) Monitoring of the local Chalkhill butterfly population

Archaeology and the Historic Built Environment

96. The ES identifies a number of potential archaeological features within the site which would be largely unaffected. Where they would be affected, they would be excavated and recorded.
97. The impact of the proposal upon the setting of Fleam Dyke, SAM, at its south east end will be significant, particularly given the location of Turbine 10 up to 357m distance from this open section of the SAM. The SAM is some 5km long and is dissected by the A11 Trunk Road and crossed south east of Dungate Farm by a 400kw overhead power line with a 46m pylon tower some 50m from the Dyke. The presence of Turbine 10 on the south easterly approach to the SAM will, in my opinion, detract from its setting at that end, but elsewhere the turbines will be no closer than 900m; and in many cases exceed 1km. For much of its length south-east of the A11 the Dyke has vegetation on either side, which will help to filter views. In the absence of an objection from English Heritage, I do not consider that permission should be withheld on that ground.
98. I do not agree with the CBA report for the Council which concluded that the proposal would have a significant adverse impact on the Conservation Areas at West Wrattling and Balsham or on the setting of the Listed Buildings specified in Paragraph 94 above. These Conservation Areas do, for the most part, have an enclosed character by virtue of mature planting and tree belts. Views out towards the application site are limited. The same applies to the specified Listed Buildings, other than Grange Farmhouse on Balsham Road, West Wrattling. This is some 900 metres from T.11 in this very open and visually exposed part of the site. In terms of its wider visual and

functional setting there will be an adverse impact, but, in the context of the wider historic environment, I agree with the Conservation Manager that impact is limited.

Hydrology

99. The ES includes information on hydrology and hydrogeology and a Flood Risk Assessment has also been submitted as part of the application. Subject to the surface water drainage condition recommended by the Environment Agency, the proposal is considered to be acceptable in terms of its impact on the water environment.

Residential Amenity

100. In terms of noise, figure 10.1 in the ES seeks to demonstrate that only Wadlow Cottage would be within the predicted >35.0 dB contour. Recommended good practice on controlling noise from wind turbines is contained in 'The Assessment and Rating of Noise from Wind Farms', ETSU-R-97, part of which is reproduced in the Companion Guide to PPS22.
101. For the day-time hours it suggests an upper limit of 35-40dB(A) or 5dB(A) above the prevailing background as measured during quiet day-time periods, whichever is the greater. For the night-time, the recommended maximum noise limit is 43dB(A) or 5dB(A) above the prevailing night-time background, whichever is the greater. The 43dB(A) lower limit is based on a sleep disturbance criterion of 35dB(A), with an allowance of 10dB(A) for attenuation through an open window and 2dB(A) subtracted to account for the use of L_{A90} rather than L_{aeq} .
102. The ES records predicted noise levels at nearby dwellings from the operation of the proposed wind farm. Six of the 20 nearest neighbours would experience noise emission levels above the 35dB(A) threshold at a wind speed of 10m/s at 10m above ground level (ETSU recommended simplified criteria for offering sufficient protection of amenity from wind farms with "very large separation distances between the turbines and nearest properties").

Location	Noise Level	Distance to Nearest Turbine/m
Dungate Farm	35.5	1126
Larkhall Cottages	35.9	1048
New Wadlow Cottages	36.3	960
Wadlow Cottage	37.7	802
Wadlow Farm	36.3	981
West Wrattling Valley Farm	36.1	817

103. The ES carried out a full acoustic assessment for these properties and concluded that noise levels at all locations are within both the quiet waking hours limit and night-time noise limits (see Paragraph 101 above) at all wind speeds considered.
104. The Council's consultant, BRL, is satisfied that, subject to the imposition of appropriate conditions, the application has complied with the advice included in PPS22. Whilst the conditions on different sites are not the same, it is interesting to note that the Inspector in his December 2006 decision letter noted that:

“During my visit to the Burton Wold Wind Farm I noted that the turbines only became audible at much closer locations than any of the nearest dwellings in Conington and Boxworth would be to the turbines indicated in the appeal proposal.”

The nearest dwellings at Wadlow would be further from the wind farm than was the case at Boxworth and Conington.

105. PPS22 Companion Guide indicates that there is no evidence that ground transmitted low frequency noise from wind turbines is at a sufficient level to be harmful to human health.

In November 2006 all planning authorities received a letter from the Department of Communities and Local Government advising that the ‘Hayes McKenzie’ report, commissioned by the DTI and issued in May 2006, concluded that there is no evidence of health effects arising from infrasound or low frequency noise generated by wind turbines.

In regard to aerodynamic modulation (synchronised downward stroke of more than one blade resulting in a combined ‘chomp’), the Inspector at the Boxworth Inquiry concluded that “the infrequent identification of aerodynamic modulation in existing wind farms leads me to the conclusion that it would be unlikely this would occur.”

106. The application does not specify a particular model of turbine that would be erected. The ES uses the Vestas V90 2MW 105.0dB(A) for the purpose of the noise assessment. Should the application be approved, it would be important to ensure that the type of turbine approved and erected has no greater impact on local residents than this model. This would be covered by the recommended conditions at paragraph 104 above.
107. In relation to shadow flicker and reflected light, PPS22 CG indicates that this can occur inside buildings where the flicker appears through a narrow window opening. It goes on to say that flicker occurs only within ten rotor diameters of a turbine. Thus for 80m diameter blades, the potential flicker could be felt up to 800m from a turbine. No dwelling would be less than 800m from a turbine at Wadlow. In addition the ES indicates that rotational speed of the blades would be well below the 50 rpm critical frequency over which a nuisance might occur.
108. The Companion Guide to PPS22 indicates that careful choice of blade colour and surface finish can reduce the effect of reflected light and suggests that a light grey semi-matt finish, as suggested by the applicant, is often used for this.

Highway Safety

109. Some objectors have expressed concern that the turbines would be a distraction to motorists, particularly those using the A11 Trunk Road. Whilst the Highways Agency has been concerned about distraction in relation to the wind farm, at Boxworth/Conington, it has raised no objections to this application provided the proposed junction improvements to the Wilbrahams junction are carried out. Traffic flows and conditions are significantly different on the A11 compared with the A14. In 2005 traffic flows on the A11 were less than 50% of the flow on the A14 at Boxworth/Conington and HGV flows were 30% less. At Boxworth the closest turbines were about 250m from the road. At Wadlow the closest would be 1,150m/1,200m. There are no planned improvement schemes on the A11, unlike the A14.

110. PPS22CG points out that:

“Wind turbines should therefore not be treated any differently from other distractions a driver must face and should not be considered particularly hazardous. There are now a large number of wind farms adjoining or close to road networks and there has been no history of accidents at any of them.”

111. Although that was also the conclusion of evidence presented at the Boxworth Inquiry by the Highways Agency’s consultants, the Inspector opined that the particular combination of circumstances led to a conclusion that, exceptionally, the wind farm would have a harmful impact on road safety.
112. There are no highway or road safety grounds for objecting to this proposal.

Electromagnetic Interference

113. Wind turbines can potentially interfere with communication systems that use electromagnetic waves like television, radio and microwave links. The bodies responsible for such links were consulted on the application and, in the main, raised no objections to the proposal. However, there are holding objections from Cambridge Airport and Anglian Water. An assessment by the applicant, with reference to the BBC’s new online tool, of the affect of the development on TV reception has enabled the applicant to assess the properties potentially affected.
114. RES is confident that, in all areas of predicted interference, a remedial solution is available either by aerial re-direction, upgrading existing installations with amplification or an improved aerial, or a conversion to terrestrial digital or satellite television. RES is quite willing to agree to a Section 106 or similarly binding agreement to meet the costs of investigating and rectifying any TV reception problems which may occur as a result of the wind farm.
115. The applicant commissioned a report on the compatibility of the proposal and utility radio telecommunication services. This is a detailed technical report which concludes that radio systems and wind farms can co-exist provided adequate mitigation measures are taken and the cost of specified mitigation measures are borne by the Developer. Given that Anglian Water has not disclosed whether it is concerned about existing or possible future radio systems, I do not consider that the objection can be sustained. If permission is granted, a suitably worded condition should oblige the applicant to commission a comprehensive mitigation study and to identify measures to overcome any potential interference.
116. In relation to potential television interference, the ES states that the main TV service in the area is from the Sandy Heath transmitter to the west with an alternative service from the Sudbury transmitter to the east. It indicates that any problems are likely to be isolated to a small area to the east of the site, there are ready solutions and the applicant would be prepared to enter into a legally binding agreement to ensure that it identifies and rectifies speedily at its own cost any such occurrence. PPS22CG indicates that careful siting of individual turbines can usually resolve effects on electromagnetic links. In some cases, it may be possible to effectively re-route the signal around the development, at the developer’s expense, to overcome the problem. Moreover it would be reasonable and possible to impose a condition on any consent to require a scheme to secure the investigation and alleviation of any interference to domestic TV reception, which may be caused by the operation of the wind turbines.

Air Safety

117. One issue remains to be resolved: that of degradation of radar services provided at Cambridge Airport. The parties are working on a solution to install a second radar at the airport to provide coverage of the airspace directly above the wind farm. All costs would be met by RES, who have now provided Cambridge Airport with a draft agreement. In principle, this technical matter should be capable of resolution. If permission is granted, a condition can be imposed precluding the operation of any wind turbine until the solution has been implemented.

Other Matters

118. Subject to the agreement of the precise siting of the turbines, the proposal complies with the guidelines set down by the British Horse Society and the National Grid in relation to minimum distances from public rights of way used by horses and high pressure gas mains respectively.
119. I note that the BHS has recently amended its guidelines, albeit without apparent consultation with BWEA. Nevertheless PPS22 CG, which carries weight in the decision-making process indicates that:
- “The British Horse Society, following internal consultations, has suggested a 200 metre exclusion zone around bridle paths to avoid wind turbines frightening horses. Whilst this could be deemed desirable, it is not a statutory requirement, and some negotiation should be undertaken if it is difficult to achieve this.”
120. The Wind Annex to PPS22 says that there have been no examples of injury to a member of the public arising from the operation of wind turbines and adds that published research shows the build up of ice on blades to be unlikely to be problematic. It refers to the overall height to the blade tip plus 10% as being often regarded as a safe separation distance from occupied buildings and the overall height to the blade tip as being often regarded as a safe separation distance from public rights of way. There are no occupied buildings or rights of way within 132m (the height of the turbines plus 10%) of any turbine, the nearest right of way being 200m from Turbine 1.

Conclusion

121. Having regard to all of the material considerations discussed in this case, I consider that the determination rests on the balance between the strong presumption in favour of supporting renewable energy schemes, particularly as there exists a substantial gap between the targets and current provision in the region and the significant harm which will be caused to the landscape character and visual qualities of this area, by reason of the number, size and extent of the turbines.
122. Policy presumption in favour of the scheme is tempered by the very significant weight to be attached to the reasoned justification for Policy NE/2 of the LDF, which suggests that “small groups of wind turbines may also be appropriate”. I do not consider this scheme to comprise a small group!
123. There are no longer special landscape designations in South Cambridgeshire but the Landscape Character Assessment of the East Anglian Chalk, which was carried out by the author of The Landscape Partnership Report, on behalf of the then Countryside Commission (1996 to 1998), advised that ‘the area would benefit from a discouragement of both large-scale developments on hilltops and’.

124. I do not consider that the scale of this particular scheme will sensitively relate to the features and character of this landscape, which Policies P7/4 of the Structure Plan and EN1 and EN3 of the Local Plan seek to protect.
125. The extensive nature of the proposal beyond the containing elements of the north and westerly facing slopes and the existing blocks of woodland, coupled with the height and number of turbines, would overwhelm and dominate the character of the landscape rather than be assimilated into or work with the existing features.
126. I am, however, conscious that no sizeable renewable energy project has been approved in South Cambridgeshire. Approved schemes have been limited to individual wind turbines and the inclusion of technology to generate renewable energy within new developments.
127. Schemes of a scale appropriate to their surroundings should be supported, notwithstanding the degree and nature of change which will result. In neither of the two cases so far advanced in this District has that balance been successfully achieved. I do not consider that the economic, climatic or ecological benefits accruing from the scheme outweigh the substantial harm caused by the scale of this proposal.

Recommendation

128. Refuse (as amended by the Flood Risk Assessment accompanying RES' 25th September 2006 letter to the Environment Agency and additional information date stamped 29th November 2006) for the following reasons:

Reason for refusal:

Whilst Policies P7/7 of the Structure Plan 2003 and NE/2 of the Local Development Framework (LDF) 2007 support proposals which generate energy from renewable sources, the benefits accruing from this proposal are outweighed by the substantial harm caused by the number, height and extent of the turbines dominating the character and quality of this landscape which can be appreciated by the public from nearby important public rights of way. The scale of the proposal would, therefore, be contrary to Policies P7/4 of the Structure Plan, EN1 of the South Cambridgeshire Local Plan 2004 and NE/4 of the LDF.

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Local Development Framework Development Control Policies Submission Draft January 2006
- Planning file refs: S/1018/06/F, S/0128/06/F and S/2400/03/F

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee6th June 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0588/07/F – THRILOW**Dwelling at Land Adjacent to 8 Woburn Place for Mr D Eversden & Ms S Keylock****Recommendation: Approval****Date for Determination: 25th May 2007****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 0.01 hectare application site is located on the north-west side of the A505 within the Heathfield estate. It comprises part of the curtilage of No.8 Woburn Place, a two storey render and slate dwelling at the north-eastern end of a terrace of four properties. This terrace faces the A505 with private gardens sited on the rear/north-west side of the dwellings.
2. The full application, submitted on 30th March 2007 and amended on 16th May 2007, proposes to extend the existing property on its north-eastern side in order to create a two storey 2-bedroom house. The existing parking area to the rear/north-west side of No.8 would be subdivided to provide two off-street parking spaces for each of the existing and proposed properties. The density of the development equates to 71 dwellings/hectare, gross inclusive of the existing dwelling.

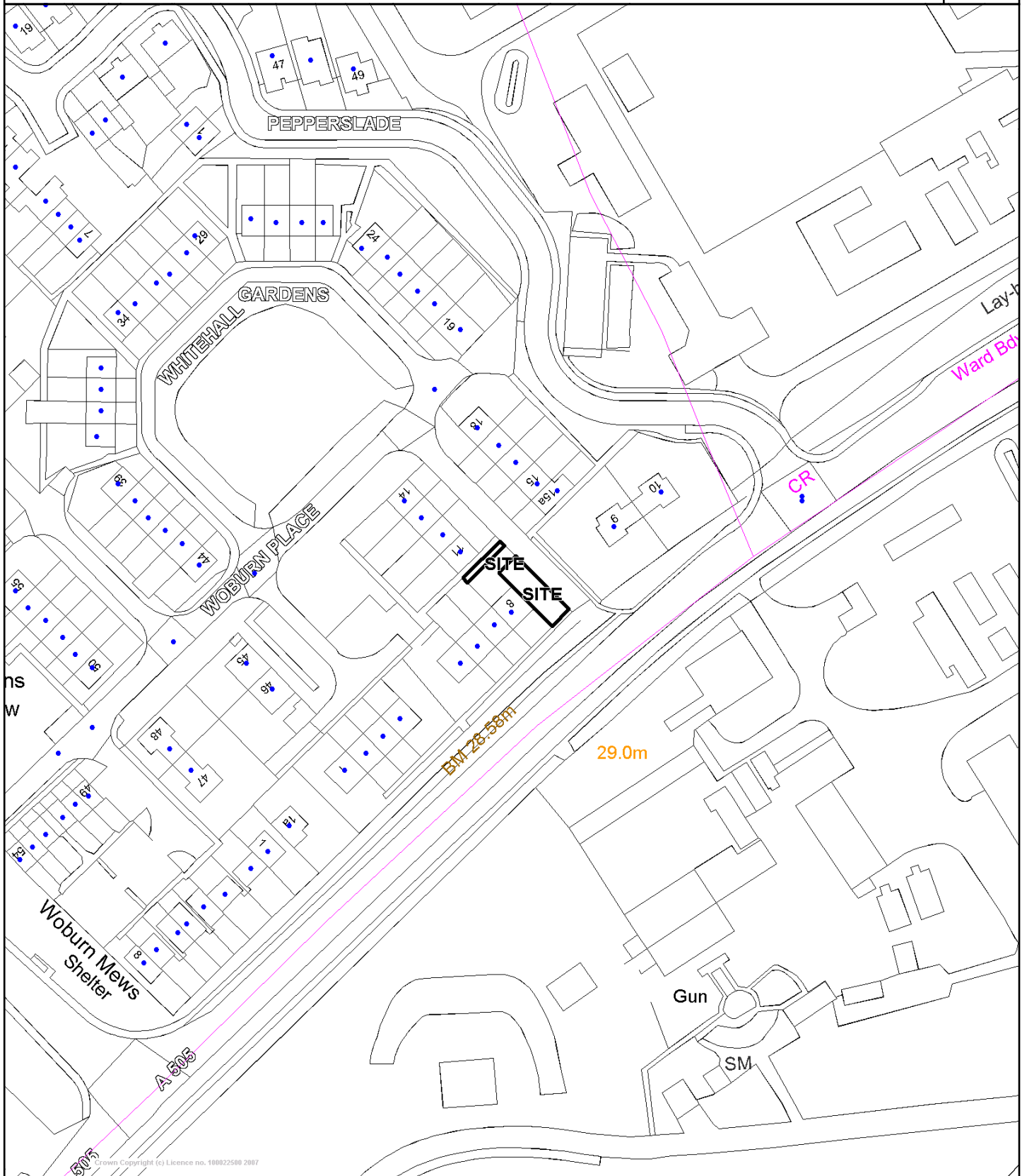
Planning History

3. None.

Planning Policy

4. Whilst the site falls within the parish of Thriplow, it is located in the Heathfield area which is identified within **Policy ST/7** of the South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007, as an infill only 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.
5. **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.

S/0588/07/F



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Planning Committee - June

Consultations

6. **Thriplow Parish Council** objects to the application for the following reasons:

“The area is already too dense and this proposal would appear to be far too cramped. All the groups of houses in this part of Heathfield have ‘breathing spaces’ at either end of the terraces and no building abuts directly onto a road. Speculative development on any ‘breathing space’ in Heathfield should be resisted – the density would become claustrophobic. Parking problems already exist with residents in this part of the estate, a further dwelling would add to these problems. The building would spoil the aspect of the estate frontage. The plan shows the house extending to the boundary of the property which doesn’t seem right.”

7. **The Local Highways Authority** raises no objections, subject to an informative stating that permission does not constitute a licence to a developer to carry out any works within, or disturbance of, or interference with the public highway.
8. **Corporate Manager (Health and Environmental Services)** raises no objections subject to a condition restricting the hours of use of power operated machinery during the construction period being attached to any consent in order to minimise noise disturbance to neighbours.

Representations

9. Letters of objection have been received from the occupiers of Nos. 9 and 11 Woburn Place. The letter from the former has been accompanied by a petition signed by Nos. 10, 13, 15 and 15a Woburn Place. The main points raised are:
- a. The proposed dwelling would reduce light to No.11 Woburn Place;
 - b. The development will cause problems with parking and extra traffic in an area where there is already an on-street parking problem;
 - c. The proposal will lead to more on-street parking which will cause access problems for emergency and refuse vehicles, and to the driveway serving No.9 Woburn Place;
 - d. Lack of visibility from the parking spaces of pedestrians using the adjacent footpath;
 - e. 2 x 1000 litre oil tanks are shown just 1½ metres from No.11, with a wooden fence between. Is this legal?;
 - f. Would set a precedent for development of nearby sites;
 - g. Would result in disturbance to neighbours, obstruct access to neighbouring properties, and cause potential safety problems during the construction period.

Planning Comments – Key Issues

10. 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. Highway safety/parking.

Impact upon character of area

11. The proposed development would result in a continuation of the existing row of four dwellings to create a terrace of five properties. The new dwelling would be of the same proportions and same height as the existing terrace and would utilise matching materials. I am therefore satisfied that, in design terms, the proposal would be in keeping with the character of the area.
12. The proposed development would result in the loss of the existing open area at the south-eastern end of the cul-de-sac, filling in part of the gap between Nos. 8 and 9 Woburn Place. The side wall of No.8 together with the front elevations of Nos. 11 –14 form a straight building line and the proposed dwelling, formed by extending No.8 on its north-eastern side, would intrude forward of this line and be readily visible in the street scene particularly when viewed from the other end of the road to the north-west. However, in my opinion, the retention of this building line is not critical to the streetscape and there would still be a space of some 16 metres between the proposed dwelling and No.9 Woburn Place. As such, whilst I accept the development would be visible and prominent, I do not consider it would be seriously harmful to the character of the area.

Residential amenity

13. The occupiers of No.11 Woburn Place have expressed concerns about the development on the grounds of loss of light to their property. The proposed dwelling would be sited on the south-east side of No.11 and there would therefore be some mid morning loss of sunlight to the front garden area. However, given that the dwelling would be in excess of 10 metres away from, and sited at a very oblique angle to, No.11's front garden, I consider any loss of sunlight would not be significant enough to substantiate a refusal of the application.
14. The proposed dwelling has no first floor windows in its north-east side elevation, in order to protect the future privacies of the occupiers of No.9 Woburn Place. A condition should be added to any consent preventing the insertion of windows without prior planning permission.
15. With regards to the oil tank, the applicant's agent has confirmed that it will be properly installed and maintained by a registered technician in accordance with current regulations. In addition, the Council's Building Inspector has confirmed that if the oil tank is to be sited within 760mm of a fence (this would be the case), then 30 minute fire protection would be required.

Highway safety/parking

16. There is a gravelled area to the rear of the existing dwelling that is presently used as an off-street parking area. This would be utilised to provide two off-street parking spaces for both the existing house and the proposed new dwelling. In addition to these spaces, No. 8 Woburn Place also has a designated parking space elsewhere within Heathfields. Given that the proposed off-street parking provision exceeds the Council's parking standards, I am satisfied that the development should not give rise to on-street parking problems and that the application could not justifiably be refused on highway safety grounds.
17. The parking area is presently bounded by 1.8 metre high fencing which does obstruct pedestrian visibility. An amended plan showing the provision of a 2 metre x 2 metre

visibility splay to the south-east has been submitted. In addition to this, the fence that forms the boundary of the site with the adjacent pathway should be reduced to a maximum height of 600mm for a distance of 2 metres back from the edge of the private road in order to provide adequate visibility on the north-west side of the parking area.

Recommendation

18. Approval, as amended by drawing number PC/07/05-04-rev A date stamped 16th May 2007:

Conditions

1. Standard Condition A (Reason - A);
2. Sc19 (Rc19);
3. No windows, doors or openings of any kind shall be inserted at first floor level in the north-east side elevation of the dwelling, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason – To safeguard the privacy of occupiers of the adjoining property to the north-east, No.9 Woburn Place);
4. The permanent space to be reserved on the site for parking for both the existing property at No.8 Woburn Place and the new dwelling, as shown on drawing number PC/07/05-04-rev A date stamped 16th May 2007, shall be provided before the first occupation of the dwelling, hereby permitted, and thereafter maintained. (Reason – In the interests of highway safety);
5. A visibility splay shall be provided on the south-east side of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 2.0 metres x 2.0 metres measured from and along respectively the boundary of the site with the adjacent private road. (Reason – In the interests of highway safety);
6. Before the occupation of the dwelling, hereby permitted, the fence forming the boundary between the proposed parking area and adjacent footpath to the north-west shall be reduced to a maximum height of 600mm for a distance of 2 metres back from the boundary of the site with the adjacent private road and shall thereafter be maintained (Reason – In the interests of highway safety);
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 (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)
 - **South Cambridgeshire Local Plan 2004:**
SE5 (Development in Infill Villages)
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. 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. The granting of planning permission does not constitute a permission or licence to carry out any works within, or disturbance of, or interference with, the public highway. Separate permission must be sought from the Local Highways Authority for such works.

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 Ref: S/0588/07/F.

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee6th June 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

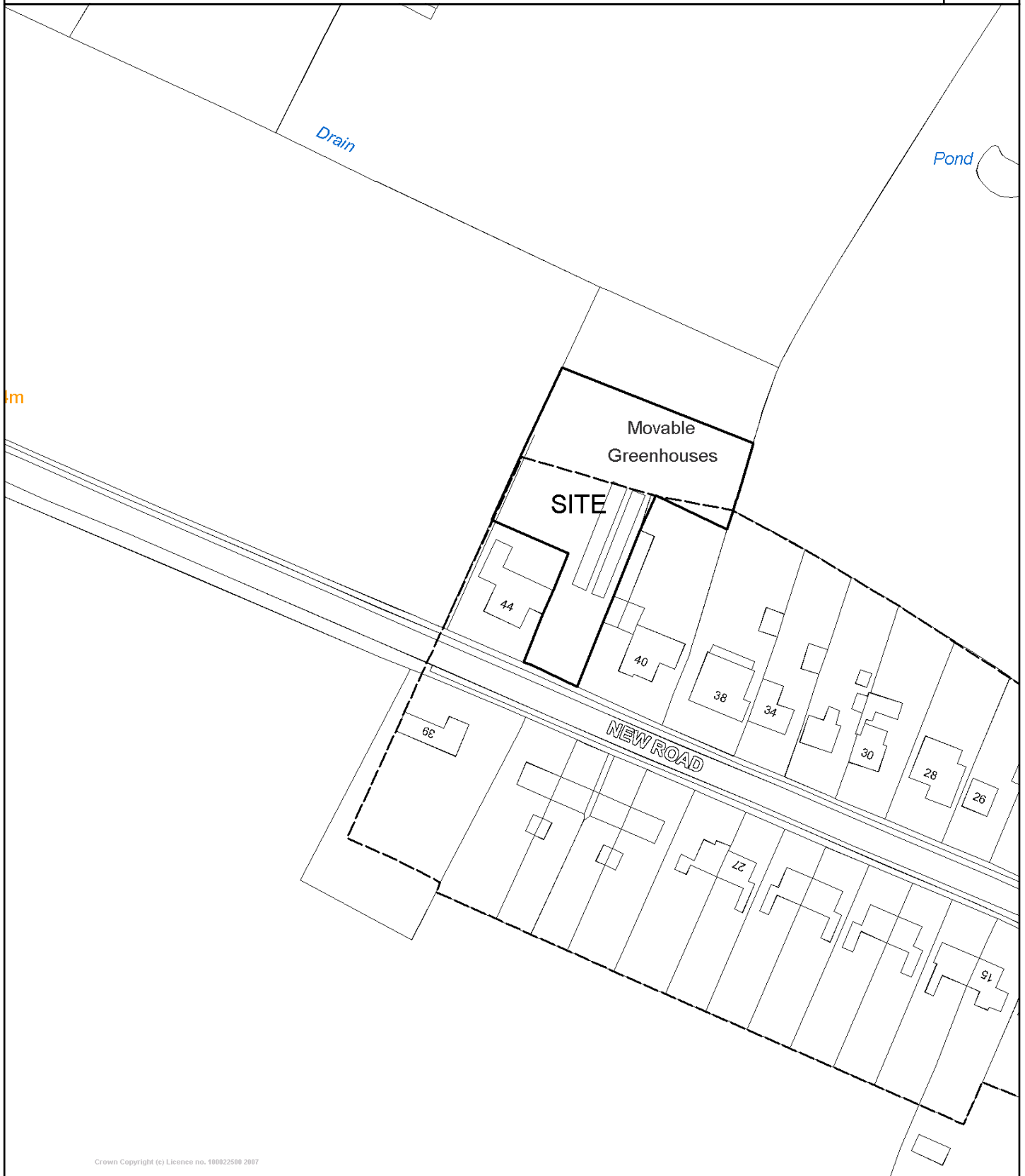
S/0441/07/F – OVER**Dwelling at Land adjacent 44 New Road for Mrs P Mitchell****Recommendation: Approval****Date for Determination: 1st May 2007****Site and Proposal**

1. The site is approximately 0.19ha in area and lies on the western side of Over. The rear portion of the site lies outside the village framework. At present the remainder of the site is used as the side garden to the bungalow at No. 44. To the east lies a chalet bungalow.
2. A greenhouse/conservatory is attached to the side of No. 44.
3. The full planning application, received 6th March 2007, proposes the erection of a chalet dwelling adjacent to No. 44 retaining its greenhouse/conservatory. It would comprise up to 4 bedrooms. The dwelling would be approximately 6.1m in height with a width of 10.2m and a depth of 19m. Three dormer windows are to be inserted into the front elevation.
4. Space for the parking of one car in an integral garage and one in front together with a turning area is to be provided.
5. The application also proposes the change of use of land to the rear from agricultural to garden land.
6. The application was amended on 13th April 2007 to show how the new dwelling would be related to the existing at No. 44 and to clearly identify the area of land subject to the change of use.

Planning History

7. Planning permission for the erection of the existing dwelling at No. 44 was granted at appeal in 1983 (**S/0391/82/F**).
8. An application for a Lawful Development Certificate was submitted in November 2005 and refused in April 2007 in relation to the use of the land to the rear of No. 44 as garden land.
9. An application for a dwelling adjacent to No. 44 New Road, including the change of use of land to the north to garden land (**S/2031/06/F**) was granted delegated approval at the January 2007 Planning Committee meeting. The permission has not yet been issued.

S/0441/07/F



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Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

10. Policy **P1/3** – Sustainable Design in Built Development states that a high standard of design and sustainability for all new development will be required which responds to the local character of the built environment.
11. Policy **P5/5** - Homes in Rural Areas state that small scale housing development 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

12. Policy **SE8** – Village Frameworks states that there will be a general presumption in favour of residential development within the frameworks of villages.
13. Policy **SE9** – Village Edges states that development on the edge of villages should be sympathetically designed and landscaped to minimise the impact of development on the countryside.
14. Policy **EN3** – Landscaping and design standards for new development in the countryside states that where new development is permitted in the countryside the landscaping works shall be appropriate to the particular landscape character area and reinforce local distinctiveness wherever possible.
15. Policy **HG10** – Housing Mix and Design states that the design and layout of schemes should be informed by the wider character and context of the local townscape and landscape. Schemes should also achieve high quality design and distinctiveness, avoiding inflexible standards and promoting energy efficiency.

South Cambridgeshire District Council Local Development Framework Core Strategy Development Plan Document Adopted January 2007

16. Policy **ST/6** (Group Villages) – identifies Over as a Group Village. In such villages, development will be permitted, provided, amongst others, the site in its present form is not essential to the character of the village, development would be sensitive to the character of the village, local features of landscape or ecological importance and the amenities of neighbours (Policy **SE4** of the Local Plan 2004.)

Consultation

17. **Over Parish Council** recommends refusal. It states “Parish Council feels that this would be an inappropriate sized dwelling for the width of plot. Also any change of use of land to the rear would encroach on the open nature of surrounding land”.
18. **Corporate Manager (Health and Environmental Services)** has no objections subject to safeguarding conditions.
19. **Local Highways Authority states:** “Please condition any full application that the 2m x 2m visibility splay be shown on the drawings be included in the curtilage of the new dwelling and that this area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

Otherwise the proposal should have no significant impact on the public highway, should it gain the benefit of planning permission.”

Representations

20. Two letters of objection have been received from the occupiers of Nos. 38 and 40 New Road. The points of objection are summarised below:
21. The proposed dwelling is much larger than those adjoining and would stand out well above the skyline being much taller. This will not fit in with the character of the area. The large footprint is not in keeping with nearby properties.
22. The rear extension will spoil views of the countryside and the church.
23. No provision for access to the agricultural land behind the proposed dwelling.
24. Impact of additional bulk due to the long rear projection on the occupiers of No. 38.
25. Insufficient parking and turning to the front. Property is only 35m away from the road calming measures leading to potential hazards as visitors cars will be parked on the highway.
26. Rare strains of apple trees will be destroyed.
27. Concern that a dormer window will overlook No. 40. This window is shown to be obscure glazed but it will still impact on privacy unless a high level of obscurity is provided.
28. Impact of the rear extension element on both No. 40 and No. 44.

Planning Comments – Key Issues

29. The key issues are:
 - (a) The impact of the proposal on the amenities of adjacent residents
 - (b) The impact of the proposal on the visual quality of the street scene
 - (c) The impact of the proposal on highway safety
 - (d) The impact of the proposal on the surrounding countryside

Neighbour amenity

30. The proposed first floor bathroom window in the east elevation could have the potential to overlook No. 40. The plans show this window to be obscure glazed. A condition requiring this should overcome any problems of overlooking.
31. There are four rooflights in the proposed first floor west elevation. Of the two larger ones, the most northerly of these could have the potential for overlooking of the rear garden of No. 44. A condition requiring this to be obscure glazed is therefore necessary. The other window should not afford any material views of the private space to the rear of No. 44.
32. This window will afford some views into the greenhouse/conservatory. However it is difficult to gain views looking down from a rooflight due to the distance one stands back from it. I consider the restricted views to be acceptable. In addition this element

of No. 44 is more an attached greenhouse rather than conservatory and on balance I consider this to be acceptable.

33. The remaining two smaller windows appear to be above head height within en-suites and can be conditioned accordingly.
34. The three rooflights in the rear single storey element are above head height.
35. Ground floor windows in both the east and west elevations will not cause any loss of privacy provided the boundary treatment is carefully controlled. A condition requiring the submission of details is therefore necessary.
36. I do not consider the bulk of the dwelling will result in any material loss of light or be unduly overbearing to either neighbour.

Street scene

37. The proposed dwelling will have a similar impact on the street scene to the one that Members considered acceptable at the January committee meeting. In fact that dwelling was approximately 200mm taller than now proposed. The current scheme does introduce an additional dormer window in the front elevation and the rear projection is approximately 1m greater in length but on balance the differences are minor and I do not consider the impact on the street scene to be unacceptable.

Highway safety

38. I am mindful of the comments of the Local Highways Authority. A condition requiring pedestrian visibility splays is necessary.

Change of use

39. The change of use of land to the rear to garden land was considered to be acceptable at the January committee meeting. I see no reason to recommend any change to this view and subject to appropriate landscaping details, boundary treatment and the removal of permitted development rights this element of the proposal will be acceptable. Since the consideration of the earlier application the Lawful Development Certificate for use as garden land has been refused. This application did not consider the merits of such a use and the refusal was based solely on an evaluation of the evidence and facts.

Recommendation

40. Approval as amended by letter dated 10th April 2007 and plan ref. "Green House Retained Rev A" dated stamped 13th April 2007 subject to the following conditions.
 1. Standard Condition A – Time limited permission (RCA)
 2. SC5a – Details of materials for external walls and roofs (RC5aii)
 3. SC51 – Landscaping (RC51)
 4. SC52 – Landscaping implementation (RC52)
 5. SC60 – Boundary treatment (RC60)

6. The first floor window in the east elevation of the building and the most northerly rooflight serving bedroom 1, hereby permitted, shall be fitted with obscured glass and maintained as such in perpetuity. (RC23)
7. The two smaller, most southerly rooflights, in the western elevation shall have a sill height of no less than 1.7m above finished floor level. (RC23).
8. No further windows, doors or openings of any kind shall be inserted in the first floor east or west elevations of the dwelling, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (RC22)
9. SC21 – Withdrawal of Permitted Development rights Part 1 Class E, Part 2 Class A. (RC21)
10. Highways condition D5b – Pedestrian visibility splays 2m x 2m.
11. 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).

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:**
SE4 (Group Villages)
SE8 (Village Frameworks)
SE9 (Village Edges)
EN3 (Landscaping and design standards for new developments in the countryside)
HG10 (Housing Mix and Design)
 - **South Cambridgeshire District Council Local Development Framework Core Strategy Development Plan Document Adopted January 2007:**
ST/6 (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:
 - Residential amenity
 - Highway safety
 - Visual impact on the street scene
 - Impact on the countryside

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
- South Cambridgeshire District Council Local Development Framework Core Strategy Development Plan Document Adopted January 2007
- Planning Application Files Ref: S/2031/06/F and S/0441/07/F

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee6th June 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0659/07/F – BAR HILL**Change of Use of Parking Spaces to Hand Car Wash and Car Valeting System at Tesco Stores, Viking Way for SPP (Southern) Ltd.****Recommendation: Approval****Date for Determination: 29th May 2007****Notes:**

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

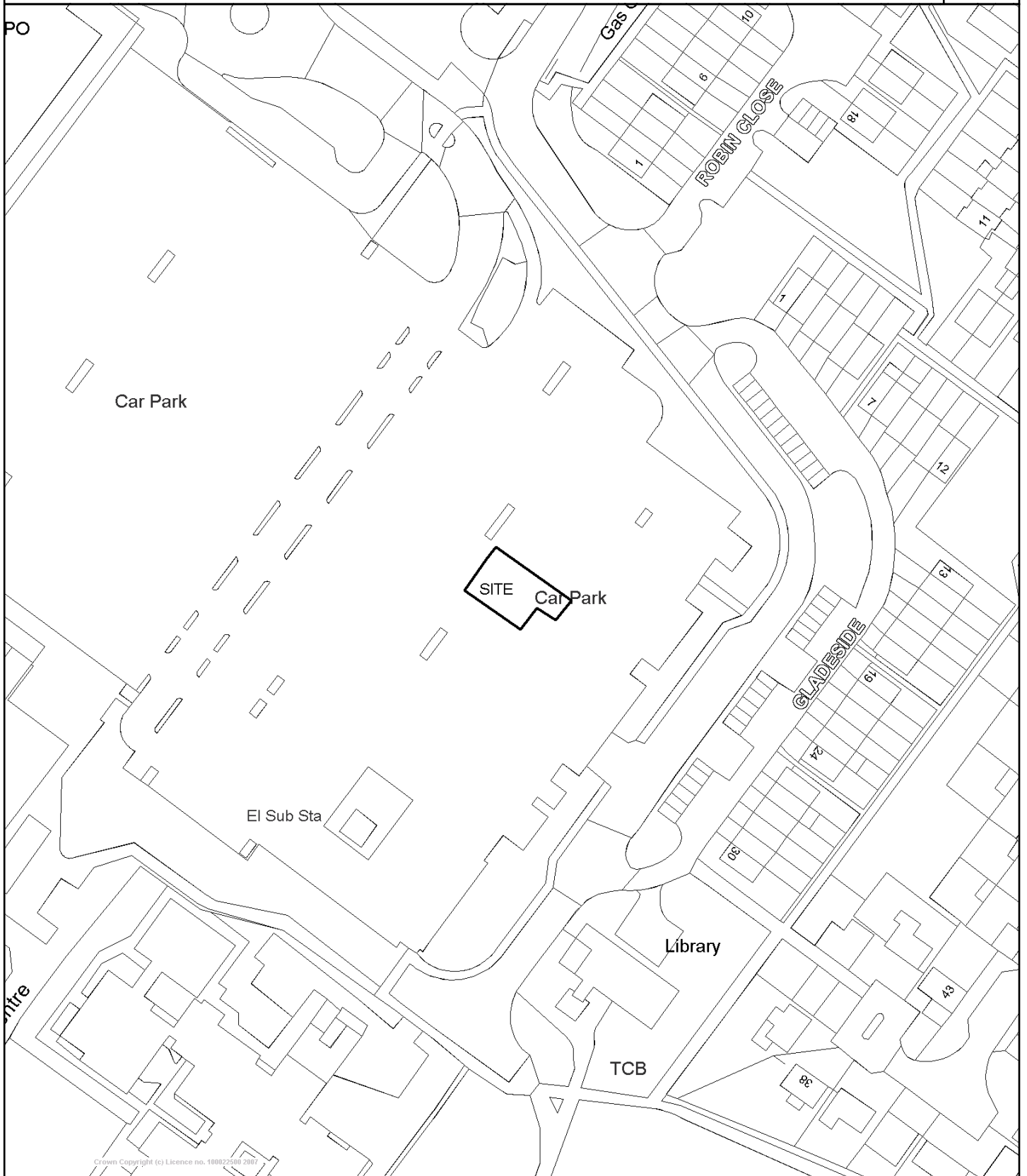
Site and Proposal

1. The site, located within the car park serving the Tesco Stores and 'New Mall' is positioned centrally within the Tesco Stores Car Park, approximately 130m east from the Tesco Store frontage, 91m north from the boundary with Bar Hill Primary School and 72m west from the nearest dwellings in Gladeside. It consists of 9 parking bays in total. The site is immediately abutted by a number of other parking spaces. A mixture of low level areas of landscaping exist on the car park boundaries, which also includes a number of signs and advertisements within the estate.
2. This full application, registered on 3rd April 2007, seeks permission to site a portable building on one parking space and a canopy covering four parking bays to provide an office and a 'dry' bay, with a further 4 'wet' bays for the car valeting operation, resulting in the use of 9 parking spaces in total.

Planning History

3. Planning permission was refused under reference **S/0137/06/F** for a similar development to the current proposals seeking change of use for valeting operation located on parking spaces immediately adjacent to the shared boundary with the Primary School.
4. The application was refused on the grounds that noise from the operation of power generators and power-operated equipment during day-time hours would be likely to give rise to undue noise disturbance at the school and the general public using the village square contrary to Policy ES6 of the South Cambridgeshire Local Plan 2004 and that the facility would result in the loss to shoppers of nine car parking spaces and spaces in use by vehicles waiting to use the facility, with a resulting shortfall of parking spaces available to the Tesco Superstore and 'New Mall' developments. Enforcement action was subsequently taken against the installation of this equipment on the site. At appeal the Planning Inspector dismissed the appeal and upheld the enforcement notice. The Inspector considered that, when fully operational and because of its location, the use would give rise to an unacceptable level of noise

S/0659/07/F



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disturbance to staff and pupils at the primary school. He did, however, comment that there was no evidence to demonstrate that the facility would generate special trips that would otherwise not occur in the normal operation of the car park and subsequently considered that if a location can be found within the car park where there is no noise sensitive development nearby, a temporary planning consent might provide the opportunity to monitor the use in order to establish whether or not it does give rise to a harmful loss of parking space.

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

Planning Policy

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

Consultation

14. **Bar Hill Parish Council** recommends that the application is refused and comments “this would cause a shortage of parking spaces, as Tesco customers are already using the surrounding streets to park their vehicles. Also it would be too close to the residential area of Gladeside. There would be definite noise pollution as we know this from experience and also there would be a visual impact on the area that would not be in keeping with the street scene.”
15. **Environment Agency** comments awaited at the time of writing this report. For information the Agency was satisfied that the proposed method of disposal of trade effluent was acceptable at the time of the previous application
16. **Corporate Manager (Health and Environmental Services)** comments awaited at the time of writing this report.
17. **Local Highways Authority** comments that “as the proposed provision of a hand car wash and car valeting system within the existing car park is unlikely in itself to generate additional traffic to the site, no significant adverse effect upon the Public Highway should result from this proposal”.

Representations

18. The following concerns/comments were received from the owners/occupiers of 10 Gladeside:
 - (a) Car park is already full at peak times, resulting in grid lock in village – to use 9 spaces for other than parking will only add to problems

Planning Comments – Key Issues

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

The visual impact of the development

20. The proposed office and canopy are illustrated as being finished in blue, according to the information submitted with the application. Whilst I accept that these structures taken on their own would be quite visible it is important to consider the context within which they are set. The Tesco/New Mall site is a commercial area, with a number of existing advertisements on the adjacent buildings, and particularly the Tesco superstore itself. The applicants, after discussions following the refusal of the previous planning applications have resited the proposed valet operation in response to the inspector's report and the previous reasons for refusal. The structures would be seen with the existing mall and various advertisements as a backdrop, alongside the planting at the external boundaries of the car park site. Given the character of the area and the setting for the structures and the distance of the proposed structures from the residential dwellings I do not consider that the proposed structures will result in undue harm to the character or appearance of what is essentially a commercial area nor would they be overbearing to the nearby dwellings. The applicants have previously stated that the canopy and cabin can be finished in yellow, should the

Authority see fit. However, given the typical colour scheme on the Tesco building this scheme would not appear as being out of character with the area.

The impact of the development upon the amenity of nearby buildings

21. The applicants have provided a detailed noise statement, which accompanies the application. The applicants have also made representations to clarify that there will be no generator at the site, as all equipment is run off a 110v power supply. Jet washers will not be required as the water recycling unit is not made to supply jet washers. At the time of compiling this report the comments of the Corporate Manager (Health and Environmental Services) are awaited with regards to noise disturbance and will be reported verbally. However, having repositioned the development approximately 65 metres further from the shared boundary with the primary school, the proposals would appear to have addressed the comments made by the Inspector at the time of the earlier appeal. Furthermore it is again important to consider the context within which the proposed use is set. The car park serving the adjacent retail environment caters for approximately 500 car parking spaces. It is my opinion that the associated vehicular movements within this environment is likely to generate a far greater level of noise and disturbance currently than the use of vacuum cleaners as part of the valet service. Furthermore, given the siting of the use approximately 72 metres away from the nearest dwelling and 130 metres away from the school it is unlikely that the level of noise generated would result in an undue increase in noise disturbance to the surrounding area. I have, however, recommended a condition to control the hours of operation for power operated machinery to ensure that a disturbance does not arise outside the core hours typically associated with the superstore.

The impact of the development on the environment

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

The impact on the safety of users of the car park

23. With regards to the loss of parking spaces the applicants argue that the proposal will actually result in the loss of one parking space, for the siting of the office unit. The applicants have indicated that the remaining parking spaces, although indicated for use within the car valet, will be available for use by shoppers in general. They have described their trade as being generated by shoppers using the store who wish to have their cars cleaned whilst they shop. They have also stated that a 3 hour parking limit has been imposed on the car park in general to prevent drivers using the car park as a stopping point for car sharers and those catching the bus into Cambridge. The inspector also considered the lack of evidence to demonstrate that parking difficulties would occur as a result of the proposed development. As such, and given that no condition exists on the consent for the superstore and car park for the spaces to be preserved as parking there does not appear to be any undue loss of parking facilities. Notwithstanding the comments of the Local Highways Authority, however, in order to enable the Authority to monitor the use in order to establish whether or not it does give rise to a harmful loss of parking space I am proposing that the application

be approved for a temporary period of 12 months initially, in accordance with the comments of the Planning Inspector.

Recommendation

24. Approval with conditions

Recommended conditions

1. SCA (3 Years) – RCA.
2. The use hereby permitted shall be discontinued and the land restored to its former condition on or before 30th June 2008. (Reason - In order that the effect of the development upon the demand for car parking spaces can be assessed during this period so that any future application can be decided on this assessment.)
3. No power-operated machinery shall be operated on the premises before 08.00 hours or after 18.00 hours on weekdays and Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions. – RC26.

Reasons for Recommendation

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/2 (Environmental Restrictions on Development)
 - **South Cambridgeshire Local Plan 2004:**
CS3 (Foul and Surface Water Drainage)
CS4 (Ground Water Protection)
ES6 (Noise and Pollution)

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

- South Cambridgeshire Local Development Framework Draft Submission Development Control Policies 2006
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/0659/07/F, S/0137/06/F and S/1826/05/F
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee6th June 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

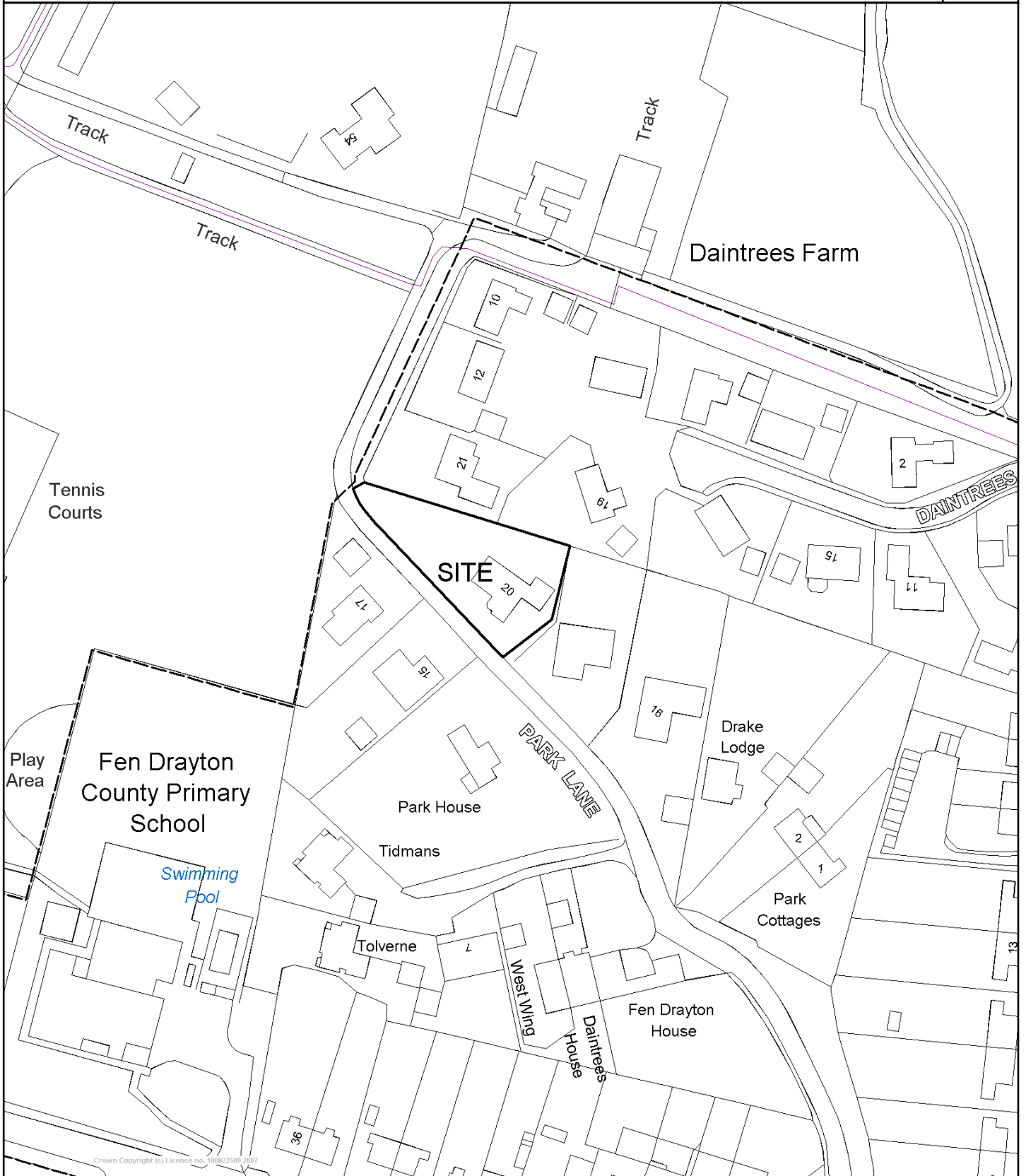
S/0306/07/F – FEN DRAYTON**Erection of Dwelling Following Demolition of Conservatory on Existing Dwelling at 20 Park Lane for Mr & Mrs M Fitzgibbon****Recommendation: Approval****Date for Determination: 13th April 2007****Notes:**

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

Site and Proposal

1. Park Lane is a relatively narrow, private drive that provides access for approximately 15 dwellings, of a predominantly detached nature, and also Daintrees Farm.
2. The application site is a triangular parcel of land that occupies an area adjacent to the end of the main cluster of dwellings and constitutes the side garden of the existing dwelling at 20 Park Lane. It measures approximately 400 square metres. The land is laid mainly to lawn with some domestic planting and includes the area in which the existing conservatory to no. 20 is located. This is to be demolished as part of the scheme. No. 20 also has secondary bedroom windows in the elevation facing the application site. The rear boundary of the site lays adjacent to the side wall, garage and rear garden of the neighbouring two storey dwelling at 21 Daintrees Road, and also the rear garden of 19 Daintrees Road.
3. This full application, received on 16th February 2007 is for the erection of a 1 ½ storey dwelling with integral single garage on the site. The dwelling has living space at two floors, the first floor being located within the roof serving three bedrooms, one with en suite facilities, a landing and a bathroom.
4. The three-bedroom dwelling, as amended, has a height of 7.7m and 2.5m to the ridge and eaves of the main dwelling respectively. A smaller gable, measuring 6.5m and 2.5m to the ridge and eaves respectively, is located at 90 degrees to the ridge of the main dwelling and positioned to the right hand side of the dwelling, when viewed from the road to include the integral garage at ground floor level. A single-storey element is set to the opposite side of the dwelling to provide a sun room. An amendment has been received which has replaced a proposed dormer window on the side (north-west) roofslope with two rooflight openings and introduced a first floor casement in the rear (north-east) facing gable end, to provide means of fire escape to bedroom 2.
5. The density equates to 25 dwellings per hectare.

S/0306/07/F



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Planning History

6. **S/0019/92/F** – application for a single dwelling and detached garage was refused on the site of the current application on two grounds. Firstly that the proposal gave rise to an overdevelopment of the site resulting in a cramped form of development with insufficient amenity space and therefore out of character with the spacious nature of much of the development in Park Lane. Secondly the development was refused on the grounds of adverse impact on the amenities of adjacent properties by reason of disturbance along common boundaries and overlooking of private rear amenity spaces.
7. **S/1207/87/D** – granted consent for the existing dwelling on site known as 20 Park Lane. No specific conditions were included on this application regarding the use of the dwelling or associated land.
8. **S/0748/85/O** – application for erection of three houses adjacent to Park House. This was approved, at appeal.

Planning Policy

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 adds small-scale developments will be permitted in villages only where appropriate, taking into account the character of the village and its setting.
11. Fen Drayton 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.
12. **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.
13. **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

14. **Fen Drayton Parish Council** – recommends refusal of the application for the following reasons: a) plot not large enough for the proposed dwelling – overbearing and excessive density. Existing properties in Park Lane are spacious with generous plots, whereas this development would be cramped and untypical; b) overlook and overshadow other properties, particularly 21 Daintrees Road; c) additional traffic should not be encouraged along unlit, narrow private road with poor access onto main road; d) access to property is too small, vehicles would not be able to turn in

one manoeuvre leading to vehicles turning and using the Parish recreation field; e) inadequate off-street parking. On street parking would not be possible given narrow nature of lane; f) concern re contractors parking on recreation field during construction.

15. **Corporate Manager (Health and Environmental Services)** – raise concerns arising from noise during construction. Subsequently recommend conditions regarding use of power operated machinery and pile foundation to be attached to any approval.
16. **Building Regulations Officer** – comments that it would appear that the Environment Agency are suggesting a floor level of 6.85, the proposal is for a floor level of 6.45 – a 0.4m shortfall which is suggested to be covered by dam boards to above the 6.85 level, as recommended in other guidance. This appears satisfactory although not ideal.
17. **Environment Agency** comments are awaited and will be reported verbally.

Representations

18. At the time of preparing this report representations have been received from 10 neighbouring owner/occupiers. The main concerns raised are as follows:
 - (a) Vehicular access or egress would be unsafe during construction and upon habitation and possibly use would impinge upon accesses of neighbouring dwellings – may not be possible to turn in one manoeuvre.
 - (b) Development of site for house would be out of keeping with character of area by virtue of spacing, layout being ‘squashed’/cramped.
 - (c) Increased vehicular movements would pose hazard to pedestrians, given narrow nature of lane.
 - (d) Adverse impact upon amenity of neighbouring dwellings in Park Lane and Daintrees Road – overbearing impact given proximity, loss of privacy, loss of light.
 - (e) Interrupt open feel and views from Park Lane on to Recreation Ground and vice versa.
 - (f) Fen Drayton has limited ‘sustainable’ capacity to accommodate additional dwellings. The proposed dwelling is not low-cost or affordable housing and therefore must be profit led.
 - (g) Would set precedent for additional dwellings in Park Lane.
 - (h) Inaccuracy of plans submitted in relation to depth of gardens relative to Park Lane.
 - (i) Applicants run a child minding business from home, and have suggested they would do so in proposed dwelling – adverse impact on highway safety.
 - (j) Site is adjacent to blind bend in road – additional traffic would reduce safety of pedestrians, including children who use the lane.

- (k) The flood risk assessment has been based upon false information relating to public sewer. Manhole identified for drainage serves a private sewer. Subsequent impact may be need to either provide septic tank on site or excavate 100m of Park Lane to obtain access to public sewer – subsequent implications of such.

Planning Comments – Key Issues

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

- (a) Impact upon the character and appearance of the Streetscene;
- (b) Impact upon Residential amenity;
- (c) Highway Safety;
- (d) Flood Risk.

Impact upon the character and appearance of the Streetscene

20. The application site forms a triangular plot of land, surrounded by dwellings on two sides. It is positioned within the development framework for the village, as defined by the South Cambridgeshire Local Plan 2004 and the draft Local Development Framework 2006. Whilst mindful of the previous reasons for refusing permission for the erection of a dwelling on this site, it is important to note that the proposed development would constitute a density of 25 dwellings per hectare (compared with the current government required density of 30 dwellings per hectare, unless strong design grounds require otherwise).
21. Compared with the previously refused scheme the proposed dwelling has been repositioned and redesigned, so that it now features a 1 ½ storey design and incorporates an integral garage, thus removing the need for additional structures on the site. The proposed structure is similar to other dwellings in the street scene, featuring the use of a chalet style design, with similar height, scale and form. The applicants have provided a basic description of the intended external materials for the proposed dwelling, which appear to accord with the character of those used on the existing dwellings in the street scene but a condition is recommended below, should members be minded to approve the scheme, to ensure that these details are adequate. Similarly, in respect of the need to potentially address the treatment of the sites boundaries, in order to provide the proposed dwelling with a measure of privacy whilst respecting the character and appearance of the street scene, a condition is recommended to secure appropriate landscaping and boundary treatment measures.
22. With regard to the comments regarding the precedent for new housing in the street scene, I do not consider that the proposed development would set any particular example as any further site would need to be assessed on its own merits. In this instance I am of the opinion that the amended proposals would not result in an unacceptable impact on the character and appearance of the streetscene. Given the unusual shape of the site, and its prominent position on a bend in the Lane, I have also recommended the removal of permitted development rights for extensions, alterations and enclosures to the dwelling to ensure that any further alterations do not harm the character and appearance of the street scene.

Impact on Residential Amenity

23. The proposed dwelling is to be positioned so that it is located in the largest part of the triangular shaped site. The main bulk of the dwelling has been positioned away from

the shared boundary with the existing dwelling at 20 Park Lane and features a 1 ½ storey side wing, with integral garage immediately adjacent to this dwelling.

24. No.21 Daintrees has a garage structure located nearest to the proposed dwelling, which is separated from the structure by approximately 4.8m. The private amenity space to the rear of the dwelling is approximately 9.4m from the development. By virtue of the location, scale and form of the proposed dwelling, although the development would be positioned to the south of No.21 Daintrees Close, it is unlikely that the development would give rise to an unacceptable loss of light. By virtue of the orientation of the plot and the garden serving No. 20 Park Lane, there may be a small amount of late afternoon shadowing to a corner of the resultant garden to this dwelling. However, this has been minimised by setting the bulk of the dwelling away from the boundary and would not be considered unacceptable, such as to warrant refusing the application.
25. As amended, the dwelling features no windows that would afford direct overlooking of the neighbouring dwellings, aside from a window in the first floor bathroom, facing towards the applicant's dwelling at No.20 and a secondary window in the gable elevation facing towards 21 Daintrees Road, to provide means of fire escape. Given the purpose of these two windows, and in order to protect the amenities of neighbouring dwellings, a condition is recommended to ensure that these windows are permanently fitted with obscure glazing. Furthermore, a condition is also recommended to ensure that no further windows are inserted in sensitive elevations, to prevent later additions that would jeopardise neighbouring privacy.
26. Some windows exist in the front elevation of the proposed dwelling at ground and first floor level, that would face towards the existing dwellings at 15 and 17 Park Lane, on the other side of the Lane. However, the nearest windows at first floor would be separated by approximately 17.5m and as such would be unlikely to result in an undue loss of privacy. The relationship between these windows is similar to the existing relationship between windows in the dwellings at 15 and 20 Park Lane, which are separated by approximately 18m at their nearest points.

Highway Safety

27. The development, as amended, provides for two off-road parking spaces, one in the garage and one in front of the dwelling, which accords with the maximum parking standards identified within Appendix 7/1 of the Local Plan. As such, I am of the opinion that it would not be reasonable to resist the proposed development on the grounds of a lack of parking provision. Conditions to ensure the availability of the parking spaces to prevent a lack of parking provision are considered reasonable, should members be minded to approve the development.
28. The amended plans also illustrate that vehicular turning could be achieved without the need for an unacceptable number of manoeuvres. With regard to the comments raised regarding increased traffic generation and the impact upon the safety of users of the estate, whilst the proposal would be likely to create additional vehicular movements, the level of movements typically associated with a single dwelling would be unlikely to result in an undue impact on highway safety. Similarly, whilst it is noted that the proposed access would be closer to the bend in the road than the existing access serving the dwelling at No. 20, given the narrow nature of the road and the subsequent speed of vehicles approaching from either direction, the creation of a new access would not be likely to result in an increased highway safety risk.

29. Whilst the comments regarding a child-minding business are noted, this does not form part of the application for the proposed dwelling. Should any such business be proposed in the dwelling, once completed, were it to generate a level of traffic or other impacts above those ancillary to the operation of a dwellinghouse then the use might require planning permission in its own right. As such, the potential for the use of the dwelling as a child-minding business cannot be viewed as material considerations for the planning application.
30. The comments raised with regard to the parking of construction traffic would also not be within the control of planning legislation and therefore would similarly not be material considerations for the planning application. Any constructors vehicles would, however, need to respect all other relevant legislation with regard to privately owned land and public highways.

Flood Risk

31. With regard to the issues raised by the Parish Council, the site is identified as being in Flood Zone 3 (high risk) area, as identified by the Environment Agency. As such, a flood risk assessment has been submitted for this development. The building regulations officer's comments with regards to the suitability of the method of management state that whilst the proposals are not ideal, they would perform satisfactorily. As such, I am of the opinion that an objection to the development could not be upheld.
32. With regard to the neighbours comments regarding the accuracy of statements within the assessment relating to the public foul sewer are noted. However, it is the obligation of the applicants to obtain the necessary permission of the relevant statutory undertakers prior to carrying out any development and to satisfy the requirements of the Land Drainage Act, independently of the grant of planning permission. Should this permission be denied it would therefore also be the responsibility of the applicants to find an alternative method of surface and foul water disposal. As such, the points raised are not material considerations for the planning application.

Recommendation

33. Subject to the outstanding comments from the Environment Agency, Approval (as amended by letter and plans date stamped 26th March 2007)
1. Standard Condition A – Time limited permission (Reason A).
 2. Sc5a – Details of materials for external walls and roofs (Rc5aii).
 3. Sc51 – Landscaping (Rc51).
 4. Sc52 – Implementation of landscaping (Rc52).
 5. SC60 – Details of boundary treatment (RC60).
 6. During the period of construction, no power operated machinery (or other specified 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 minimise noise disturbance to adjoining residents.)

7. No windows, doors or openings of any kind shall be inserted in the north-west, north-east and south-east elevations 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.)
8. The first floor windows in the north-east and south-east elevations of the dwelling, hereby permitted, shall be fitted and permanently maintained with obscured glass. (Reason - To safeguard the privacy of occupiers of the adjoining properties.)
9. Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited in respect of the property 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, all Classes).
 - ii) PART 2, (Minor operations), Class A (erection of gates, walls or fences). (Reason – To safeguard the character of the area and the amenities of neighbouring dwellings.)

Informatives

1. Environmental Health and Environment Agency informatives regarding bonfires, waste and drainage.
2. Should driven pile foundations be proposed, then before works commence, a statement of the method of construction of these foundations shall be submitted to and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

Reasons for Recommendation

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

2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity including noise disturbance, loss of light and overlooking issues
 - Character and Appearance of the Streetscene
 - Highway Safety
 - Flood Risk

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

- South Cambridgeshire Local Development Framework Core Strategy Draft development Control Policies 2006
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/0306/07/F; S/0019/92/F; S/1207/87/D and S/0748/85/O
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee6th June 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0565/07/F - COTON**Erection of 28 Dwellings Following Demolition of 14 Existing Dwellings, 4-11, 46-47 and 50-53 Silverdale Avenue****Recommendation: Delegated Approval****Date for Determination: 26th June 2007 (Major Development)****Notes:**

This Application has been reported to the Planning Committee for determination because the recommendation of delegated approval by Officers conflicts with the objections received from Coton Parish Council and local residents.

Members will visit this site on Monday 4th June 2007**Site and Proposal**

1. This full application, received on 27th March 2007, proposes the erection of 28 dwellings following the demolition of 14 existing dwellings on four separate parcels of land at Silverdale Avenue, Coton. The total site area of the four sites is 0.65ha giving an overall density of 43 dph.

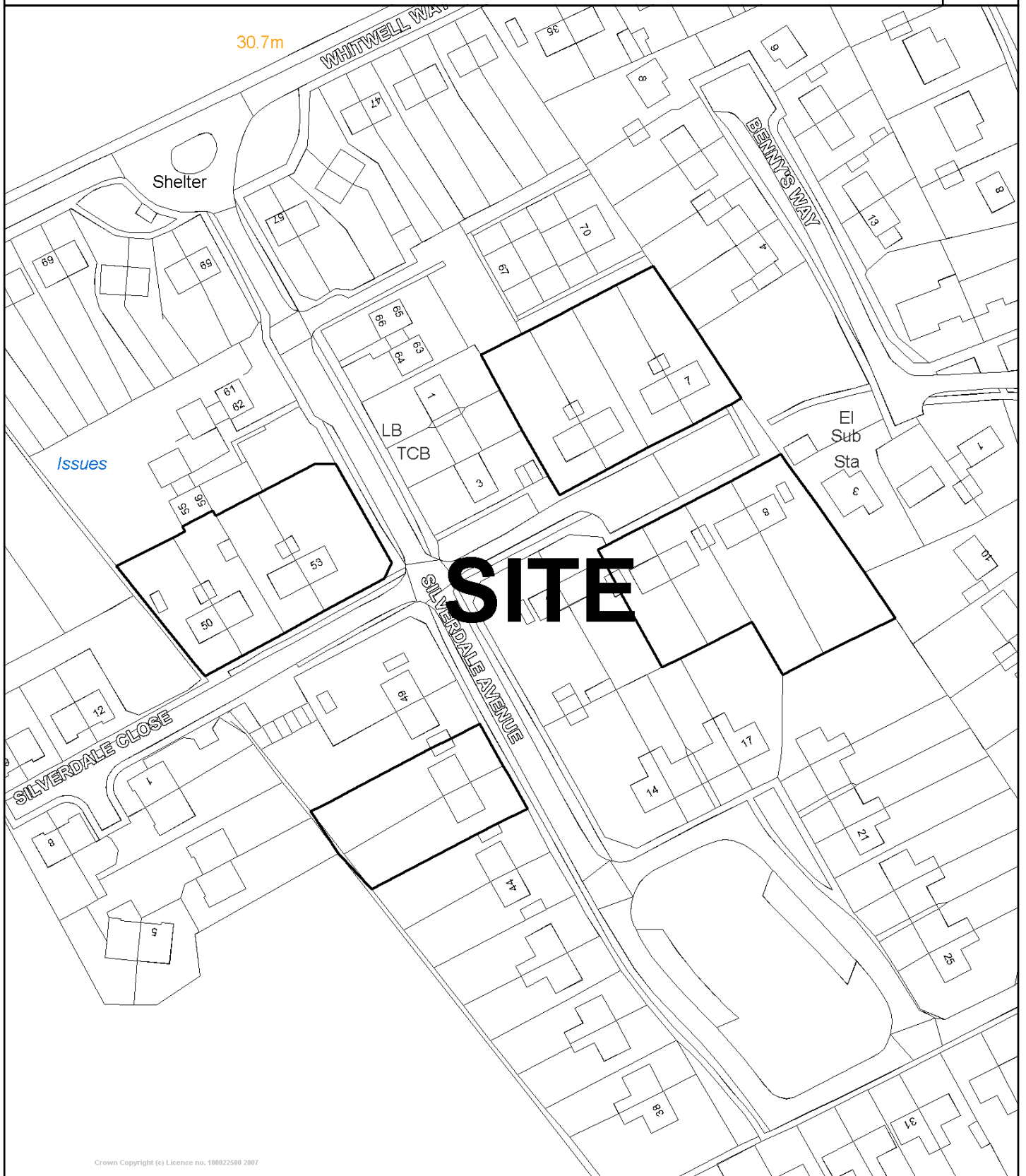
North west site

2. This site has an area of 0.17ha and currently comprises two pairs of semi detached Airey houses which front Silverdale Close to the south. To the north of the site are a group of flats and to the west an area of undeveloped land before further dwellings in Silverdale Close (including an area of affordable housing currently under construction). Opposite the site to the east are a row of single storey dwellings and to the south a row of garages and the side garden of a semi-detached house fronting Silverdale Avenue.
3. The existing houses are to be demolished and replaced with a total of 8 houses, four linked units fronting Silverdale Close and four linked units fronting Silverdale Avenue. The units comprise 5 x 2-bedroom and 3 x 3-bedroom dwellings. The ridge heights of the dwellings vary between 8.6m and 7.2m.
4. A total of 12 car parking spaces are provided in three groups at front of the dwellings.
5. The proposed density of development for this site is 47dph.

South west site

6. This site has an area of 0.1ha and currently comprises a pair of semi-detached Airey houses fronting Silverdale Avenue. To the north and south the site abuts existing

S/0565/07/F - Coton



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semi-detached houses in Silverdale Close and to the rear (west) the gardens of properties in Silverdale Close. Opposite the site to the east are the gardens of properties in Silverdale Avenue.

7. Again the existing houses are to be demolished and replaced with a terrace of 3 houses. The units comprise 2 x 2-bedroom and 1 x 4-bedroom dwellings. The ridge heights of the dwellings are 8.6m.
8. 7 car parking spaces are provided along the front of the site.
9. The proposed density of development for this site is 30dph.

North east site

10. This site has an area of 0.18ha and currently comprises two pairs of semi-detached Airey houses which front a parking/turning area and grassed amenity area in a small cul-de-sac of Silverdale Avenue. To the west the site adjoins the rear gardens of existing bungalows and to the east the rear gardens of houses and children's play area in Benny's Way. To the north the site is bounded by a rear access road and parking area and the rear gardens of four existing bungalows. Opposite the site to the south are two pairs of semi-detached houses which comprise the fourth section of the application site.
11. The existing houses are to be demolished and replaced with a total of 8 new dwellings. The units comprise 5 x 2-bedroom and 3 x 3 bedroom. A terrace of 4 dwellings is to be constructed facing the amenity area and a pair of semi-detached dwellings fronting the existing parking/turning area. These units all have a ridge height of 8.6m. Between the two sets of dwellings is an access court with a further pair of dwellings, comprising 1 x 2 bedroom and 1x3 bedroom units set at the rear. These units have a ridge height of 6.6m.
12. A total of 12 parking spaces are provided.
13. The density for the development is 44 dph

South east site

14. This site has an area of 0.2ha and currently comprises two pairs of semi-detached Airey houses which front a parking/turning area and grassed amenity area in a small cul-de-sac of Silverdale Avenue. To the west is a pair of semi-detached houses and to the east the gardens of houses in Benny's Way and St Peter's Road. To the rear are the gardens of existing properties in Silverdale Avenue and opposite (north) the pair of existing houses referred to above.
15. The existing houses are to be demolished and replaced with a total of 9 new dwellings. The units comprise 2 x 1 bedroom, 4 x 2 bedroom and 3 x 3 bedroom units. The arrangement of units is similar to that of the north east site except that the end unit adjoining properties in Benny's Way is a small unit with a ridge height of 7.2m, and in this case there are three dwellings set at the rear of the site.
16. A total of 10 parking spaces are provided all of which are located within the courtyard.
17. The density for this part of the development is 45dph.
18. Materials proposed are yellow facing brick, render and weatherboarding for the walls and clay interlocking roof tiles

19. The application is accompanied by a Design and Access Statement and a Flood Risk Assessment.
20. The dwellings will be designed to meet BRE Eco Homes 'very good' and will incorporate internal and external portable water use reduction measures

Planning History

21. In 2004 an application on a larger area of land for the erection of 39 houses following the demolition of 18 existing houses was withdrawn.(reference S/2589/04/F)

Planning Policy

22. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") seeks to secure sustainable design in new development
23. **Policy ST/6** of the South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007 identifies Coton as a group village. Within village frameworks residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted. Development may exceptionally consist of up to about 15 dwellings where this would make best use of a single brownfield site.
24. The criteria set out in points a) to d) of **Policy SE4** of the South Cambridgeshire Local Plan 2004 ("The Local Plan) remain relevant in assessing this application. These state that development will be permitted provided that the site in its present form is not essential to the character of the village; development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours; the village has the necessary infrastructure capacity; residential development would not conflict with another policy of the Plan.
25. **Policy HG10** of the Local Plan requires developments to contain a mix of units.
26. **Policy HG7** of the Local Plan sets out the requirements for affordable housing on sites within village frameworks.

Consultation

27. **Coton Parish Council** recommends refusal. "Still too large a development for Coton – contrary to South Cambs Local Plan (SCLP) policy SE4. Plans are out of keeping with existing development regarding density of housing – too many houses in a small place – contrary to Structure Plan (SP) Policy P1/3 and P5/5, and contrary to SCLP Policy SE4(b).
 - (a) Development reduces gardens – smaller spaces for children to play. Too much concrete. Contrary to SCLP HG12 and SP Policy P1/3.
 - (b) Increased traffic will add to problems already being experienced as roads are mostly single track due to parked cars. Builders transport will add to the problems and will have to come through the village and pass the school. Also increased vehicle emissions. Contrary to SCLP Policy ES4.
 - (c) Are the facilities for the disposal of sewage adequate? Sewage disposal (apart from stating main sewer) is not mentioned in the flood risk assessment only

surface water. SCLP page 66 19.09 states – “The sewage treatment works at Coton has very limited spare capacity and may require upgrading to accept flows from any proposed development.” Since then two significant developments have been and are being built (31 houses in all) plus other small house builds, and so far as is known no upgrading of the works has been carried out.

28. The **Local Highway Authority** comments that the proposed parking bays for plots 25-27 are too close to the junction and should be moved north, so that at least 7m of clear carriageway space is left before the bays commence.
 - (a) A condition should be attached to any consent to secure appropriate vehicle to pedestrian visibility splays and any planting to the ‘courtyards’ should be such that it will not exceed 600mm in height.
29. **Anglian Water** states that foul flows can be accommodated within the existing 150mm diameter foul system, based on gravity connection from an additional 14 dwellings. However should flows require pumping from the site then further consideration will need to be given on capacity.
 - (a) Surface water to discharge to soakaways as advised with necessary approval from the Environment Agency. There are no surface water sewers available and there must be no discharge of surface water to the foul system.
 - (b) If consent is granted a condition should be imposed requiring the approval of the details of foul drainage disposal.
30. The **Environment Agency** standing advice applies. In Flood zone 1 (low to medium risk) surface water should be controlled as near to its source as possible through a sustainable drainage approach. eg soakaways (as proposed)
31. The **Ecology Officer** has no objection to the development of this site, however it appears to be well colonised by house sparrows. This should be a target for conservation within the scheme and would be achievable via advance nest box erection, retention of some existing vegetation and post construction nest box erection. The Ecology Officer is encouraged by the Biodiversity Statement. Bats could be present given the open countryside around and the well treed nature of the site in general and therefore it would be advisable to survey the buildings for bats as soon as possible.
32. The **Architectural Liaison Officer, Cambridgeshire Constabulary** is concerned with the layout and design in relation to Plots 4 and 13. Dwelling frontages should be open to view where they can benefit from high levels of natural surveillance.
 - (a) Placing dwellings in parking courtyards reduces natural surveillance from the highway. Plots 3, 14 and 15 although sited in parking courts have doors on the front elevation which aids such surveillance. However the main entrance doors for Plots 4 and 13 are closer to the rear elevation. The positioning of the bin stores in these cases provides a potential climbing aid to gain access to the rear gardens. In the case of plot 4 such access would be out of public view.
 - (b) Lighting, including that for the car parking areas, should be by means of column mounted white down lighters to BS 5489:1996.

- (c) Rear garden boundary fencing should be 1.8m high (min) close boarded or equally secure fencing, with trellis topping or other additional security where a boundary adjoins open land. Fencing between neighbouring rear gardens should be 1.2m high (min).
 - (d) The gate to the side of plot 28 appears to serve 5 dwellings which is rather a high number to ensure that the gate is kept locked. As with all gates to rear gardens, this gate should be lockable, fitted with a robust lock and, in this case, preferably self closing. No additional properties should be served by this point of access.
 - (e) The new trees to sides of plots 2 and 16 should be removed. By including them with ground cover planting views from the highway to the parking areas are restricted. Ground cover planting should not be capable of growing above 0.9m in height while tree canopies should not be allowed to fall below above 2.2m above ground level to maintain a clear visibility splay.
33. The comments of the **Development Manager**, the **Trees and Landscapes Officer**, the **Environment Operations Manager**, **Corporate Manager (Health and Environmental Services)**, the **Building Control Section** and **Cambridgeshire Fire and Rescue Service** will be reported at the meeting.

Representations

34. 9 letters of objection have been received from local residents, including one from the chair of Coton Airey Housing Residents Committee. The grounds of objection are summarised below:
35. The type of housing proposed is urban in character and out of keeping with the style of the surrounding houses. Its high density and lack of front gardens will change the open and green character of the neighbourhood. The proposed "Mews" style of housing is not appropriate
36. The roof of the proposed houses are 17% higher and more steeply pitched than the Airey houses, yet the wall heights are similar. Similar roof heights would be more sympathetic to neighbouring houses and the local environment.
37. The gardens provided are too small.
38. Coton School does not have the provision for the extra children which this development would be likely to bring into the village. It has recently had its numbers restricted by the Local Education Authority
39. The village roads cannot support a large increase in through traffic. The provision of 42 parking spaces for this development presupposes a significant increase in car journeys through the village, and particularly on High Street and Whitwell Way, where the school is located, which are often inadequate for current traffic volumes because of the number of cars parked on the road, with numerous bottlenecks. Additional builders' vehicles will only make this situation worse and increase the potential for accidents. Whilst parking provision may meet statutory guidance it has proven inadequate elsewhere.
40. Vehicle access for plots 1-16 is via a short access road with crowded parking. Difficulties with access are likely to encourage residents to park at the front of properties, rather than negotiate the narrow entrance and tight access to parking

bays, which will probably lead to parking chaos. Parking spaces in some places require vehicles to cross the footpath, endangering pedestrians where parking is grouped, as visibility of motorists exiting will be restricted by other cars. It would be better and more in keeping with surrounding properties to permit residents a larger front garden with private drive.

41. Coton has a unique aspect which makes it different from other Airey developments that have or are being done, in that it is a no-through village
42. Silverdale Avenue is drained by one 9 inch main sewer. In the lower part of the estate (near Bin Brook) this dog-legs several times before joining the main sewer in Brookfield Road. Given the slow rate of effluent flow in this part of Silverdale Avenue the capacity of main sewer is sometimes exceeded. Then sewage overflows through manholes into gardens and homes. Adding more local population will exacerbate this problem.
43. Two of the zones to be developed border the Benny's Way Play area for Young Children in the adjacent Wale's Estate. For 3 years local residents have worked with the Councils Tree Officer to plant new trees and generally keep this area green, clean and tidy – and used exclusively by young children under 9 and their parents. It is of vital importance to local residents that the Play Area is maintained as such not only after the development but during the period of demolition and new building i.e. no builders lorries, white vans, caravans, earth moving equipment materials lavatories should be allowed in this area. The existing trees should be protected at all times
44. The development plans contain no proposal to deal with the single abandoned semi-detached house, 13 Silverdale Avenue, despite all the new houses to be built around it. The opportunity should be taken to deal with this property at the same time
45. The development does not meet the wishes of local residents as expressed in the Coton Village Plan. Over 95% of those who contributed to the Plan did not wish to see development of more than 10 houses in the village. The recent developments of 19 houses in Silverdale Close, other houses off Whitwell Way, the conversions at Rectory Farm and various others suggests that Coton has already done its bit for "expansion". A one for one replacement of these houses may be more compatible.
46. The internal dimensions of the dwellings are inadequate.
47. Local residents concerns have not been sufficiently heard in the design process for this development.
48. None of the houses are designed to meet the needs of elderly or disabled residents.
49. The occupiers of 3 Benny's Way are thankful for the greatly reduced impact on that property due to the elimination of the colossal wall of 5 dwellings close to the boundary in the previous scheme; the positioning of some of the new housing which retains the established building profile of the area is less jarring; and the reduced number of houses from that previously proposed which means fewer additional people and cars. There are still objections to the scheme however which are encapsulated in the above paragraphs. Should the proposal go ahead the site layout should remain unchanged; houses should not be repositioned in order to squeeze some more into 'gaps'; houses are not added, perhaps due to compulsory release of land; the sewage system must be upgraded to manage the overload. An Environmental Impact Statement is wanted which should cover protection of roads, pavements, verges, trees and other property. What arrangements are in place to

minimise these problems, who will fix it and on what timescale. There should be declared boundaries of the project so that builders cannot dump materials on inappropriate places. Noise, dust minimisation and hazardous waste handling should also be addressed (there was, and probably still is asbestos in the Airey houses). There is a need for a complaints process, enforcement policies and compensation policy.

Planning Comments – Key Issues

50. The key issues to be considered by Members are whether the development accords with Policy ST/6 in terms of the scale of development and Policy SE4 in terms of character and infrastructure. In addition Members need to consider whether the requirements of HG7 are met in respect of affordable housing.
51. The issue of whether the Airey houses should be demolished and the internal sizes of the replacements units are not matters for this Committee.
52. Coton is identified as a group village where development of up to 8 dwellings can be considered, and may exceptionally consist of up to about 15 dwellings where this would make best use of a single brownfield site. Cumulatively there is an additional 14 dwellings provided across the four areas of land however when taken individually, and allowing for the dwellings to be demolished there is no single site where the increase in the number of dwellings exceeds 5. I am therefore of the view that the number of dwellings proposed is acceptable in principle in a Group Village.
53. In order to consider the points of character and detailed impact it is necessary to refer to the areas of land individually as in the Site and Proposal section above. It is worth noting however that no objections have been received that are based on issues such as loss of light, loss of privacy or overbearing impact from any particular property.
54. It is my view that overall garden sizes are adequate.

North west site

55. In my view the proposed design and layout of this area of land has adequately addressed issues of neighbour amenity and where appropriate window locations have been chosen to avoid overlooking of existing properties.
56. The ridge height of the main units proposed, at 8.6m are higher than those of the dwellings they are to replace however I am of the view that they will not have an unacceptable impact of the street scene.
57. The Local Highway Authority is unhappy with the proximity of a section of the proposed parking to the junction of Silverdale Avenue and Silverdale Close. This area appears to have been chosen for parking to minimise the impact on existing trees on the site but is clearly unacceptable from a highway point of view. I have asked the applicant to address this point and to ensure that parking spaces in general relate better to the units they are to serve.

South west site

58. I have no objection to the replacement of the existing pair of houses with a terrace of 3 dwellings. As with the site above the ridge heights of the proposed dwellings at 8.6m will be higher than the immediately adjacent dwellings but in my view will not have an unacceptable impact on either the street scene or adjacent properties.

59. Concern has been expressed about the provision of car parking at the front of the site. Whilst this is not a traditional feature along Silverdale Avenue it is my view that provided the parking area is treated in a sympathetic way it will be acceptable. At the moment 7 spaces are provided for the 3 dwellings proposed, which is in excess of the maximum car parking provision. I have asked for this number to be reduced and re-arranged, which will in turn help to reduce any visual impact in the street scene.

North east site

60. I have no objection to the proposed position of dwellings within this part of the site. Although two dwellings are provided at the rear of the site they have been designed with a lower ridge and any first floor openings positioned in such a way so as to not create problems of overlooking for adjacent properties. Whilst development in a courtyard form is not typical of the area I am of the view that it is acceptable in principle.
61. I am concerned however at the level and location of car parking provision in this area. Whilst two spaces are provided for each dwelling it is difficult to see where visitor parking can take place. In my view parking provision should be better located in terms of the dwellings they are to serve. Given that four of the properties will front directly onto the green amenity area it is important that well related parking spaces are provided.
62. Revised drawings have been requested.

South east site

63. I have no objection to the arrangement of dwellings within this area of the site. Again although the courtyard form is not typical of the area it allows best use to be made of the site whilst having regard to neighbour amenity.
64. I am concerned however at the level and arrangement of parking provision, with only 10 spaces being provided for 9 dwellings and I have asked the applicants' agent to look at this area again. It may be that a unit needs to be removed from within this area to allow the parking issue to be satisfactorily resolved.
65. The Local Highway Authority has not raised any objection to the principle of the overall number of dwellings proposed. Given the concerns received from local residents on this point I have sent a copy of the comments to the Highway Authority and have asked for its further views.
66. Anglian Water has confirmed that the existing sewage system is adequate to cope with the new development but states that consideration on capacity will need to be given if flows are to be pumped. I have asked the applicants agent to supply further details of the proposed method of foul water drainage and will go back to Anglian Water if necessary.
67. The scheme will provide 14 new social rented 'affordable' dwellings. This will need to be controlled through the sale of the land rather than a Section 106 Agreement in this case as the Council is landowner.
68. I have not received a request from Cambridgeshire County Council as Education Authority for a contribution towards education provision

69. The provision of nest boxes required by the Ecology Officer can be dealt with by condition. I will pass on his comments about the possible presence of bats to the applicants agent. Again this point can be dealt with by condition if necessary.
70. The 'Environmental Impact Statement' referred to in one of the letters of objection relates to issues that should be dealt with under any contract for the eventual building works. As this Authority is landowner in this case I will pass the comments made onto the relevant section.
71. I will pass on the comments made about 13 Silverdale Avenue to the relevant section.
72. In the Design and Access Statement the applicant states that all dwellings will meet access and mobility standards laid down by the Housing Corporation and National Housing Federation as well as meeting the sixteen criteria of the Joseph Rowntree Foundation Lifetime Homes Standards.

Recommendation

73. I will report the response to outstanding consultations but subject to revised drawings that satisfactorily address the above issues I will recommend that delegated powers of approval be given subject to safeguarding conditions.

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 (Group Villages)
HG7 (Affordable Housing on Sites Within Villages)
HG10 (Housing Mix and Design)

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

- South Cambridgeshire Local Development Framework Core Strategy (January 2007)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Refs: S/0565/07/F and S/2589/04/F

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee6th June 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

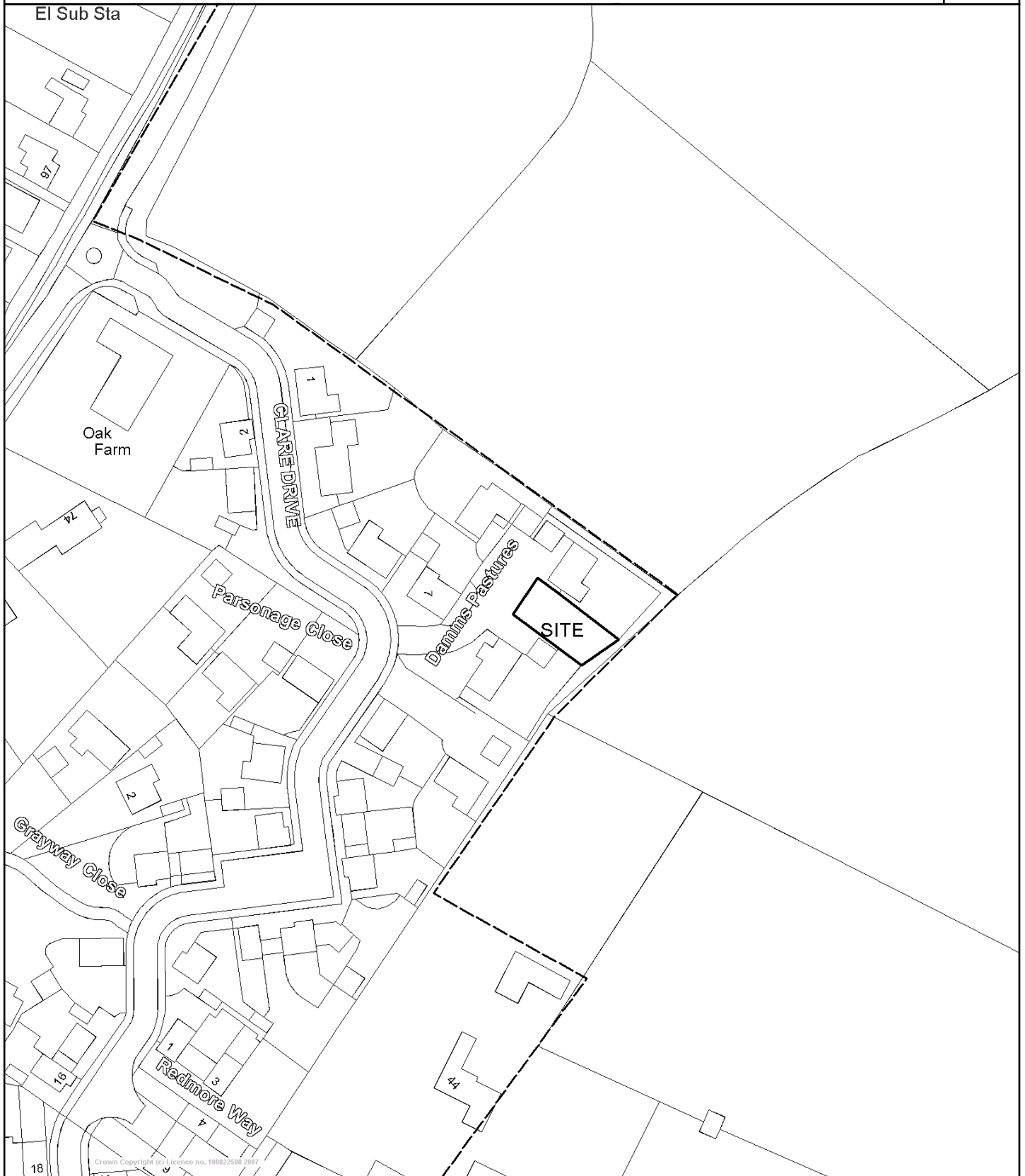
S/0698/07/F – CALDECOTE**Dwelling at Land Adj. 2 Damms Pasture, Clare Drive for Mrs R Harrap****Recommendation: Approval****Date for Determination: 6th June 2007****Notes:**

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. Damms Pasture is a small cul-de-sac of 3, two storey, detached dwellings, accessed from a private, shared access and turning area.
2. The 0.023 ha application site is a parcel of land that currently serves as a field access, which is positioned between the dwellings at 2 and 3 Damms Pasture. The site is a rectangular parcel of land that occupies an area adjacent to the side, south facing gable elevation of number 2, which contains a small first floor window serving an ensuite bathroom and ground floor door serving a utility room. The boundary consists of a 1.8 metre high close boarded fence. To the south, the dwelling at number 3 is detached from the application site by its own detached double garage and driveway. The boundary adjacent to this property consists of a mixture of 1.8 metre high close boarded fence to the rear of the site, with a blank facing wall of the garage and a 1.2 metre high post and rail fence adjacent to the shared access and turning area.
3. The application site is currently gated, along the frontage with the shared access and turning area, and laid with a hardcore access surface and uncut grassed scrub. The rear boundary of the site is currently open to the field beyond.
4. This full application, received on 11th April 2007 is for the erection of a detached dwelling, featuring a two storey gable with 1 ½ storey dormer window alongside in the front elevation. An integral garage is included in this elevation, providing parking space for one car. A further parking space is provided in front of the kitchen window, at 90 degrees from the house. The rear elevation is designed with two rear facing dormer windows. To the rear of the dwelling a single storey conservatory is also proposed. The dwelling has living space at two floors, the first floor serving four bedrooms, one with en suite facilities, a landing and a bathroom.
5. The four-bedroom dwelling has a ridge height of 9.2m for the main dwelling, and with the front gable measuring 8m to the ridge and 5.1m to the eaves. The front and rear

S/0698/07/F



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eaves of the main dwelling, where the dormer windows are included, measure 4.4m in height.

6. The density equates to 43 dwellings per hectare.

Planning History

7. **S/0149/07/F** – application for a single dwelling with integral garage on the site of the current application which was withdrawn following concerns raised by officers with regard to potential impact on the neighbouring dwelling and also regarding apparent inaccuracies in the plans.
8. **S/1369/99/F** – permission was conditionally granted for the erection of the estate of 38 houses of which Damms Pasture forms a part. The site, the subject of the application was not formally designated as public open space as part of this consent.

Planning Policy

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 adds small-scale developments will be permitted in villages only where appropriate, taking into account the character of the village and its setting.
11. Caldecote 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.
12. **Policy SE9** of the Local Plan 2004 seeks to ensure that development on the edge of villages be sympathetically designed and landscaped to minimise the impact of the development on the countryside.
13. **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

14. **Caldecote Parish Council** – recommends refusal and comments that development would not be sympathetic to and would not be in keeping with other properties, water logging on site previously, insufficient parking – temptation to remove proposed fence and turning provided on private drive turning point and Parish Council has a policy of not approving additional houses until the sewage pumping station is upgraded. In the event that the application is approved the Parish Council make further comments regarding need to consider wildlife impact, Crime and Disorder Act, use of good quality materials, effect on street scene, rights of way, access, and conditions to control activities during construction.

15. **Environment Agency** – comments that soakaways must be proven to work satisfactorily or alternative proposals must be submitted. In Caldecote an alternative method of surface water disposal is likely to be necessary.
16. **Representations**
17. At the time of preparing this report representations have been received from 3 neighbouring owner/occupiers at Nos 1, 2 and 3 Damms Pasture. The main concerns raised are as follows:
- (a) Loss of light to neighbouring dwelling by virtue of size and height of proposed house and by virtue of rear elevation extending beyond rear elevation of No.2.
 - (b) Proposed house would extend beyond No.2 by 1.2 metres – significantly affecting privacy.
 - (c) Concerns regarding parking provision. Whilst two spaces are shown, one is at 90 degrees to the house and would likely not be used. A car would overhang the shared access/driveway by approximately 3 metres if parked in front of the garage, allowing for access to the garage.
 - (d) Obstructions to visibility to proposed drive would make access unsafe – fence and wall of neighbouring dwelling.
 - (e) House not in keeping with neighbouring dwellings in terms of design, size, overall plot size, distance between houses (currently approximately 17-19 metres between dwellings, new relationship would be 2m), parking arrangements, guest parking and congestion.
 - (f) Vehicular access or egress would be unsafe during construction – where would deliveries be arranged safely?
 - (g) Increased vehicular movements would pose hazard to pedestrians, particularly children, especially as there are no street lights in Close.
 - (h) Risk of flooding does not appear to have been addressed.
 - (i) No right of access for dwelling over Close, which is a private drive.

Planning Comments – Key Issues

18. The key issues to consider in the determination of this application are:
- (a) Impact upon the character and appearance of the Streetscene;
 - (b) Impact upon Residential amenity;
 - (c) Flood Risk
 - (d) Highway Safety

Impact upon the character and appearance of the Streetscene

19. The design of the proposed dwelling has features that include similar attributes to some of the existing dwellings in the street scene. Whilst the existing dwellings in Damms Pasture are larger structures overall, the projecting front gable, eaves height and dormer windows are not uncommon in the Clare Drive estate, of which Damms

Pasture forms a part. No. 3 Damms Pasture includes such features in its front elevation and would be positioned adjacent to the proposed dwelling.

20. The height of the main body of the proposed dwelling is approximately 0.5m taller than the ridge of the neighbouring dwelling at No.2, which measures 8.7m to the ridge. However, the mass of the proposed dwelling, by virtue of the ridge being set back further from the shared access area compared with the neighbouring dwelling, coupled with a lower eaves height, would not be out of keeping with the existing dwellings in the streetscene to warrant a refusal of the application.
21. The integral single garage is not a typical feature in Damms Pasture, but, given that the overall design and appearance of the dwelling is similar to the existing built form, it would not be significantly out of keeping within the streetscene to warrant a refusal of the application.
22. Whilst the application site is more confined than those either side of the proposed development that would not mean that the proposal is necessarily out of character with the street scene, such as to cause undue harm. I am of the opinion that the proposed dwelling would not be significantly out of character with the area and would not unduly affect the character and appearance of the street scene.

Impact on Residential Amenity

23. The proposed dwelling is to be positioned so that it is located approximately 0.6m back from the frontage of the existing dwelling at No. 2 Damms Pasture. The rear elevation of the main body of the proposed dwelling would, as a result, be approximately 1.2m beyond the line of the rear wall of the neighbouring dwelling. Whilst the proposed structure is slightly deeper in footprint, the element of the structure that would be beyond the neighbouring dwelling would have a lower eaves height than the existing dwelling and be approximately 2.9m above the existing boundary fence.
24. As discussed previously the proposed dwelling is of a similar height and scale to the neighbouring dwellings in Damms Pasture. Whilst the dwelling would change the outlook for the neighbouring dwelling, given the scale and position of the proposed dwelling and the location of the proposed openings I am therefore satisfied that the proposed development would not result in an unacceptable loss of privacy, light or overbearing impact on the neighbouring dwellings. Conditions are proposed, however, to ensure that no further openings are inserted into the facing elevations and that permitted development rights are removed, to control the impact of any further development, given the confined nature of the site.

Flood Risk

25. With regard to the issues raised previously by the Parish Council and residents, the site is identified as being in Flood Zone 1 (low risk) area, as identified by the Environment Agency. As such, a flood risk assessment is not required for this development. The applicants have stated that it is their intention for surface water to be disposed to a soakaway and main sewer for the disposal of foul water. However, soakaways have previously been found not to work properly in the typical soil conditions found in Caldecote. Whilst it is the obligation of the applicants to obtain the necessary permission of the relevant statutory undertakers prior to carrying out this work, given the Authority's previous experience in Caldecote, it would be appropriate to secure suitable surface water drainage systems by condition, to ensure that the installed system will prove adequate.

Highway Safety

26. The development provides for two off-road parking spaces, one in the garage and one in front of the dwelling, which accords with the maximum parking standards identified within Appendix 7/1 of the Local Plan. As such, I am of the opinion that it would not be reasonable to resist the proposed development on the grounds of a lack of parking provision. Conditions to ensure the availability of the parking spaces and to require the provision and retention of the front boundary feature, to prevent a lack of parking provision and obstruction to the neighbouring driveway are considered reasonable, should members be minded to approve the development.
27. With regard to the comments raised regarding increased traffic generation and the impact upon the safety of users of the estate, whilst the proposal would be likely to create additional vehicular movements above that of the existing farm access, the level of movements typically associated with a single dwelling would be unlikely to result in an undue impact on highway safety. Furthermore, given that the Close would serve 4 dwellings as a result of the proposed development and is not a through route to any schools or other public amenities, the use of the access would be confined to activities incidental to the use of those dwellings only. Issues regarding the ownership and maintenance of the shared access area are not within the control of planning legislation and would therefore not constitute a material consideration for the planning application. The grant of planning consent would not prejudice the need for the applicants to comply with all other relevant legislation.

Recommendation

28. Approval (as amended by letter and plans date stamped 26th March 2007).
1. Standard Condition A – Time limited permission (Reason A).
 2. Sc5a – Details of materials for external walls and roofs (Rc5aaii).
 3. Sc51 – Landscaping (Rc51).
 4. Sc52 – Implementation of landscaping (Rc52).
 5. SC60 – Details of boundary treatment (RC60).
 6. 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.)
 7. During the period of construction, no power operated machinery (or other specified 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 minimise noise disturbance to adjoining residents.)
 8. No further windows, doors or openings of any kind, other than those hereby permitted, shall be inserted in the south-west and north-east elevations of the development, 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.)

9. The first floor windows in the south-west and north-east elevations of the dwelling, hereby permitted, shall be fitted and permanently maintained with obscured glass. (Reason - To safeguard the privacy of occupiers of the adjoining properties.)
10. No development shall commence until a scheme of surface water drainage has been submitted to and agreed in writing by the Local Planning Authority; the scheme shall be carried out in accordance with the approved details. (Reason - To ensure that suitable surface water drainage systems are installed. The Authority has previous experience that would suggest that soakaways may not work satisfactorily in this location.)
11. Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited in respect of the property 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, all Classes).
 - ii) PART 2, (Minor operations), Class A (erection of gates, walls or fences). (Reason – To safeguard the character of the area and the amenities of neighbouring dwellings.)

Informatives

1. Environmental Health and Environment Agency informatives regarding bonfires, waste and drainage.
2. Should driven pile foundations be proposed, then before works commence, a statement of the method of construction of these foundations shall be submitted to and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

Reasons for Recommendation

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) and
P5/5 (Homes in Rural Areas);
 - **South Cambridgeshire Local Plan 2004:**
SE4 (List of Group Villages),
SE9 (Village Edges) and
HG10 (Housing Design and Mix)

2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity including noise disturbance, loss of light and overlooking issues
 - Character and Appearance of the Streetscene
 - Flood Risk
 - Highway Safety

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/0698/07/F, S/0149/07/F and S/1369/99/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 Committee6th June 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0600/07/F - DUXFORD**Erection of Dwelling and Garage following Demolition of Existing Bungalow and Garage, 6 The Green, for Mr P Baker****Recommendation: Approval****Date for Determination: 22nd May 2007**

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

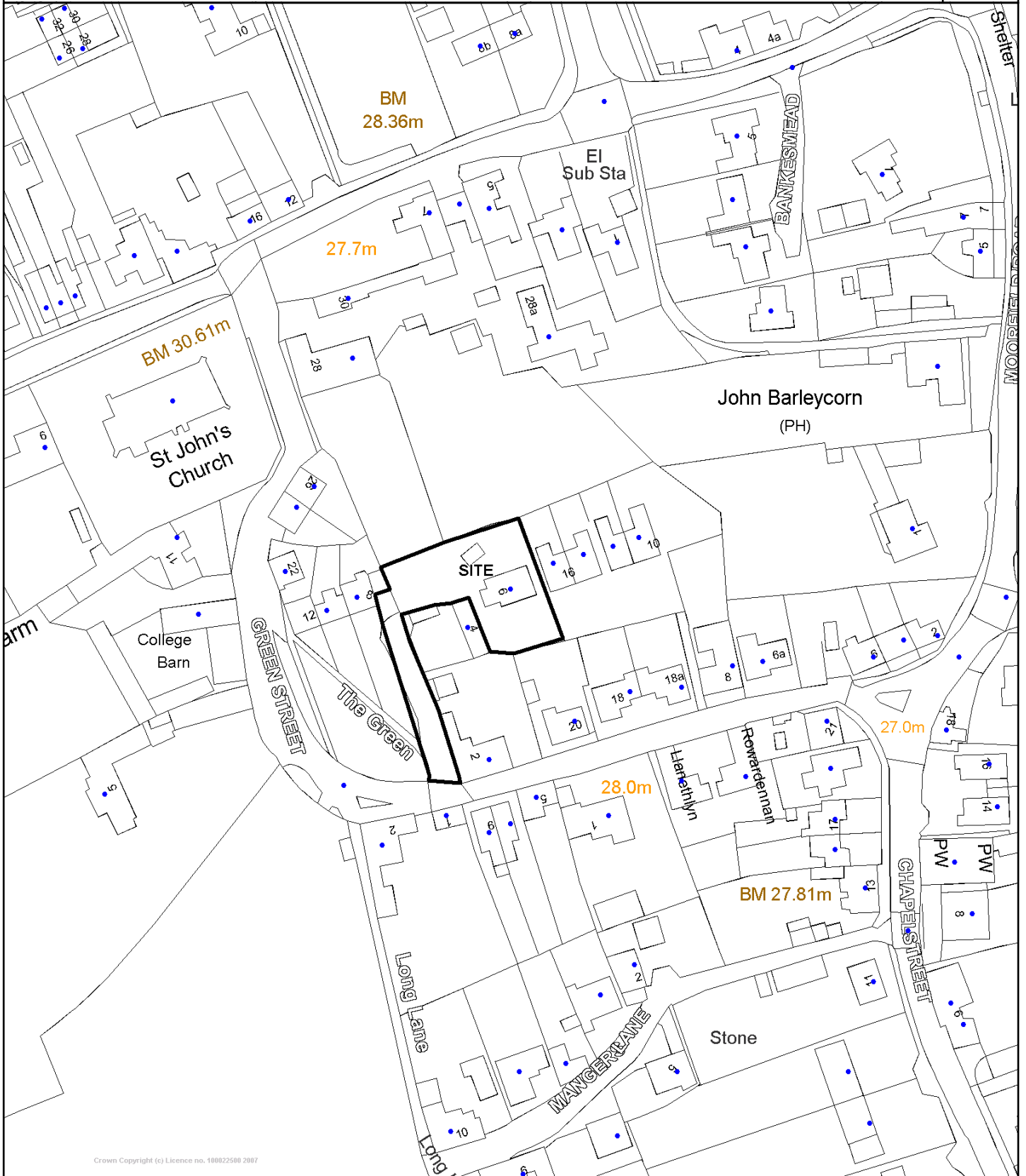
Conservation Area**Site and Proposal**

1. The site occupies an area of 0.07ha within the central village area and Duxford Conservation Area. The site is at present occupied by a bungalow and detached garage. To the west, the site is adjoined by a low two-storey thatched cottage at 4, The Green (listed grade 2), beyond which is a short terrace of houses at 8-12 The Green. The flank walls of 4 and 8 The Green form part of the boundary of the application site. This group of dwellings together front onto The Green, an attractive open area that provides a pleasing setting. To the north, the site adjoins the rear garden area of 28 Green Street, which is grade 2 listed. To the east, the site is adjoined by a semi-detached bungalow at 16 Green Street, and to the south by two storey houses at 2 The Green (grade 2 listed) and 20 Green Street. Access to the site is gained via a private driveway adjacent The Green.
2. This full application, dated 3rd March 2007, proposes the demolition of the existing bungalow and garage, and the erection of a part one-and-a-half storey/ part single storey dwelling and detached double garage. This is a 4-bedroomed dwelling, with an L-shape plan. In order to reduce the height of the building, it is shown to be set into the ground by 400mm. The resulting main ridge height is 6.5m, with the side wing having ridge heights of 6.1 and 4.2m. There are dormer windows in the southern and western elevations, and high-level roof lights in the northern and eastern elevations.
3. The main part of the dwelling is shown to be finished in facing brick and render with brown plain tiles, and the single storey element to be clad in feather edged boarding and pantiles.

Planning History

4. The application has been submitted following refusal of an application for similar development submitted last year reference **S/2357/06/F**. This application received an objection from Duxford Parish Council and attracted several objections from adjacent residents. In addition, officers were concerned about the height, design and impact of

S/0600/07/F



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Scale 1/1250 Date 23/5/2007

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neighbouring amenity of the proposal. Previously, a similar application was withdrawn following similar concerns **S/1445/06/F**.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

5. **P1/3** (Sustainable Design in Built Development) stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.
6. **P5/5** (Homes in Rural Areas) states that small scale housing developments will be permitted in villages only where appropriate, taking into account (in part) the character of the village and its setting.
7. **P7/6** (Historic Built Environment) requires development to protect and enhance the quality and distinctiveness of the historic built environment.

South Cambridgeshire Local Plan 2004

8. **HG11** (Backland Development) – Development to the rear of existing properties will not be permitted where development would: 1) be overbearing, overlooking or overshadowing of an existing residential property, 2) be noisy or disturbing to an existing residential property through use of its access, 3) give rise to highway dangers through use of its access, 4) be out of character with the pattern of development in the vicinity.
9. **EN28** (Development within the Curtilage or Setting of a Listed Building) – where development would damage the setting, well-being or attractiveness of a listed building, planning permission will be refused.
10. **EN30** (Development in/ adjacent to Conservation Areas) – proposals in conservation areas, or affecting their setting, will be expected to preserve or enhance the special character and appearance of the area, especially in terms of their scale, massing, roof materials and wall materials. Schemes that do not specify traditional local materials or details that do not fit comfortably into their context will not be permitted.

LDF Adopted Core Strategy Development Plan Document (2007)

11. **ST/6** (Group Villages) - Residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages, as defined on the Proposals Map. Development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site. Policy SE4 of the Local Plan 2004 states that the site should not form an essential part of village character and developments should be sympathetic to the historic interests, character and amenities of the locality.

Consultation

12. **Duxford Parish Council** – “recommends refusal, commenting “the proposal constitutes an overdevelopment of the site and seriously reduces the amenity of neighbouring properties, particularly 16, The Green”.

13. **Conservation Manager** - The current proposal follows the refusal of a previous application on this site. The revised design has been modified to address the concerns raised in respect of the previous scheme. The changes include:
14. A revised design for the garage, with the roof turned through 90 degrees and the eaves lowered so as to reduce its impact. The ground around the new dwelling being lowered by 400mm so as to reduce the overall height of the new dwelling in relation to the adjacent buildings.

Recommendation

15. Having viewed a measuring staff set to the height of the ridge on the site, I am satisfied that the changes made to the design are such that the dwelling will now not harm the setting of the adjacent listed building nor will it harm the wider setting of the conservation area and that so long as issues concerning overlooking etc have also been adequately addressed then I believe this new design can be approved with conditions.
16. In the event that the design is approved, I would wish to see the following conditions added:
 - a. Samples of all external materials are to be agreed before construction commences (including colours for stain for the feather-edged weatherboarding and paint finish to the render).
 - b. Driveway to have a gravel finish.
 - c. Large scale (1:20 minimum) details are the dormer windows and high level windows to the north and south gables are to be agreed before construction commences.
 - d. Details of the exact siting of the garden shed are to be agreed on site with the Conservation Section before the shed is constructed (so as to ensure it does not obstruct maintenance of the adjacent listed cottage). Materials for the roof to the shed are to be separately agreed (pantiles will not go down to the shallow pitch indicated)".
17. **Corporate Manager (Health and Environmental Services)** Recommends conditions to reduce the disturbance caused to neighbours during the construction period, together with associated informatives.
18. **Local Highway Authority** - No objection.

Representations

19. Representations have been received from Nos 2 and 4 The Green, and 20 and 28 Green Street. The concerns raised are:
 - a. Overlooking of 20 Green Street, Skylights should be used;
 - b. Overbearing to 20 Green Street, as this property is at a lower ground level than the application site;
 - c. Overdevelopment;

- d. The dwelling and garage are still too high;
- e. The dwelling is too near the boundary with 28 Green Street;
- f. Overlooking of the rear garden of 28 Green Street from the proposed dormer window in the western elevation to Bedroom 3 and northern elevation gable window to Bedroom 3;
- g. The dwelling will dwarf 4 The Green, which has a lower ridge level;
- h. A 'chalet- style' development would be more suitable, being adjacent to a row of bungalows;
- i. Overlooking of 2 The Green.

Planning Comments

- 20. The proposed dwelling replaces an existing property on a brownfield site. The proposal therefore accords with settlement policies and there is no change to the implications of this backland development upon adjoining properties.

Conservation

- 21. The Conservation Manager has advised that the development, in its revised form, will not harm the setting of the listed building (No.4), nor will it adversely affect the character and appearance of the conservation area. Members will be able to view the site to assess this aspect.

Neighbour Impact

- 22. I have viewed the development from neighbouring properties. The distance to the boundary of No. 20 Green Street is sufficient to avoid serious loss of privacy to that dwelling. In respect of No. 28 Green Street, any overlooking is at oblique angle and at a considerable distance to the main sitting out area of that dwelling. The overbearing impact on the garden of 16 Green Street has been satisfactorily addressed by the reduction in ridge height of the dwelling. In other respects, I do not consider there to be any serious loss of amenity to neighbouring properties arising from the development.

Recommendation

- 23. Approval

Conditions

- 1. Standard time RCA;
- 2 Removal of permitted development rights for additional windows at first floor level;
- 3 Sample materials including colours for stain for weatherboarding and paint finish to render;
- 4 Driveway to have a gravel finish;
- 5 Large scale details of dormers and high level windows to north and south gables

- 6 Details of exact siting of garden shed to be agreed on site to ensure it does not obstruct maintenance of the adjacent listed cottage;
- 7 Details of materials to be used for roof of shed;
- 8 As recommended by the Corporate Manager (Health and Environmental Services) – restriction in hours of use of power operated machinery.

Informatives

As recommended by the Corporate Manager (Health and Environmental Services).

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **LDF Adopted Core Strategy Development Plan Document (2007)**
ST/6 (Group Villages)
 - **South Cambridgeshire Local Plan 2004:**
SE4 (Development in Group Village)
EN30 (Development in/adjacent to Conservation Areas)
EN28 (Development within the Curtilage or Setting of a Listed Building)
HG11 (Backland Development)
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development)
P7/6 (Historic Built Environment)
P5/5 (Homes in Rural Areas)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material considerations, which have been raised during the consultation exercise:
 - Impact on the Setting of Listed Building
 - Affect on the Character and Appearance of the Conservation Area
 - Neighbouring Amenity.

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/0600/07/F, S/2357/06/F & S/1445/06/F

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

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee6th June 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0607/90/F – LITTLE GRANSDEN**Annual Gliding Competition, Gransden Lodge Airfield for Cambridge Gliding Club****Recommendation: Approval****Date for Determination: Not applicable****Notes:**

This has been reported to the Planning Committee for determination because Members have previously requested that any decision to approve should be taken by the Committee.

Site and Proposal

1. Gransden Lodge Airfield straddles the boundary between South Cambridgeshire and Huntingdonshire Districts. Access is gained via the B1046 opposite Gransden Lodge.
2. The Cambridge Gliding Club has written to request approval of its annual British Gliding Association rated gliding competition will be run from Saturday 18th August to Sunday 26th August. A copy of that letter is attached electronically as Appendix 1.

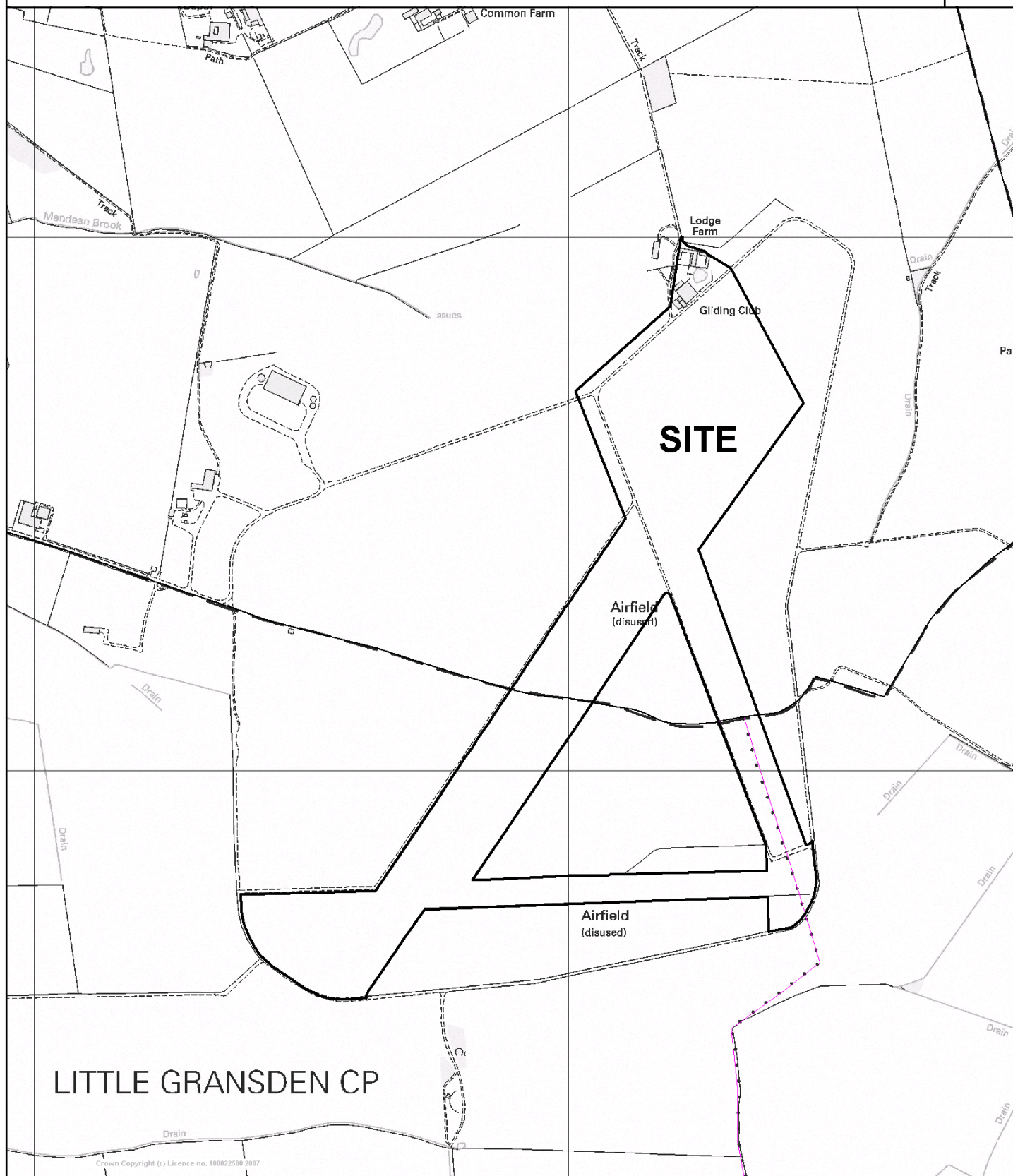
Planning History

3. Planning permission was granted for the use of the site as a gliding club in 1990 (**Ref: S/0607/90/F**). One of the conditions attached to that consent limits the number of aero tows (launching of gliders by 'tug' aircraft) to 40 per day to protect nearby residents from noise. However, each year, this Council has allowed a temporary variation of this condition during the annual competition week to enable up to 80 aero tows per day.

Consultation

4. **Gamlingay Parish Council** has no objection.
5. **Croydon Parish Council** has no objection.
6. **Caxton Parish Council** is supportive of the national championships being held in the area and is to be encouraged. It asks that conditions be imposed to ensure that tugs do not fly over the village and that all tug pilots are informed of this.
7. **Great Gransden Parish Council** has no objection provided that the normal complaint procedures are carried out including the publication of the complaint telephone number.

S/0607/90/F - LITTLE GRANSDEN



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8. The comments of **Hatley, Eltisley, Bourn, Croxton, Longstowe, Little Gransden, Arrington, Cambourne, Abbotsley, and Waresley Parish Councils** and the **Corporate Manager (Health and Environmental Services)** will be reported at the meeting.

Representations

9. None received

Planning Comments – Key Issues

10. In agreeing to a variation of condition for last year's competition it was stated that consideration of any future relaxations of Condition 4 would take account of experience and comments made following this year's competition.
11. I have asked the **Corporate Manager (Health and Environmental Services)** to let me have details of any complaints received during last year's competition.
12. Consent has been given for a temporary variation of condition in previous years to allow up to 80 aero tows during the competition week. The nature of the event means that the Club will often launch a large number of gliders in a short space of time resulting in a fairly intensive period of activity and it is this that tends to give rise to complaints, particularly if this activity is centred on one area. Once the gliders are in the air they can be away from the airfield for the majority of the day.
13. The Gliding Club has always said that it will try and disperse activity as much as possible although the ability to do this is largely dependant on weather conditions at the time.
14. Briefings are held with all pilots prior to each day's events during the competition and the need to keep to agreed flight paths is stressed. I will pass a copy of Caxton Parish Councils comments to the Gliding Club. The complaints system set up by the Gliding Club allows for any issues of over flying to be quickly addressed wherever possible.
15. I will also pass on the request from Great Gransden Parish Council about the publication of the complaint telephone number.
16. I will report the comments from outstanding consultees and the **Corporate Manager (Health and Environmental Services)**.

Recommendation

17. Subject to the above I am likely to recommend that no objections be raised to a temporary variation of Condition 4 to allow up to 80 aero tows a day during the period Saturday 18th August to Sunday 26th August 2007.

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

- Planning File Ref: S/0607/90/F

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

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee6th June 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0603/07/F – HARSTON**Dwelling – Land r/o 45 London Road for Mr & Mrs Snell****Recommendation: Approval****Date for Determination: 23rd May 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.

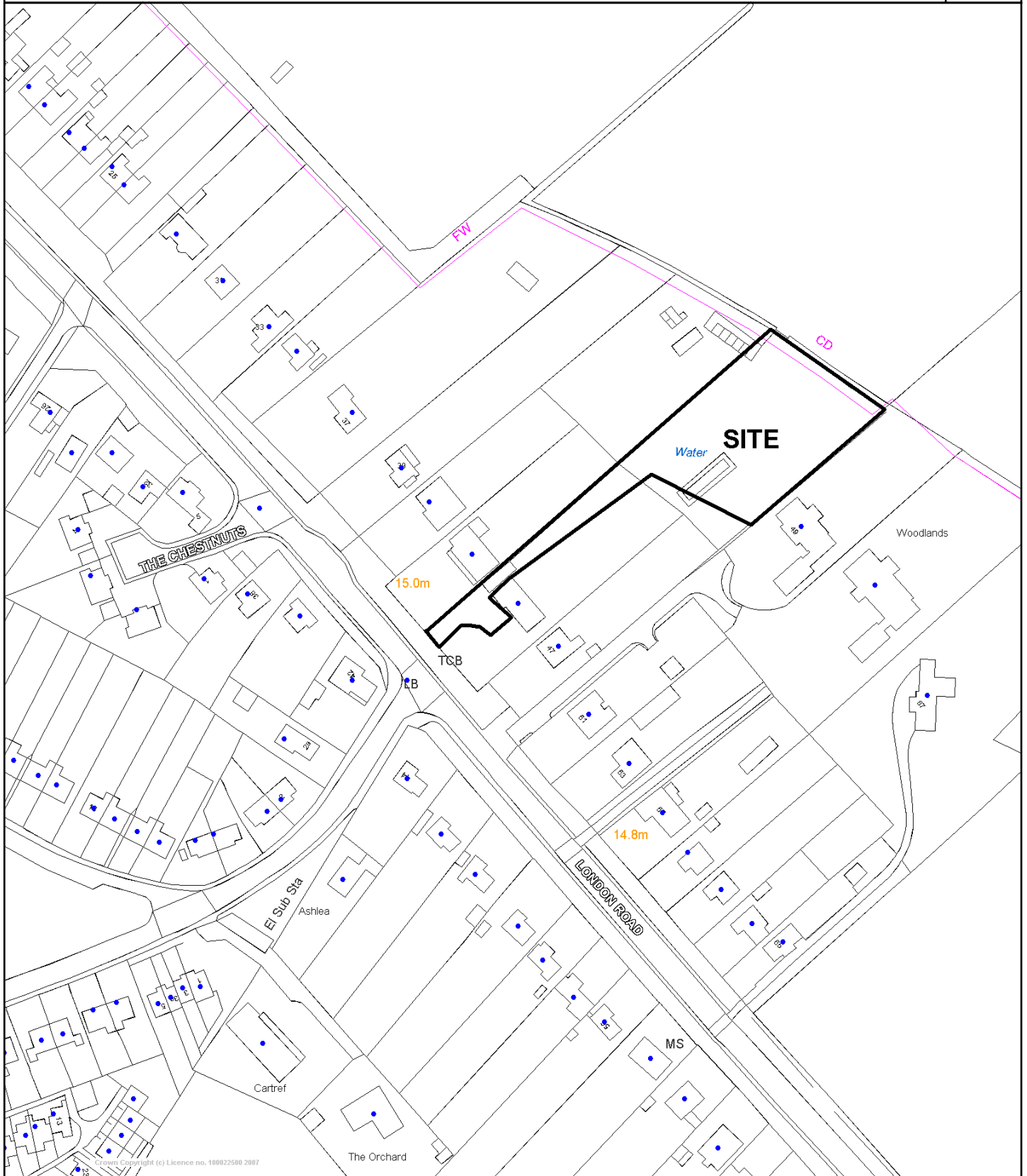
Site and Proposal

1. This 0.28 hectare application site is located on the east side of London Road and comprises an orchard that forms part of the rear garden area to No.45 London Road, a single storey brick and tile detached dwelling.
2. The full application, submitted on 28th March 2007, seeks to erect an 8.6 metre high two storey 5-bedroom brick and tile dwelling on the site. Access to the site would be along the north-western side of No.45's garden and would necessitate the demolition of the existing garage. The 100 metre long access would be shared between the existing and proposed dwellings and would be 5 metres wide for a minimum distance of 10 metres into the site, after which it would narrow to a width of 3.7 metres. The density of the development equates to 4 dwellings/hectare.

Planning History

3. There is no planning history on the application site. However, there are other approved applications in the immediate area that are of note. Under reference **S/1604/02/F**, an application for the replacement of a bungalow, sited to the rear of No.55 London Road, with a two storey dwelling was approved. Subsequently, an application to erect two dwellings at No.51 London Road (one frontage dwelling following the demolition of the existing and one to the rear) was granted (**S/0899/03/F**). These consents have both been implemented.
4. Members may also recall that, at Committee in December 2006, consent was granted for the erection of a two storey dwelling to the rear of No.41 London Road (**S/2069/06/F**) whilst, at the February 2007 Committee meeting, permission was given for the erection of a further two storey detached property to the rear of No.37 London Road (**S/2290/06/F**), following an earlier outline planning permission (**S/0329/06/O**).

S/0603/07/F



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Planning Policy

5. **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.
6. 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.
7. **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

8. **Harston Parish Council** objects to the application "on the grounds of backfill development on this residential area."
9. The **Corporate Manager (Health and Environmental Services)** raises no objections subject to a condition restricting the hours of use of power operated machinery during the construction period being attached to any consent in order to minimise noise disturbance to neighbours.
10. The **Local Highways Authority** raises no objections.
11. The **Trees and Landscape Officer** raises no objections subject to details of 'no dig' construction being submitted showing any level changes and methodology.

Representations

12. Comments have been received from No. 41 London Road. The main points raised are:
 - a. The driveway leading up to the proposed new house and surrounding parking areas around the garage should be of hard construction to reduce surface noise from vehicle movement;
 - b. The glass on the first floor overlooking the development at No.41 should be of etched/frosted design.

The writer understands that the drawings show these to be the case, but wishes to emphasise these points.

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.

Impact upon character of area

15. The Parish Council has objected to the application on the basis that it represents backland development in this residential area. Policy HG11 of the Local Plan, however, states that backland development may be acceptable if it would not be out of keeping with the pattern of development in the vicinity.
16. Immediately to the south-east of the site are three backland plots located to the rear of Nos. 51, 53/57 and 59-65 London Road, these plots being occupied by substantial detached 2½ storey dwellings (2 of which are just under 10 metres high) set within spacious gardens and located to the rear of single storey or 1½ storey dwellings. In addition, consent has recently been granted for a 2½ storey 9.4 metre high dwelling on a backland plot to the rear of a bungalow sited at No. 41 London Road, on land immediately to the north-west of the application site. Beyond this to the north-west is a further recent consent for a substantial 9.7 metre high dwelling. The character of constructed and approved development in the vicinity of the site is therefore one of substantial detached dwellings on spacious backland plots. The scale and siting of the dwelling proposed within this application is very much in keeping with this character whilst it is lower in height than either the constructed property to the south-east or the approved (unconstructed) dwelling to the north-west.
17. Indeed, by splitting the dwelling into linked, staggered elements and by keeping the building to 2 (rather than 2½) storeys in scale, I believe the proposal is more successful than surrounding schemes in designing a substantial property in a way that would not be intrusive in the surrounding streetscape.

Residential amenity

18. The proposed access would run adjacent to the north-west side wall of No.45 London Road within which there are a secondary kitchen window together with openings serving a larder and bathroom. The neighbouring property, No.43 London Road, has a bathroom window in its side elevation facing the access. The driveway would be enclosed by 1.8 metre high fences on both sides where it passes between the two dwellings and I am satisfied that it would not result in undue noise and disturbance to the occupiers of either property.
19. First floor windows in the proposed dwelling would be sited in excess of 70 metres away from windows within the neighbouring properties at Nos. 43, 45 and 47 London Road. This distance is therefore sufficient to avoid significant overlooking or overbearing problems. The dwelling has also been designed to ensure that there would be no undue overlooking of the constructed dwelling to the south-east (No.49) or the approved plot to the north-west. The two storey gable on the south-east side adjacent to No.49 London Road has no first floor windows. There are a bedroom window and balcony on the rear two storey element but these are sited in excess of 20 metres away from the boundary with No.49. On the north-west side are a bathroom window and glazed link corridor. Both are shown fitted with etched translucent glass to prevent

significant overlooking problems of the approved plot beyond the north-western boundary. Conditions should be added to any consent requiring the openings in the north-west elevation to be fitted with translucent glass and preventing the insertion of further first floor openings in this side as well as in the south-east side of the two storey gable sited nearest to No.49.

Highway Safety

20. The access would be 5 metres wide for a minimum of 10 metres back from the frontage of the site, whilst the proposal also shows the provision of parking and turning space at the front of the existing dwelling. The Local Highways Authority considers the application to be acceptable from a highway safety point of view.

Impact on trees

21. The Trees Officer has raised no objections to the application subject to the submission of further details relating to driveway construction. These can be conditioned as part of any planning permission.

Recommendation

22. Approval:
1. Standard Condition A (Reason A);
 2. Sc5a – Details of materials for external walls and roofs of the dwelling (Rc5aii);
 3. Sc5 – Details of materials to be used for the access, including details of ‘no-dig’ construction (Reason – To minimise noise disturbance to neighbouring properties and to avoid the loss of trees adjacent to the proposed means of access);
 4. Sc60 – Boundary treatment details (Rc60);
 5. Sc51 – Landscaping (Rc51);
 6. Sc52 – Implementation of landscaping (Rc52);
 7. The first floor window and glazing to the link corridor in the north-west side elevations of the dwelling, hereby permitted, shall be fitted and permanently maintained with obscured/translucent etched glass (Reason – To safeguard the privacy of occupiers of adjoining properties);
 8. No further windows, doors or openings of any kind shall be inserted at first floor level in the north-west elevation of the dwelling and in the south-east elevation of the southernmost gable, 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);
 9. The access road shall be of 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);
 10. Before the occupation of the dwelling, hereby permitted, the access from the existing highway shall be laid out and constructed to the satisfaction of the Local

Planning Authority after consultation with the Local Highway Authority (Reason – In the interests of highway safety);

11. An adequate space shall be provided both within the site and within the curtilage of No.45 London Road to enable vehicles to enter and leave in forward gear and park clear of the public highway (Reason – In the interests of highway safety);
12. The permanent space to be reserved on the site and within the remaining curtilage of No.45 London Road for turning and parking shall be provided before the occupation of the dwelling, hereby permitted, and thereafter maintained (Reason – In the interests of highway safety);
13. During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions (Rc26).

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable Design in Built Development)
 - **South Cambridgeshire Local Plan 2004:**
SE4 (Development in Group Villages)
HG11 (Backland Development)
 - **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007:**
ST/6 (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:
 - Residential amenity;
 - Impact on trees;
 - Impact on character of area.

General

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

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

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

- Cambridgeshire and Peterborough Structure Plan 2003;
- South Cambridgeshire Local Plan 2004;
- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007;
- Planning application references: S/2290/06/F, S/2069/06/F, S/0329/06/O, S/0899/03/F, S/1604/02/F and S/0603/07/F.

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee
6th June 2007
AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0622/07/F - GIRTON
Erection of Additional Dwelling on Land Adjacent to 27 Hicks Lane
for Kingsland Estates Ltd

Recommendation: Approval

Date for Determination: 22nd May 2007

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

Site and Proposal

1. Hicks Lane comprises a mix of residential properties. No. 27 is a large detached house with private driveway and parking to the west of the site. There is a barn within the residential curtilage fronting the street and positioned hard on the boundary with the public footpath. The rear garden of No.27 contains a large variety of trees.
2. The 0.07 ha development site is to the west of the house covering the area currently used for parking. No.29, a semi detached house sits to the western side of the site and the boundary is marked by trees and shrubs.
3. This planning application received 27th March 2007 seeks to erect a new dwelling to the side of No.27, separating the site into two separate curtilages. Car parking arrangements are detailed for both the existing house and the proposed dwelling. The dwelling comprises a one and half storey building on the frontage with a courtyard at the rear enclosed on the east and south sides by single storey wings. It would incorporate 3 bedrooms. The density equates to 14.3 dph.

Planning History

4. **S/2198/06/F** application for a new house and garage studio adjacent to 27 Hicks Lane. Application was withdrawn

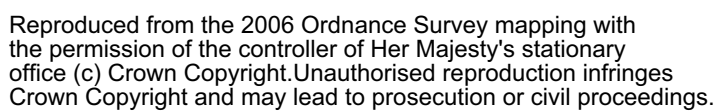
Planning Policy

Cambridgeshire & Peterborough Structure Plan, 2003

5. **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.

South Cambridgeshire Local Plan, 2004

6. **SE4** identifies Girton as a group village with a population of less than 3000.



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7. **EN5** requires the retention of trees, hedges and woodland within new development wherever possible and landscaping schemes to accompany applications for development where it is appropriate to the character of the development

Local Development Framework - Core Strategy, adopted January 2007

8. **ST6** identifies Girton as a group village, in which development subject to the criteria included in Policy SE4 of the Local Plan, 2004.

Consultation

9. **Girton Parish Council** objects to the application on the grounds that “the land is misleadingly described as ‘adjacent to’ 27 Hicks Lane when in fact it is part of the garden space and includes all of the off road parking for this dwelling. The plan shows a boundary that appears to require some alterations to No. 27 itself and removes the possibility of off road parking. The application cannot be considered for approval until plans for 27 itself have been submitted since the alterations may be unacceptable in terms of the effect on the street scene. The garden of 27 contains some rare and splendid trees whose conservation should be a condition of any planning permission”.
10. **Local Highways Authority** advises that the point of access onto Hicks Lane is severely restricted. There is an unsupported statement in the Design Report that visibility is provided but this would seem erroneous. Unless supporting information is provided to support an alternative design, a visibility splay of 2.4m x 90m should be provided and until a satisfactory access is agreed refusal is recommended on the grounds of adverse impact on Highway safety. The developer should be required to provide a 1.8m wide footway, the extra width being dedicated as public highway, across the entire frontage of their ownership.
11. **Trees and Landscape Officer** has no objection to the proposed development, as the trees affected are ‘garden trees’.

Representations

12. Letters received from residents of Nos. 10, 24, 29 and 31 Hicks Lane object to the proposal on the following grounds:
- a. Land is part of the curtilage of Hicks Lane, not adjacent to it;
 - b. Alterations are required to the fabric of 27 Hicks Lane, which give cause for concern, and it would be a tragedy for this building to be lost. The loss of the porch and the provision of a new dwelling within 900mm may have a potential impact on the stability and foundations of this dwelling;
 - c. No. 27 harbours an extensive arboretum containing many valuable specimens and a wildlife haven;
 - d. Existing garden provides a green corridor between Hicks Lane and Duck End which is essential for wildlife conservation;
 - e. Insufficient land to facilitate development without detracting from or devaluing the current dwelling at No.27 or encroaching upon valuable green space;
 - f. Raises issues of car parking as insufficient land to facilitate areas for two dwellings and several cars;

- g. Discrepancy between plans and written statement in regard to one and half storey vs 2 storey dwelling and concern that floor plans don't match.

Planning Comments – Key Issues

13. ***Access and visibility***

The proposed new access point is onto a quiet residential street and will serve a single dwelling only. Pedestrian Visibility splays measuring 2m x 2m are achievable to the east and 1.5m x 2m to the west and have been clearly indicated on the plans. On this basis it is not considered that the new access will have an adverse impact on pedestrian safety. There is an existing pavement running to the front of the site, which will not be affected by the development and it is therefore considered unreasonable to require the developer to provide an additional 1.8m wide footway across the entire frontage of their ownership. Moreover I shall clarify with the Local Highway Authority why vehicle-to-vehicle visibility splays are required for an access serving a single dwelling.

14. ***Parking***

In its current form the site provides off-road car parking for the occupiers of 27 Hicks Lane. Should the development go ahead this provision will be removed and the site will provide parking for the new dwelling only. To ensure continued off street car parking for No.27 a new access point to the east of the existing house is to be created. This will involve the removal of a small section of the frontage wall and will create parking for two vehicles. This arrangement can be a condition of the planning consent.

15. ***Trees & Wildlife***

A number of concerns have been raised about the potential loss of the arboretum in the rear garden of No.27 Hicks Lane and the wildlife haven that it provides. However the proposed development fronts the street to the west side of the existing dwelling in an area already developed and will not interfere with the rear garden areas. As the Tree Officer confirms only garden trees are impacted by the proposal.

16. ***Alterations to No.27 Hicks Lane***

In order for the proposal to be viable a few small alterations to the appearance of No.27 Hicks Lane are necessary. These involve the removal of a small porch and 2 first floor windows and one ground floor window to the west elevation and the insertion of a new window at first floor to the rear of the dwelling, a side door and obscure glazing to a first floor west elevation window. These alterations are minimal and will not change the character of the existing dwelling nor impact upon the street scene. The relocation of the first floor window does not present any issues of overlooking to neighbouring properties, as it will face directly into the garden of No.27.

17. ***Character of the street scene***

The design of the proposed dwelling carefully reflects the existing character of the street and the dwelling therefore takes on a barn appearance. The proposed dwelling is set back from the front boundary, which will soften its impact on the street scene and also improves the pedestrian visibility at its access point. The proposed dwelling will have an increase in ridge height of approx 0.5m from that of the existing barn and will extend to the rear as a single storey structure creating a courtyard with parking. The slight increase in ridge height will not impact greatly upon the street scene, as the dwelling will remain subservient to the neighbouring properties. The bulk of the development will have a limited visual impact upon the street scene as the frontage element hides much of the structure from public view.

18. **Impact on No.29**

The proposed new dwelling does not present any issues of overlooking, loss of privacy or being overbearing to No.29. The courtyard element has been designed to keep the main accommodation away from No.29. A formalised boundary treatment of fencing restricts any views across from the ground floor windows. The location of the access point adjacent the boundary with No.29 does not significantly alter the existing situation in terms of noise or disturbance to this neighbour from vehicular movements, as the area along the boundary behind the existing barn is currently used for car parking and in effect this will be a like for like situation.

Recommendation

19. Subject to clarification of vehicle-to-vehicle visibility splays with the Local Highway Authority, approve as per plans PL (21) 02 stamped 27th March 2007 and plan PL (21) 03 and letter provided as additional information 11th May 2007.

Conditions

1. Standard Condition A – Reason - A;
2. Before the development, hereby permitted, commences, the alterations of windows and doors to the west elevation of No.27 shall be implemented.
(Reason - To protect the amenities of No.27 from the proposed development);
3. Before the development, hereby permitted, commences the new vehicular access point and parking layout for No.27 shall be constructed and thereafter maintained.
(Reason - To ensure appropriate off road parking provision for the occupiers of No.27 Hicks Lane to the benefit 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**, adopted January 2007
ST6 (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)
EN5 (Landscaping of new development)
2. The development is not considered to be significantly detrimental to the following material planning considerations, which have been raised during the consultation exercise:
 - Design in the Street Scene
 - Parking and Highway Safety
 - Impact on No 27 Hicks Lane and Trees
 - Loss of Open Space.

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

- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted 2007
- South Cambridgeshire Local Plan, 2004
- Cambridgeshire & Peterborough Structure Plan 2003
- Planning Files ref: S/0622/07/F and S/2198/06/F

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee6th June 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0703/07/F – LITTLE WILBRAHAM**Retrospective Temporary Structures, Comprising of: One Table & Two Chairs for the Purposes of Advertising a Furniture Business
The Old Post Office, London Road, Six Mile Bottom for J Plaga****Recommendation: Approval****Date for Determination: 08/06/07****Notes:**

This application has been reported to the Planning Committee because the Little Wilbraham Parish Council's recommendation of refusal conflicts with that of the officer.

Site and Proposal

1. The Old Post Office is a small retail unit, which is currently occupied by an Oak Furniture business. The site is located off the London Road and is within the village framework of Six Mile Bottom. Adjacent to the shop unit there is an area of gravel and hard standing, which is used for car parking clear of the public footpath. Within this area enclosed by a low level fence are the temporary structures, which comprise of a table and two chairs. The structures are made of solid oak and combined are approximately 2.5m in height and cover an approximate area of 8m squared. These structures are free standing and are not fixed to the ground and their purpose is to advertise the traditional oak furniture business located within the Old Post Office building.

Planning History

2. Planning Application **S/1858/97F** for the change of use from retail to office was approved on the 10th of March 1998.

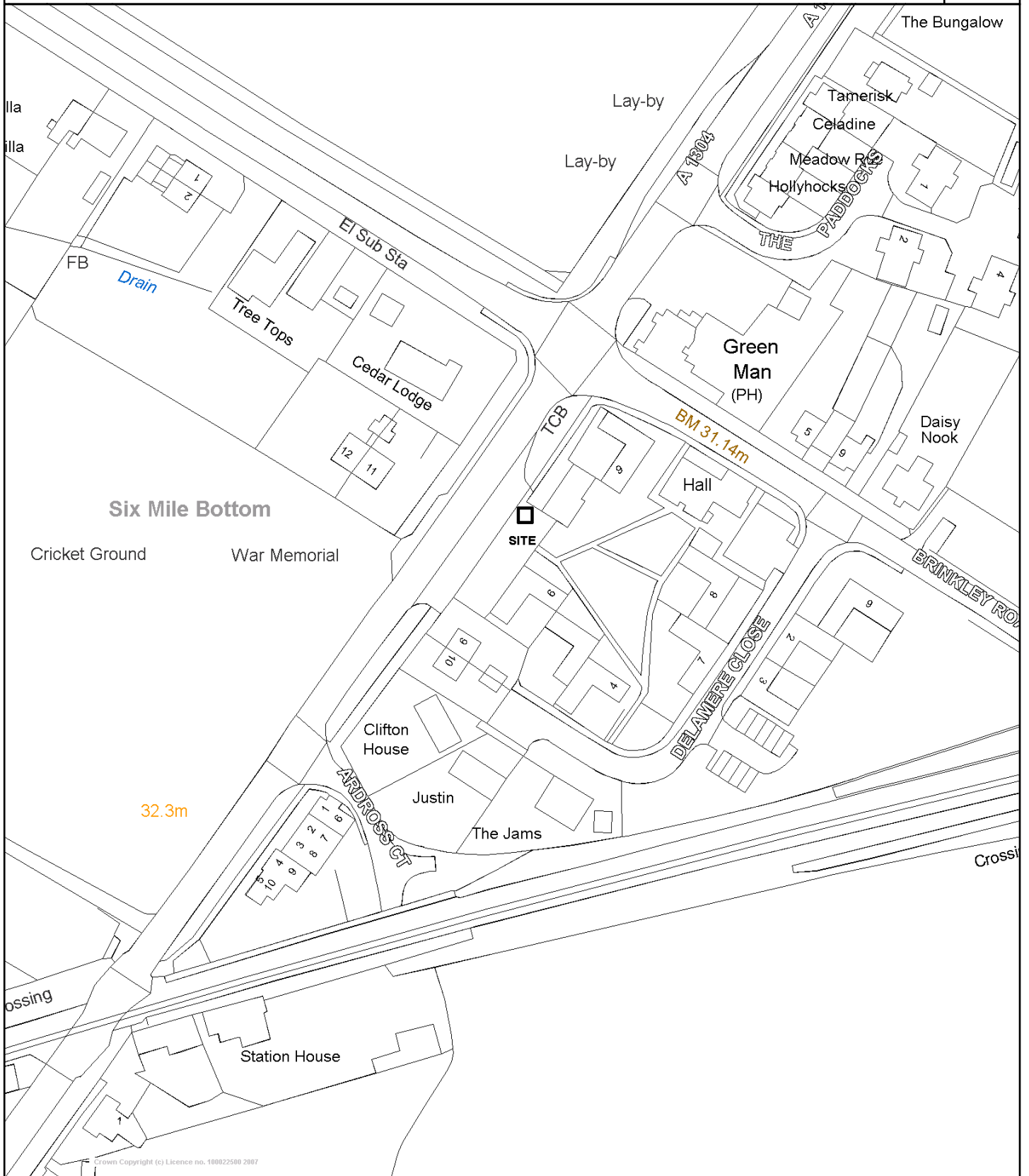
Planning Policy*Cambridgeshire and Peterborough Structure Plan 2003*

3. **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.

Consultation

4. **Little Wilbraham Parish Council** – Recommends refusal on the following grounds:
 - a. The structures have been in place over a year, and there has been an opportunity to observe the realistic impact of this form of advertising;

S/0703/07/F LITTLE WILBRAHAM



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- b. Many adjacent neighbours have contacted me and expressed their objections to the structures;
 - c. The structures are over two and half metres tall, and out of hours, and particularly at weekends, they are used as climbing frames by nightclub revellers and drunken racecourse goers passing through the village. Occasionally, children have been climbing the chairs and the tabletop. The surface below is concrete and a fall could result in serious injury;
 - d. There have been instances of people urinating against the structures, and there is litter associated with the anti-social behaviour, which the structures tend to promote;
 - e. The structures are designed to attract attention, and this they do, but not always potential customers. In my opinion they could cause drivers to be distracted, and possibly cause an accident. I would prefer them to use normal size chairs and table, which could be taken inside each night. I do not agree with the present application;
 - f. This is an inappropriate and distracting intrusion into a rural village, by the side of a busy road;
 - g. I do not feel that they enhance the area, and I object to the application in its current form. I also object to the size of the furniture and the actions of the applicant;
 - h. I do not support this application on Health & Safety grounds. As a near neighbour I can vouch that they encourage anti-social behaviour.
5. **Police Architectural Liaison Officer** – “I have no observations to make”.
6. **Local Highway Authority** - Comments to be presented verbally at committee meeting

Representations

7. One letters of objection has been received from the occupiers of No. 8 Delamere Close, Six Mile Bottom raising the following objections.
- a. The structures attract undue attention with people clambering all over them causing a noise nuisance;
 - b. I suggest that there are grounds to refuse the application on grounds of anti-social behaviour;

Planning Comments – Key Issues

8. **Anti-Social Behaviour**
The Police Architectural Liaison Officer has no observations to make on this application. However, it is my opinion that the structures show no apparent evidence of any vandalism or substantial wear and tear from such anti social behaviour referred to in the representations from neighbouring residents and the Parish Council. The structures appear in good condition and I fail to see how their novelty and bespoke design should be considered as a negative aspect in relation to anti-social behaviour. There is a low-level hurdle fence that separates the structures from the public footpath, which attempts to enclose the structures clear from the public highway.

Whilst it is recognised that this would not stop people from climbing the structures it does represent a clear boundary that the structures are not a piece of public furniture.

9. **Highway Safety**

The structures stand clear of the highway by approximately 8m and are finished in plain oak wood. They are not obviously visible due to their colour and combined with the distance from the public highway it is my personal opinion that they pose no adverse impact upon highway safety. A sign with coloured text, in my opinion would pose more of a distraction to passing vehicles, as it would take more concentration to read, rather than simply view the current structures. These structures do not appear to be unduly prominent within the street scene, however, the comments from the Local Highways Authority will be critical with respect to any possible highway dangers.

10. **Visual Amenity**

The structures represent the workmanship of this locally run traditional oak furniture business. Despite their size the structures are not prominent enough to cause an adverse impact upon the aesthetics of their surroundings, due to their plain oak finish since that they are not solid structures enclosing a volume. The development is a well-made hand crafted freestanding series of structures, which in my opinion provides an innovative and bespoke form of advertising within this village location.

Recommendation

11. Approval

Conditions

1. Within one month of the Old Post Office premises ceasing to be used in conjunction with the Solid Oak Furniture business, all temporary structures hereby permitted shall be removed. (Reason – To ensure that the development would not adversely impact upon its surroundings)

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:**
None

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/0703/07/F
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee6th June 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**Mrs C Ward – Wind Turbine – Rookery farm, Broadway, Bourn – Appeal allowed.**

2. This application was originally submitted in July 2002. It was eventually refused in July 2006 on the grounds that the turbine would be a distraction for pilots during take-offs and landings at Bourn airfield and would thus be a danger to flight safety. The decision to refuse was based on advice from the Rural Flying Corps based at Bourn aerodrome.
3. The appellant provided her own detailed technical evidence to support the claim that flight safety would be unaffected. The inspector noted that most pilots approach Bourn airfield from the south and land on runway 36. The rotating blades would be clearly seen by pilots coming in to land from the south of the runway but visibility would be extremely restricted on take-off or go-around from runway 18. He did not expect the turbine to be an unacceptable distraction and felt it would soon become a familiar feature. It would be visible from some distance and would not suddenly startle pilots.
4. For pilots visiting the airfield for the first time, the turbine would be recognised as a feature which is now becoming common in the countryside, sometimes close to airfields. It was noted that neither the Defence Estates nor the Civil Aviation Authority now had any objections. The principle of renewable energy is supported by government policy.
5. The inspector was satisfied that the appellant's research indicated an absence of events where pilots have been distracted by wind turbines. While there may always be a first time, he was satisfied that this turbine would not be an unacceptable distraction and should be supported.
6. Permission was granted subject to the standard time limit.

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